

HOUSING FORECAST LAWRENCE 2023

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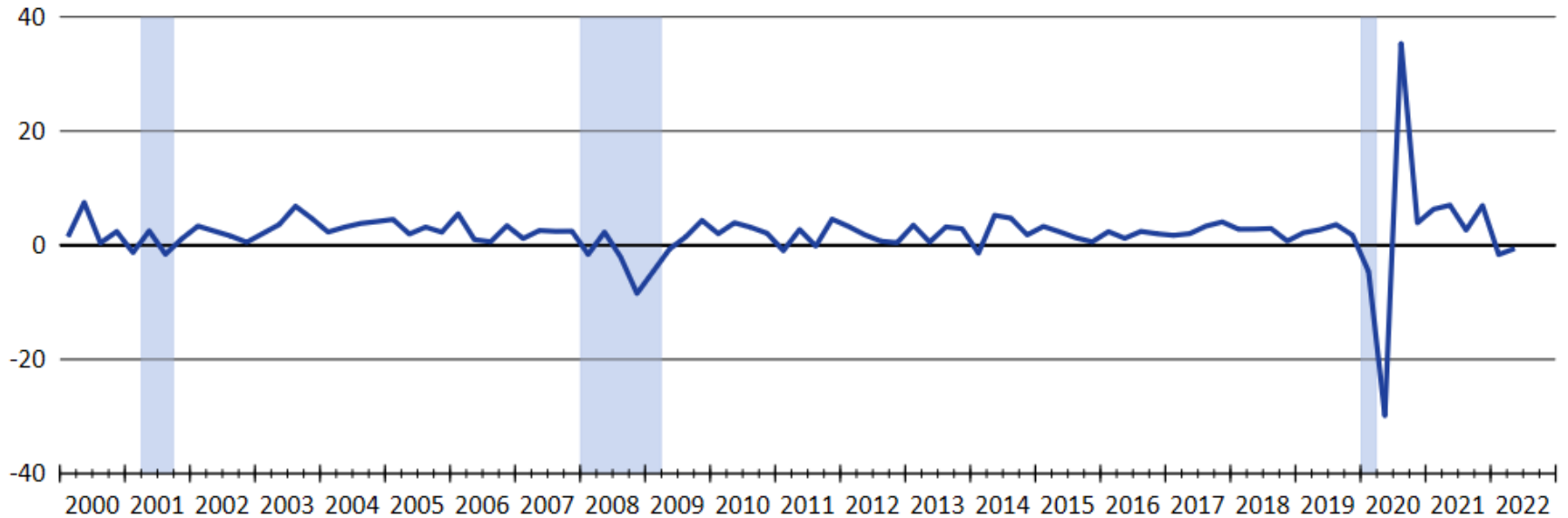
Thanks also to



and participating REALTOR® MLS
systems across Kansas

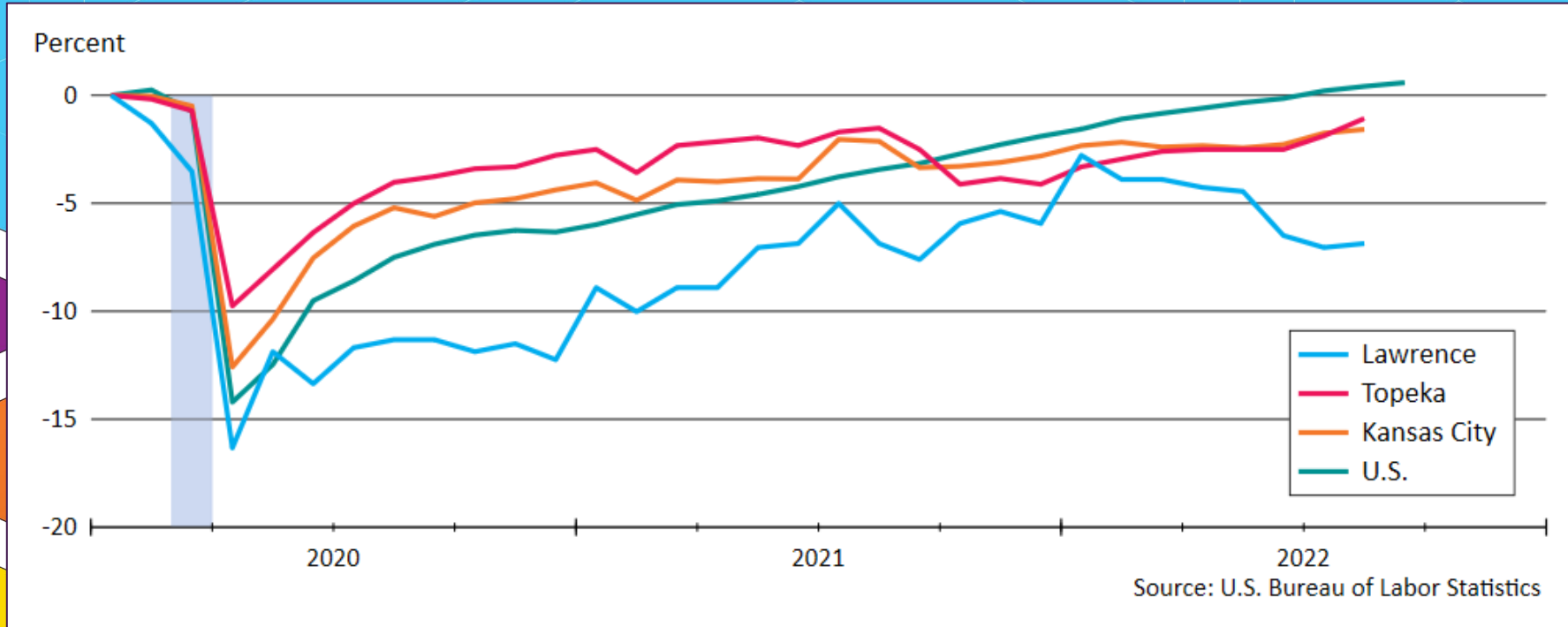
Are We in a Recession?

