

2023 South Central Kansas Housing Outlook

IAAO South Central Kansas Chapter
February 27, 2023

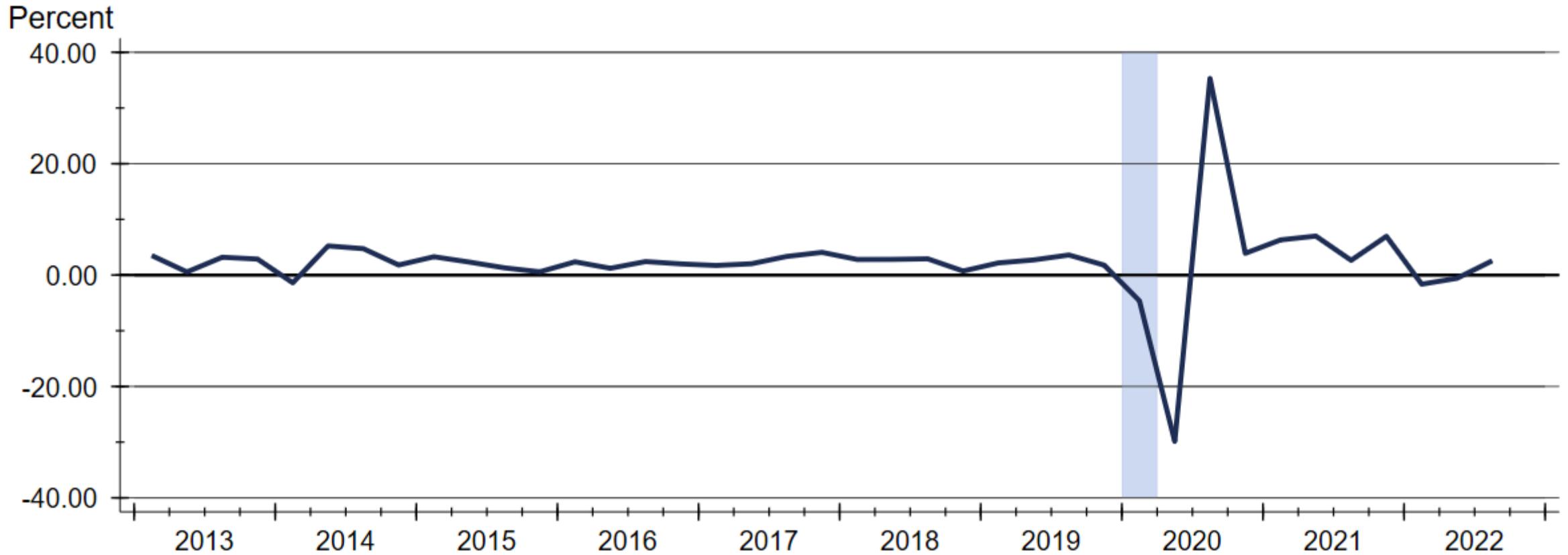
Dr. Stanley D. Longhofer
WSU Center for Real Estate