Annualized Quarterly GDP Growth

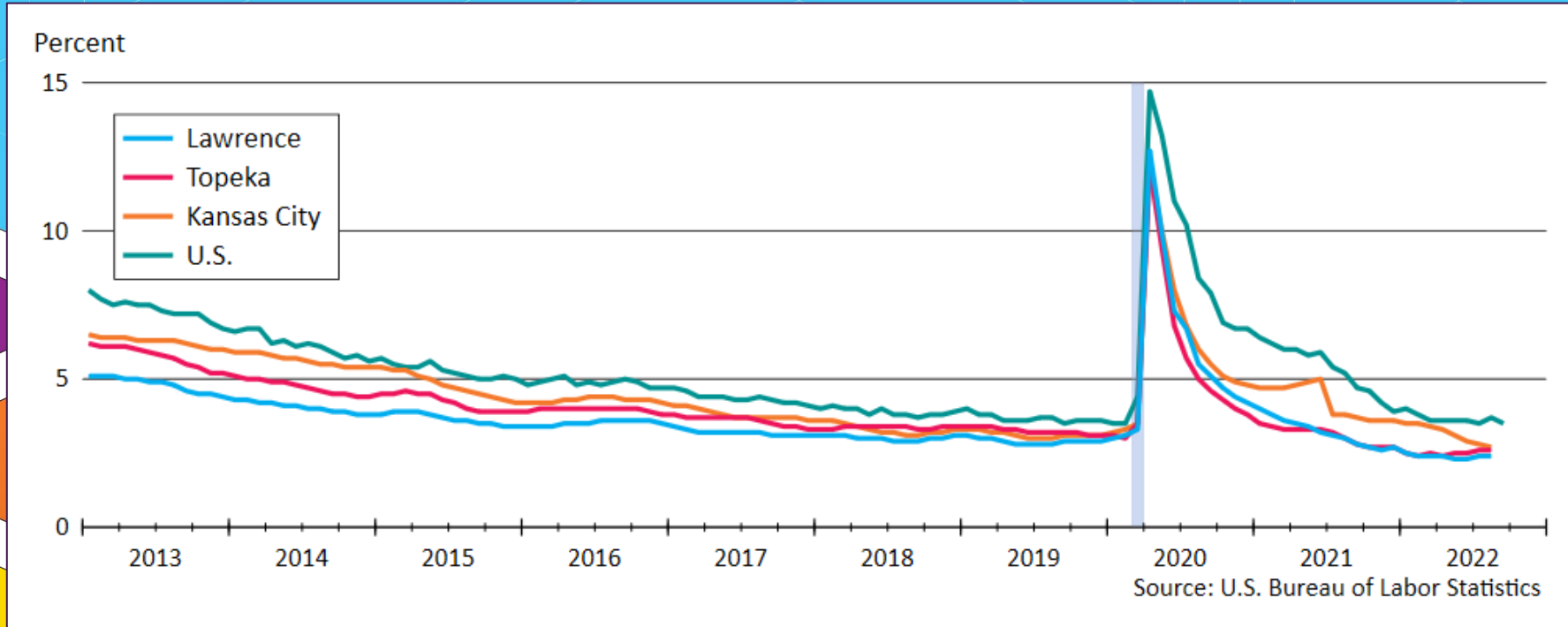


Source: Bureau of Economic Analysis

U.S. Non-farm Employment has Recovered from the Pandemic Recession

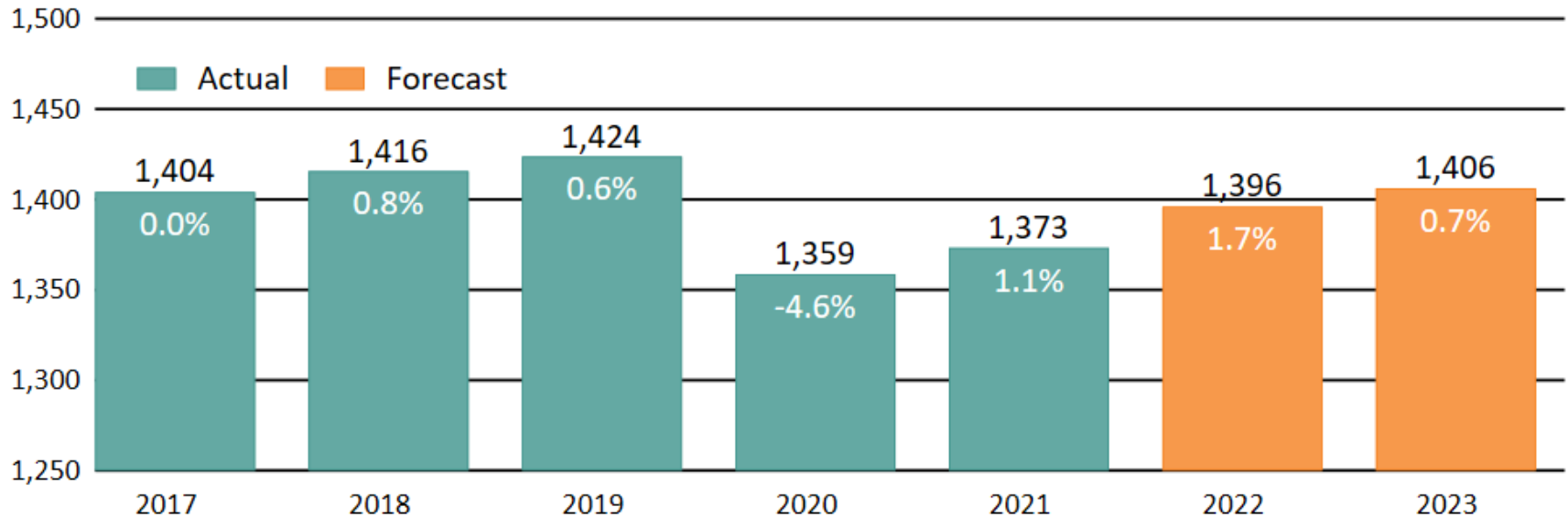


Unemployment Rates Are Near Historic Lows



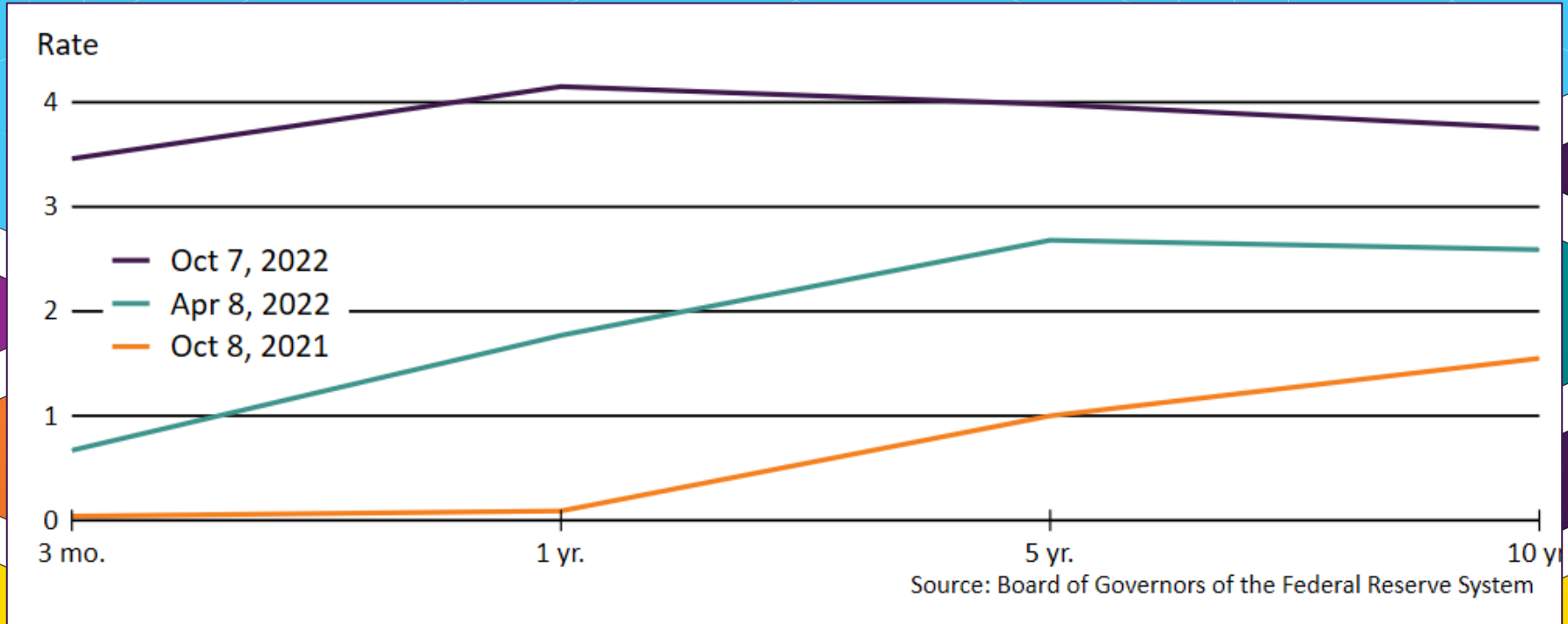
Kansas Employment Forecast

Employment in 1,000s

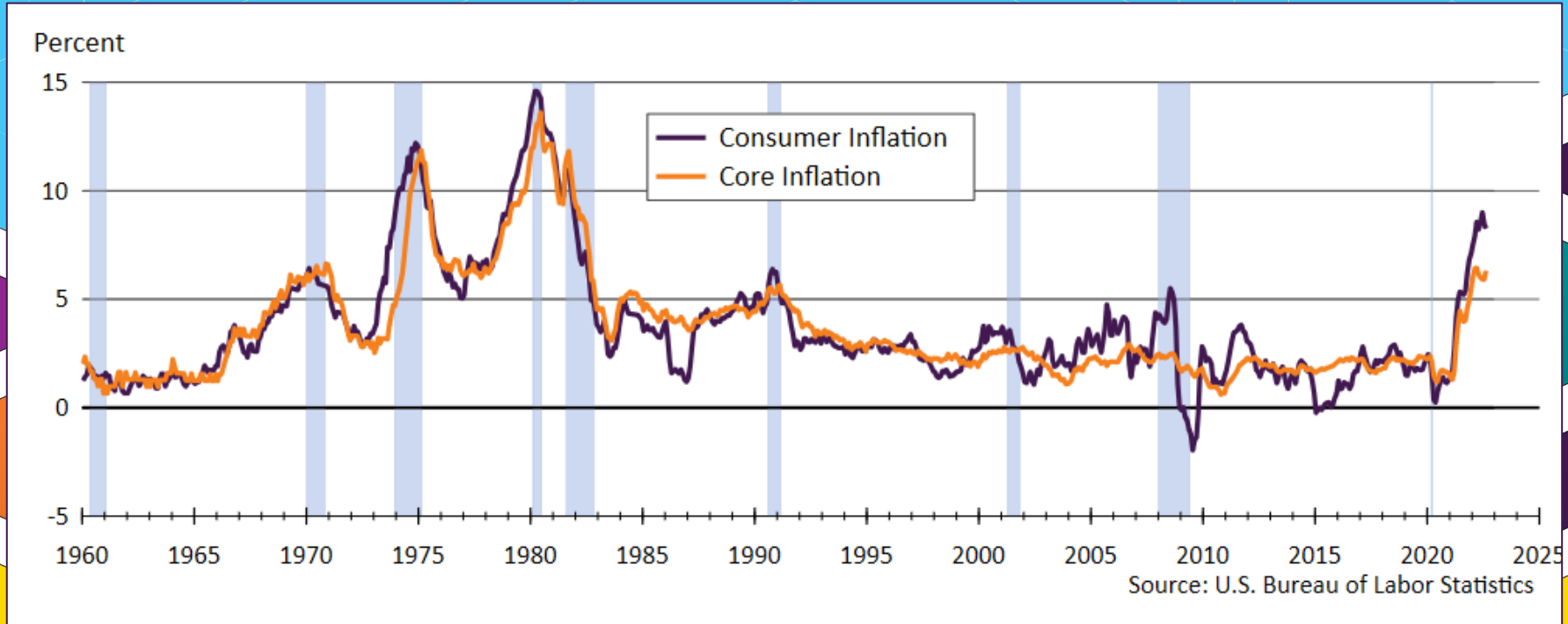


Sources: Kansas Department of Labor and WSU CEDBR

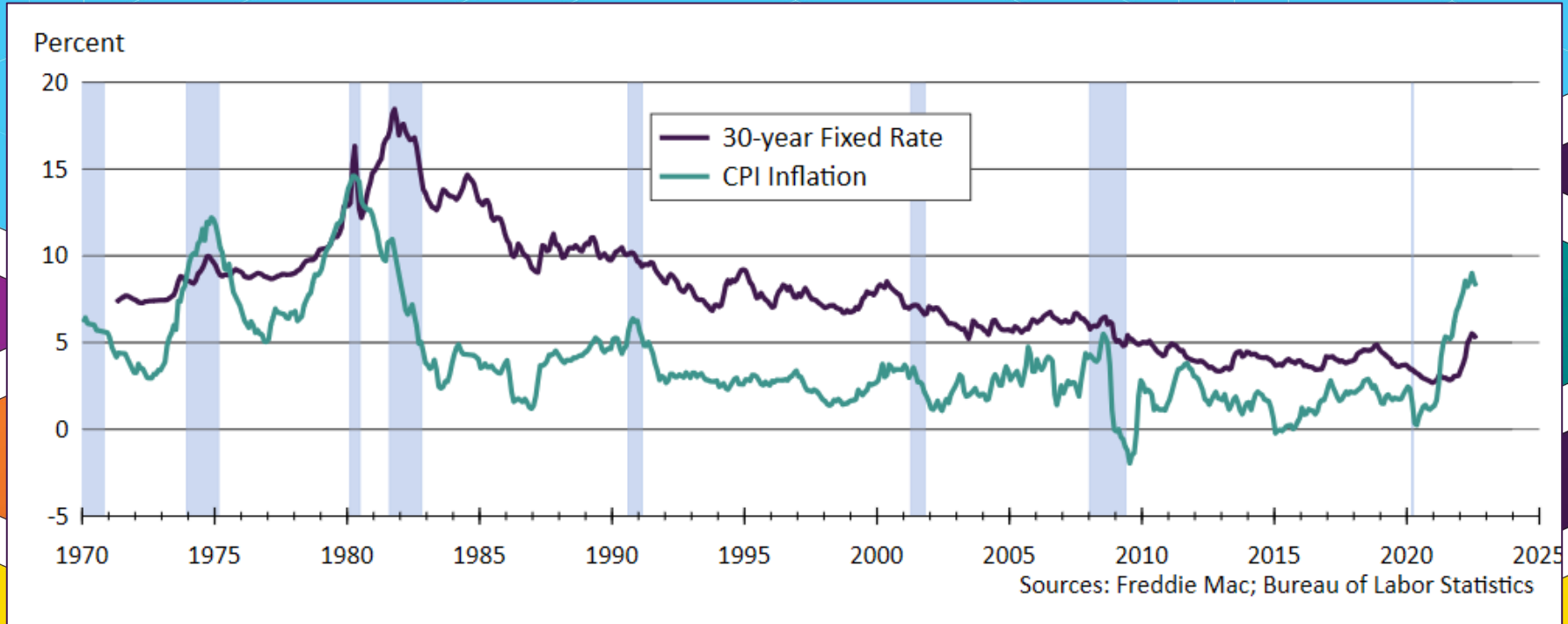
The Yield Curve has Inverted



CPI Inflation since 1960