WICHITA STATE
UNIVERSITY
W. FRANK BARTON
SCHOOL OF BUSINESS



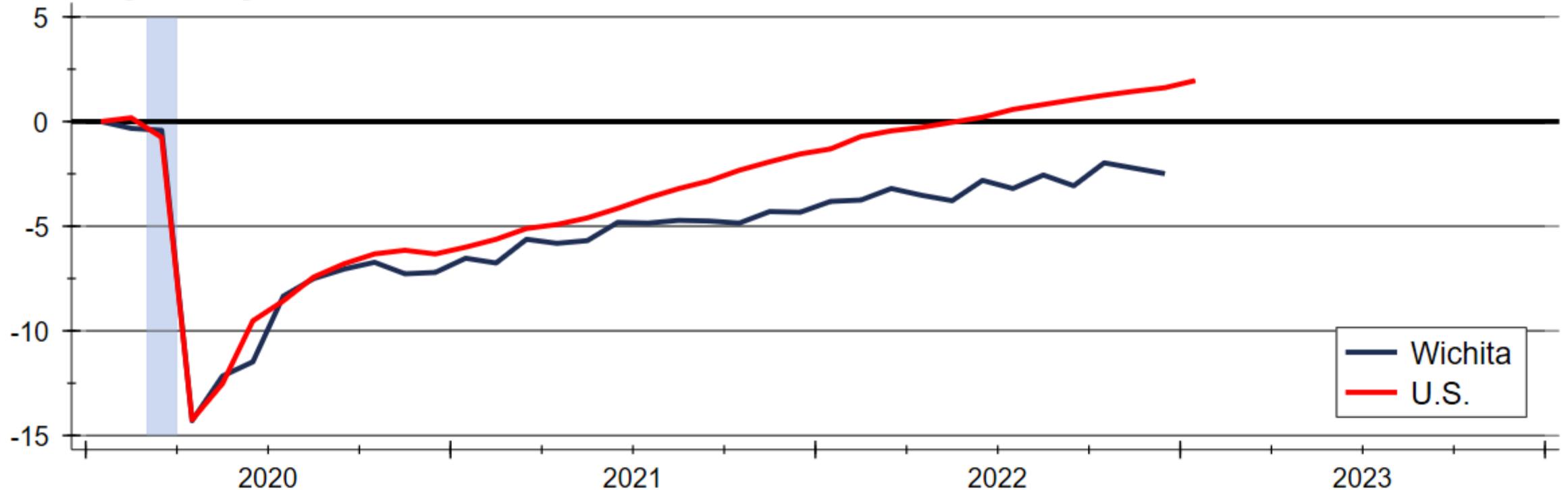
Quarterly Gross Domestic Product Growth



Source: Bureau of Economic Analysis

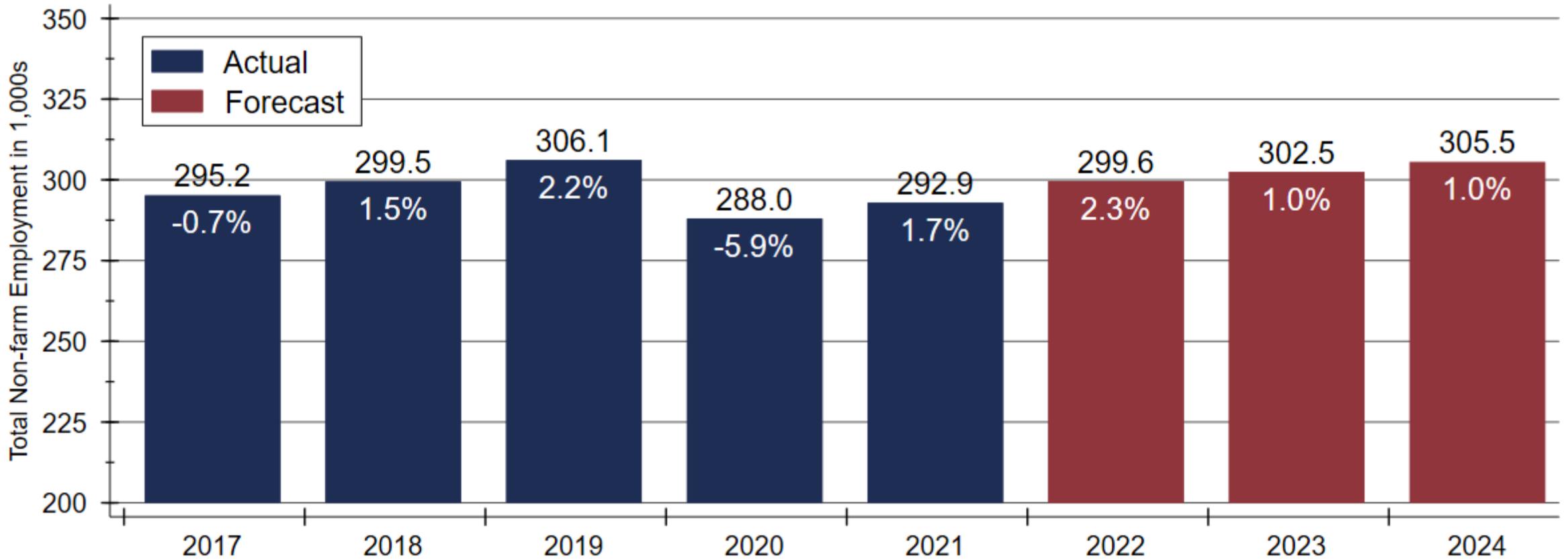
Change in Employment since January 2020

Percentage Change since 2020m1