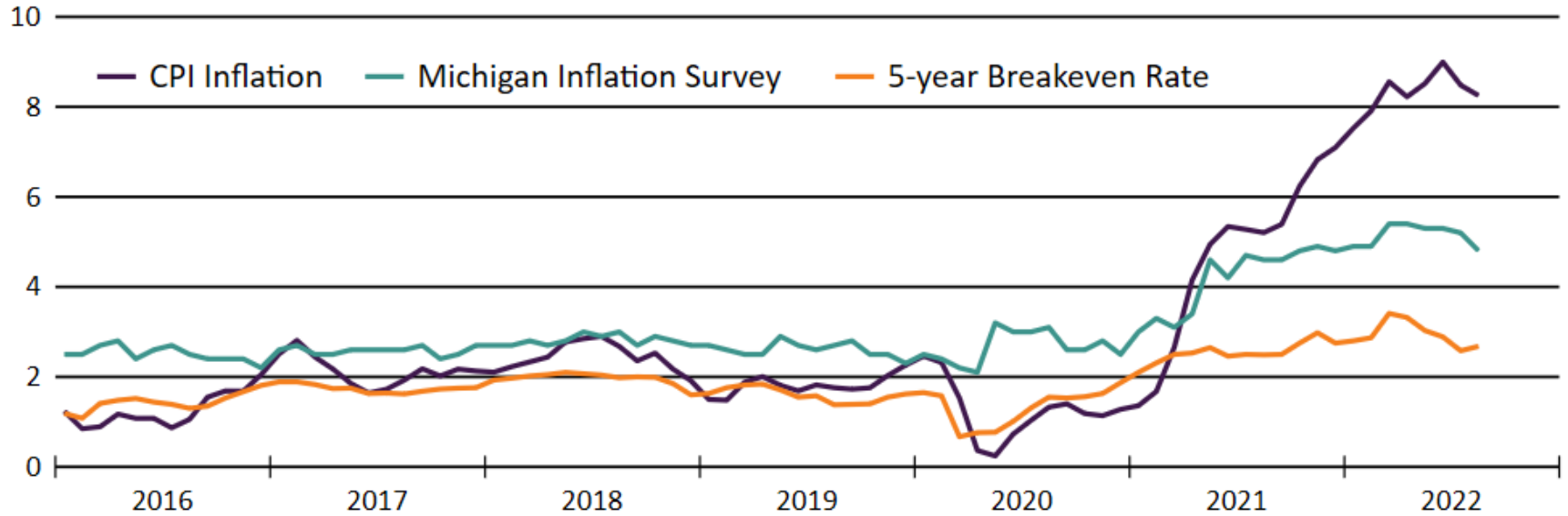


Mortgage Rates and Inflation



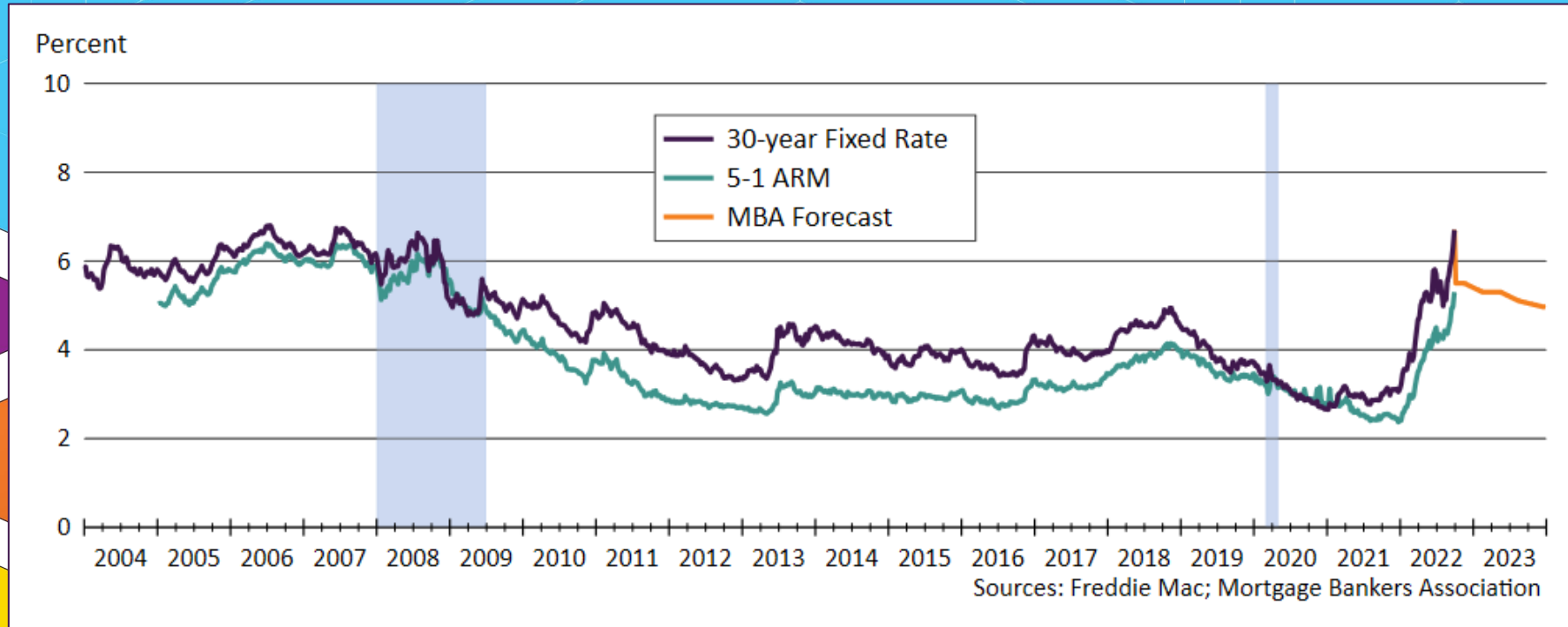
Inflation Expectations

Percent



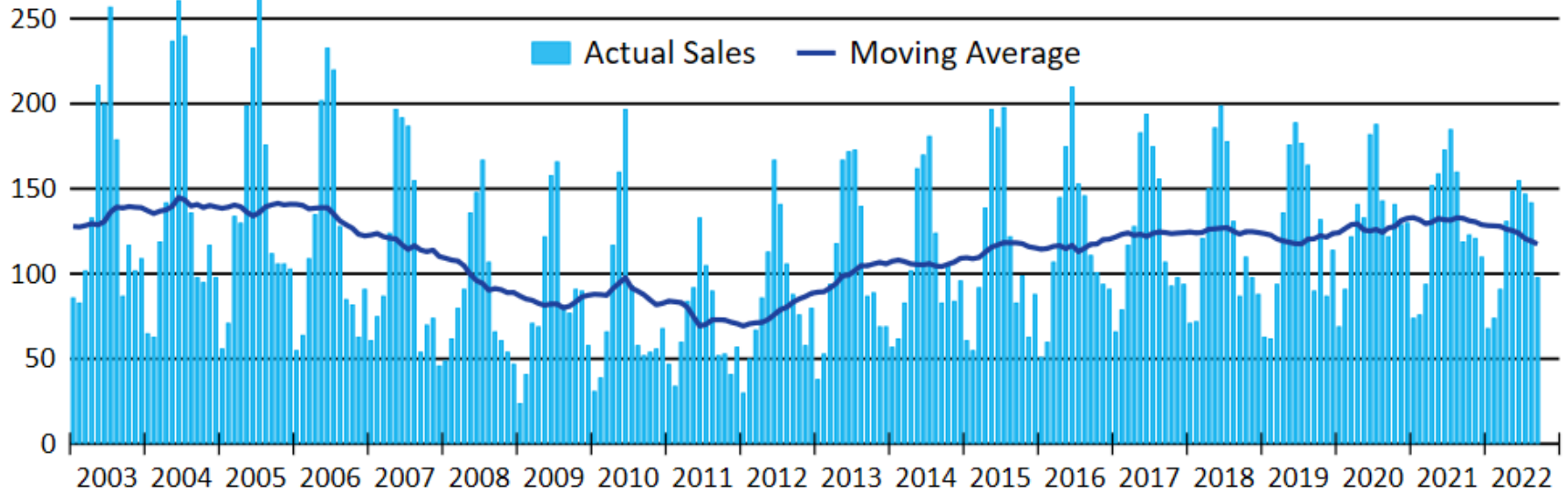
Sources: BLS; Federal Reserve Bank of St. Louis; University of Michigan

MBA Mortgage Rates Forecast



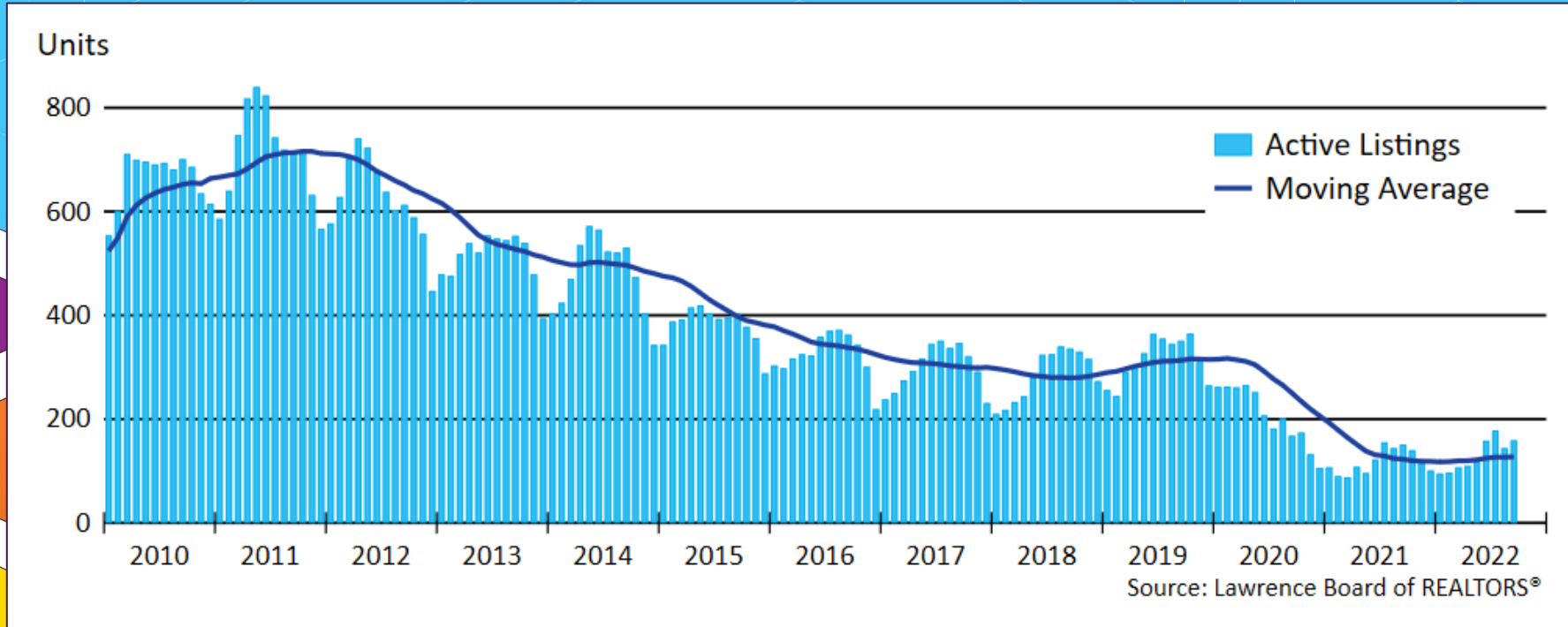
Lawrence Home Sales Activity

Units



Source: Lawrence Board of REALTORS®

Active Listings Were Too Low Even Prior to the Pandemic



Lawrence Home Sales Forecast

Sales

2,500

2,000

1,500

1,000

500

0

Actual Forecast

1,490

3.2%

1,491

0.1%

1,484

-0.5%

1,591

7.2%

1,546

-2.8%

1,470

-4.9%

1,480

0.7%

2017

2018

2019

2020

2021

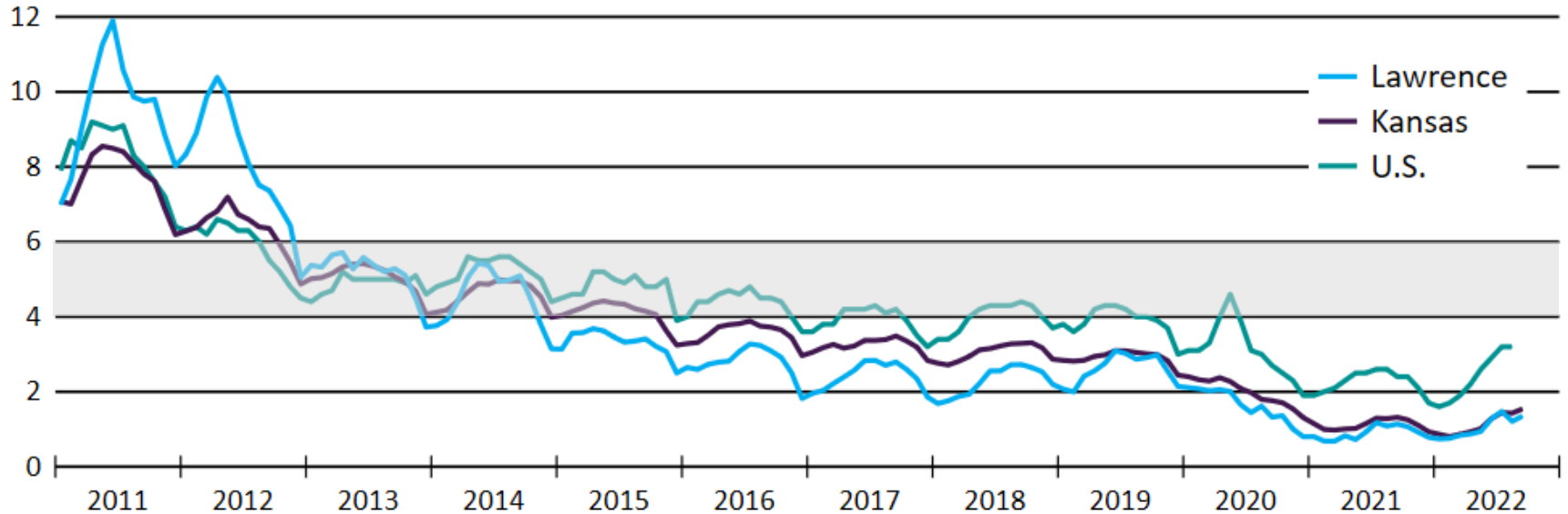
2022

2023

Sources: WSU Center for Real Estate and Lawrence Board of REALTORS®

Even as Demand Softens, It Will Remain a Sellers' Market

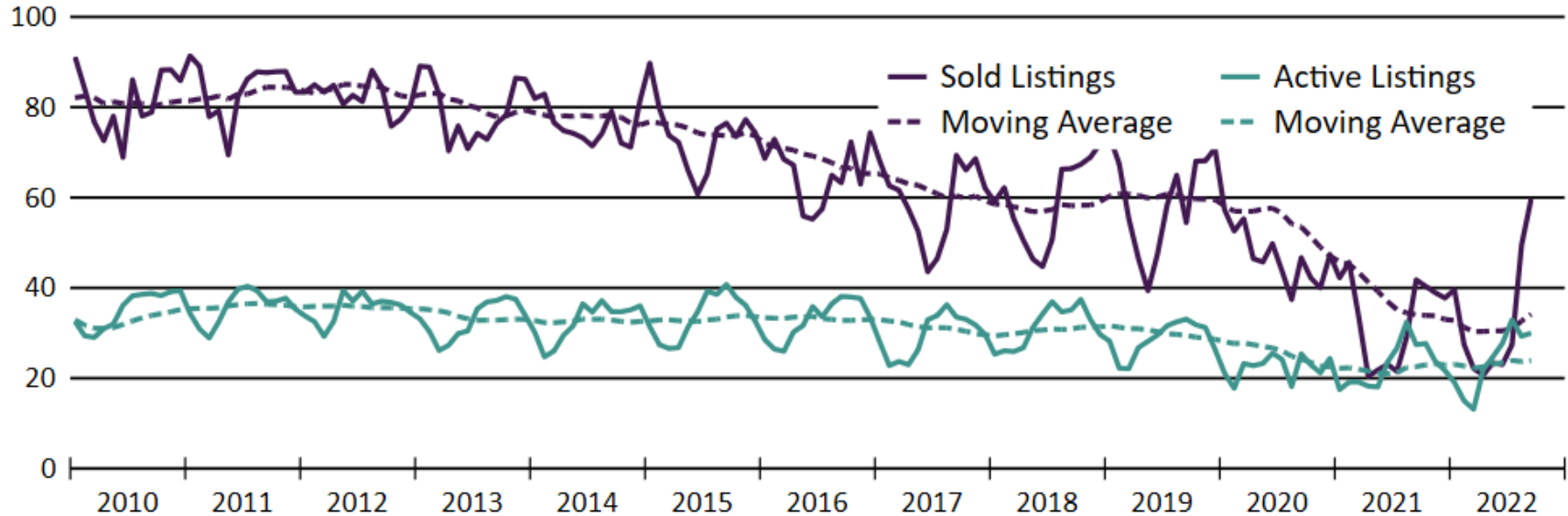
Months' Supply



Sources: Lawrence Board of REALTORS®; NAR; Participating Kansas REALTOR® MLS Systems

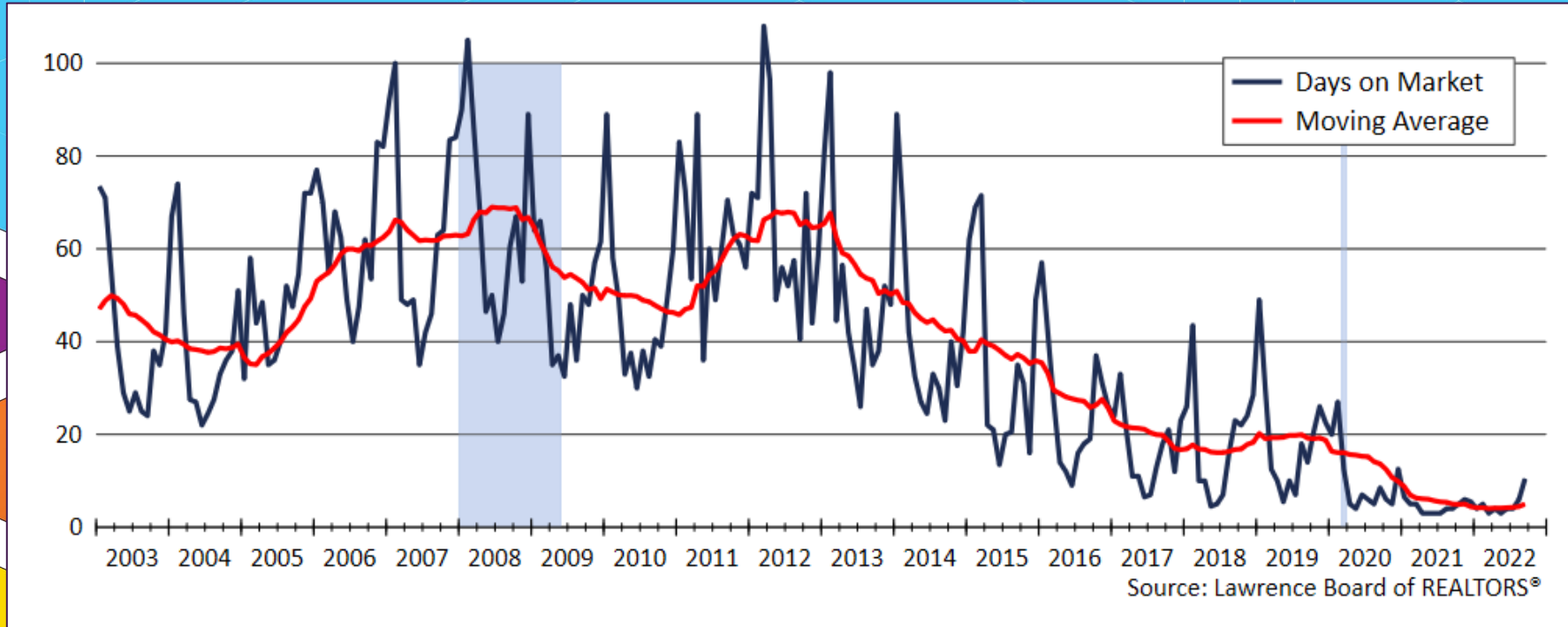
Fraction of Listings Discounted from Original Asking Price

Units

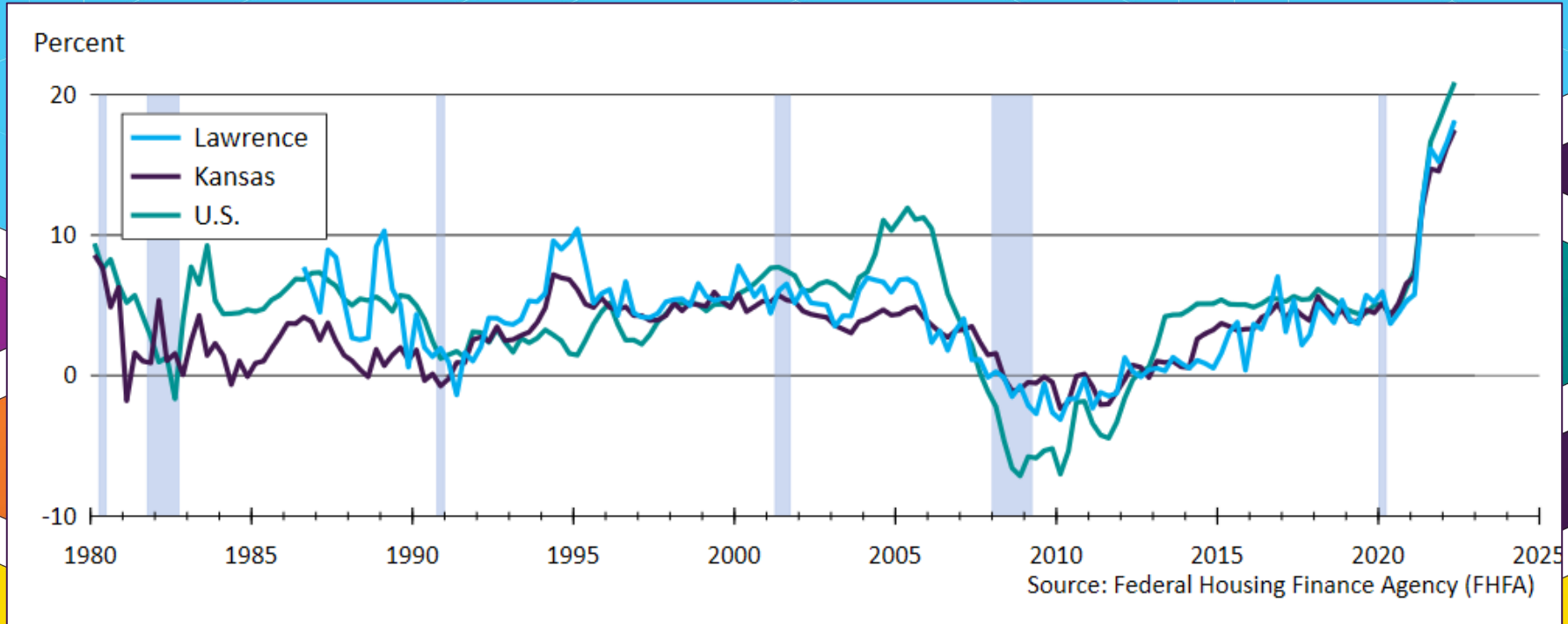


Source:Lawrence Board of REALTORS®

Median Days on Market in Kansas

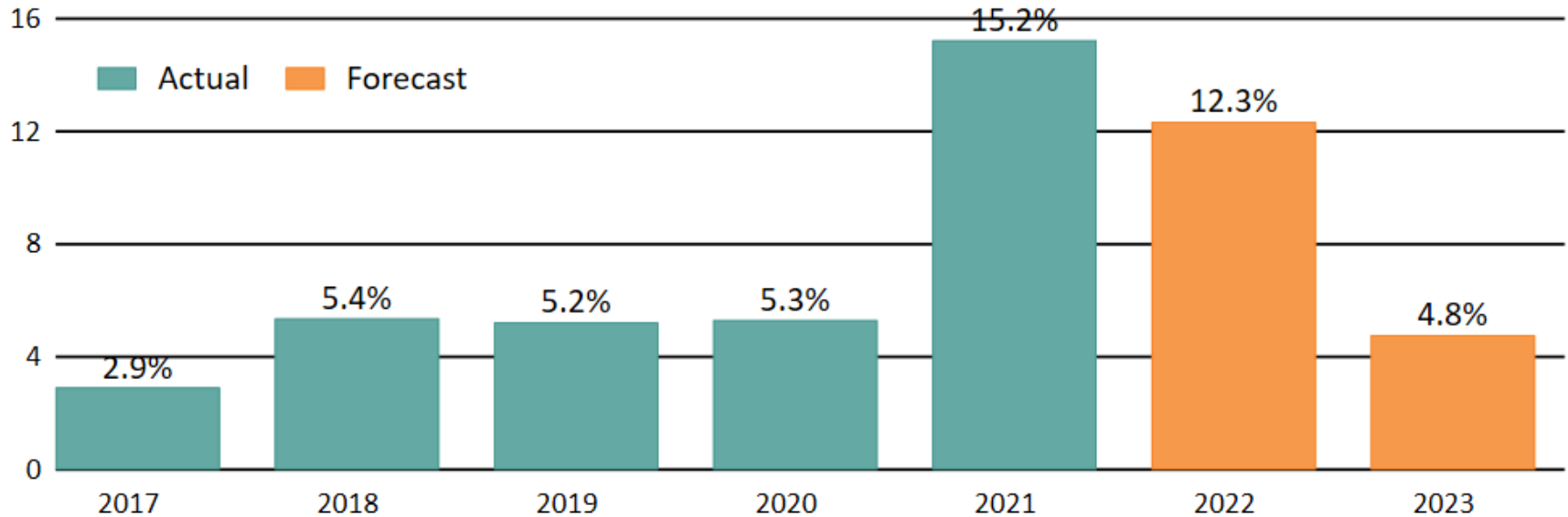


Annual Home Price Appreciation



Home Price Appreciation Forecast

Percent



Sources: Federal Housing Finance Agency; WSU Center for Real Estate

Lawrence New Home Construction

Units

80

60

40

20

0

Single-family Permits Moving Average

1995

2000

2005

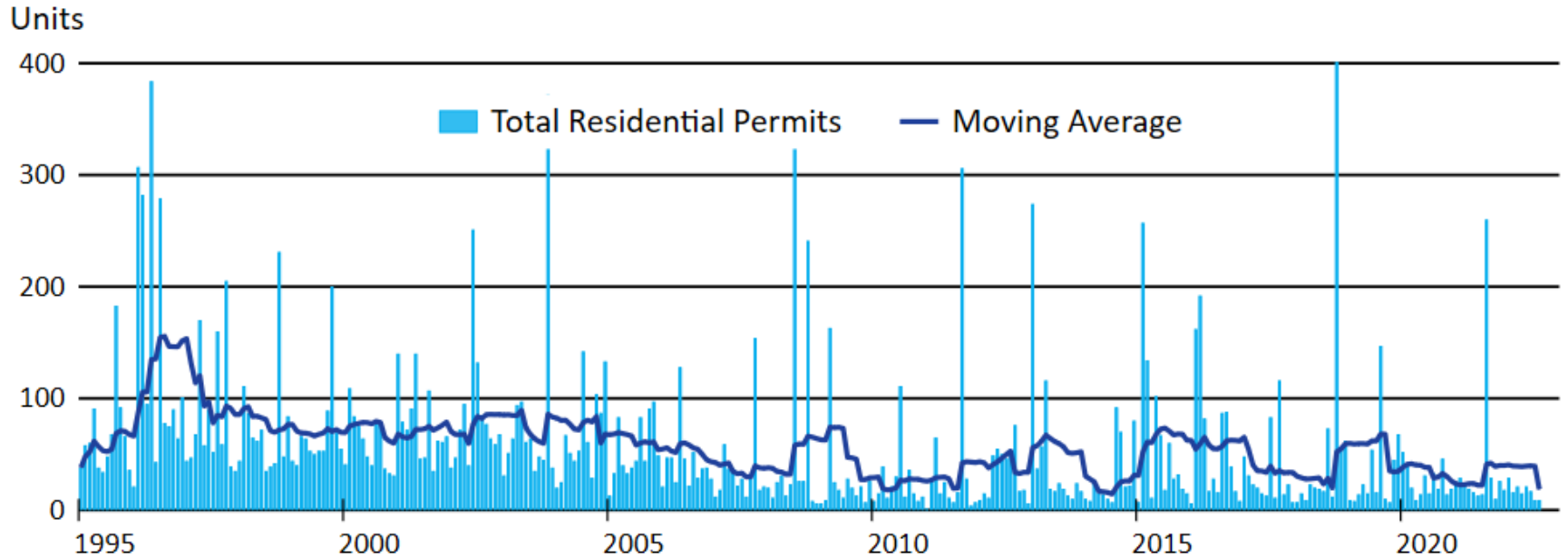
2010

2015

2020

Source: U.S. Bureau of the Census

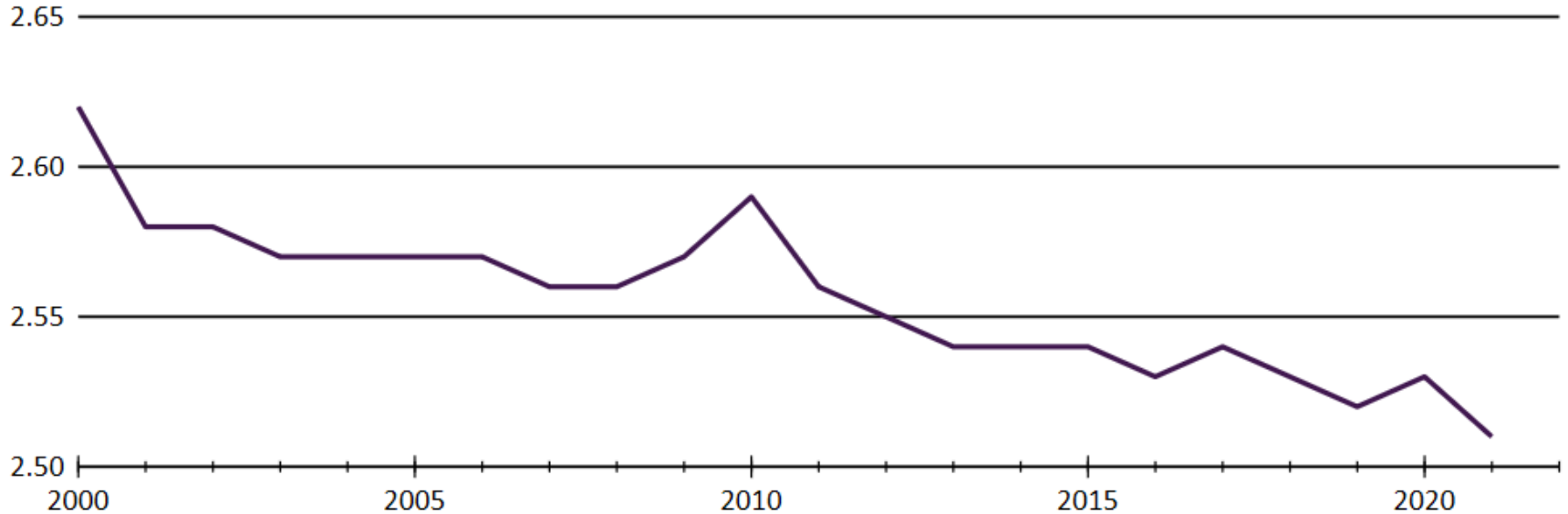
Lawrence Total Permits



Source: U.S. Bureau of the Census

Households Continue to Get Smaller

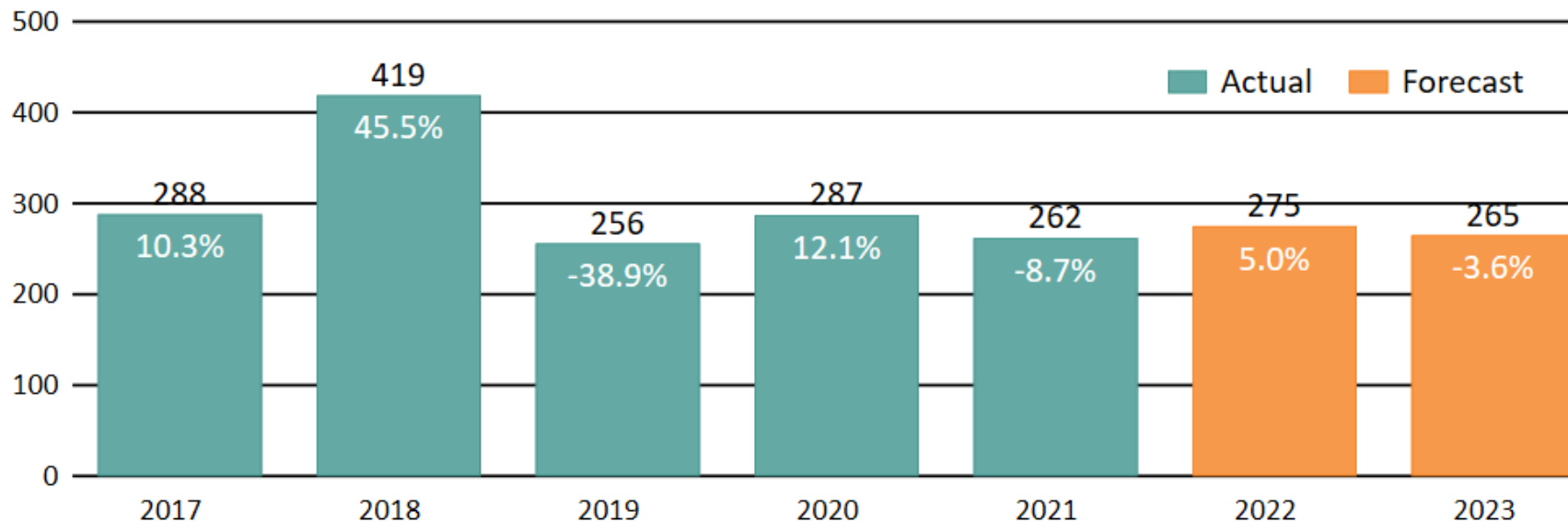
People per Household



Source: U.S. Census Bureau

Lawrence New Home Construction Forecast

Single-family Permits



Sources: U.S. Bureau of the Census; WSU Center for Real Estate

2023 Lawrence Housing Forecast

	2020 <u>Actual</u>	2021 <u>Actual</u>	2022 <u>Forecast</u>	2023 <u>Forecast</u>
Total Home Sales	1,591 units +7.2%	1,546 units -2.8%	1,470 units -4.9%	1,480 units +0.7%
SF Building Permits	287 units +12.1%	262 units -8.7%	275 units +5.0%	265 units -3.6%
Home Price Appreciation	+5.3%	+15.2%	+12.3%	+4.8%

Thanks Again to:



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2023 KANSAS HOUSING FORECAST