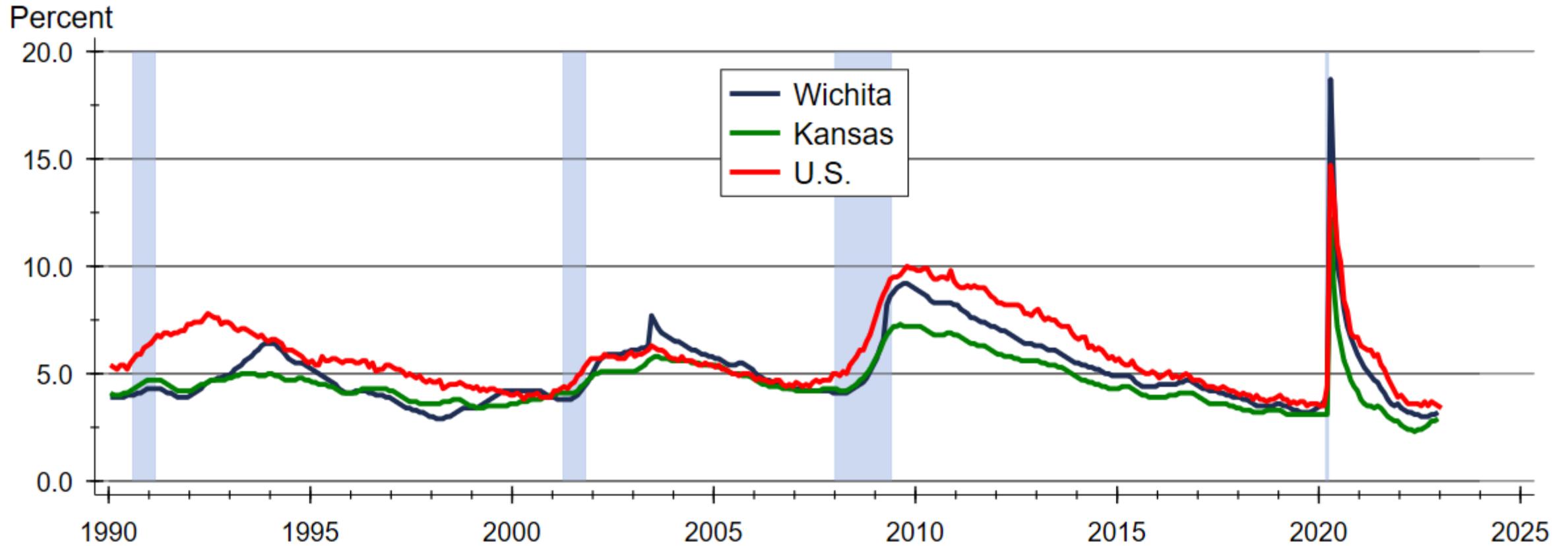
Source: U.S. Bureau of Labor Statistics
Index created from seasonally adjusted data

Wichita Employment Forecast



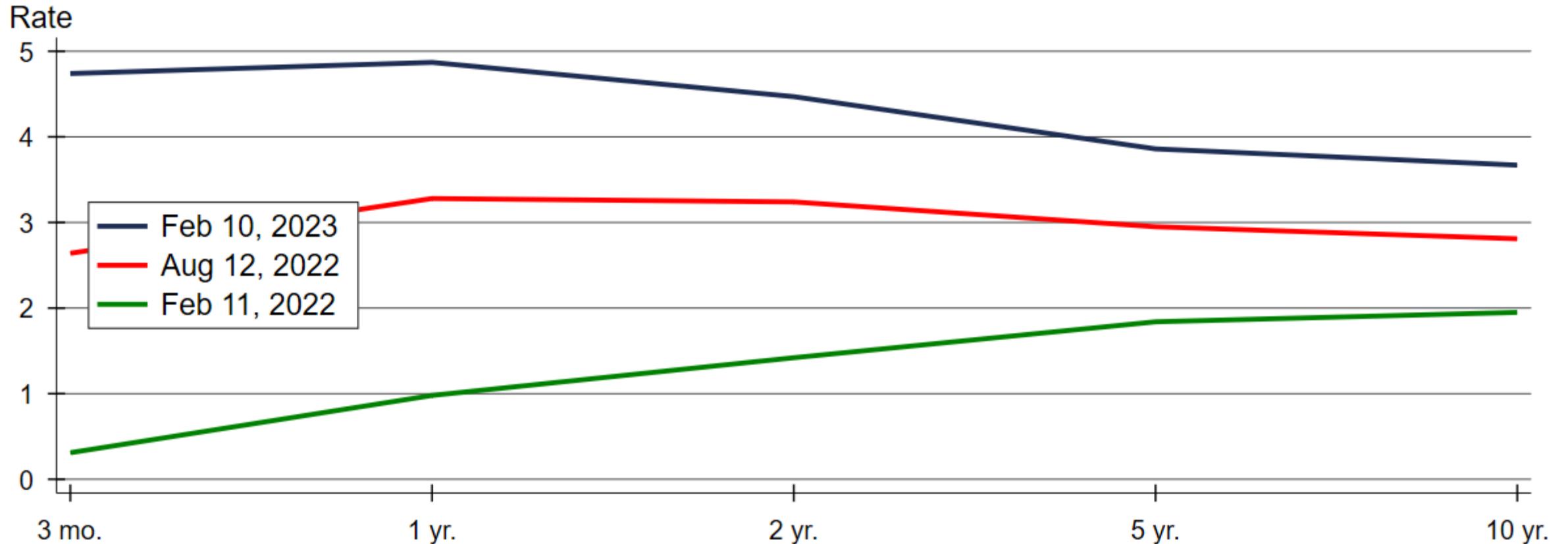
Sources: Kansas Department of Labor and WSU CEDBR

Unemployment is near Historic Lows



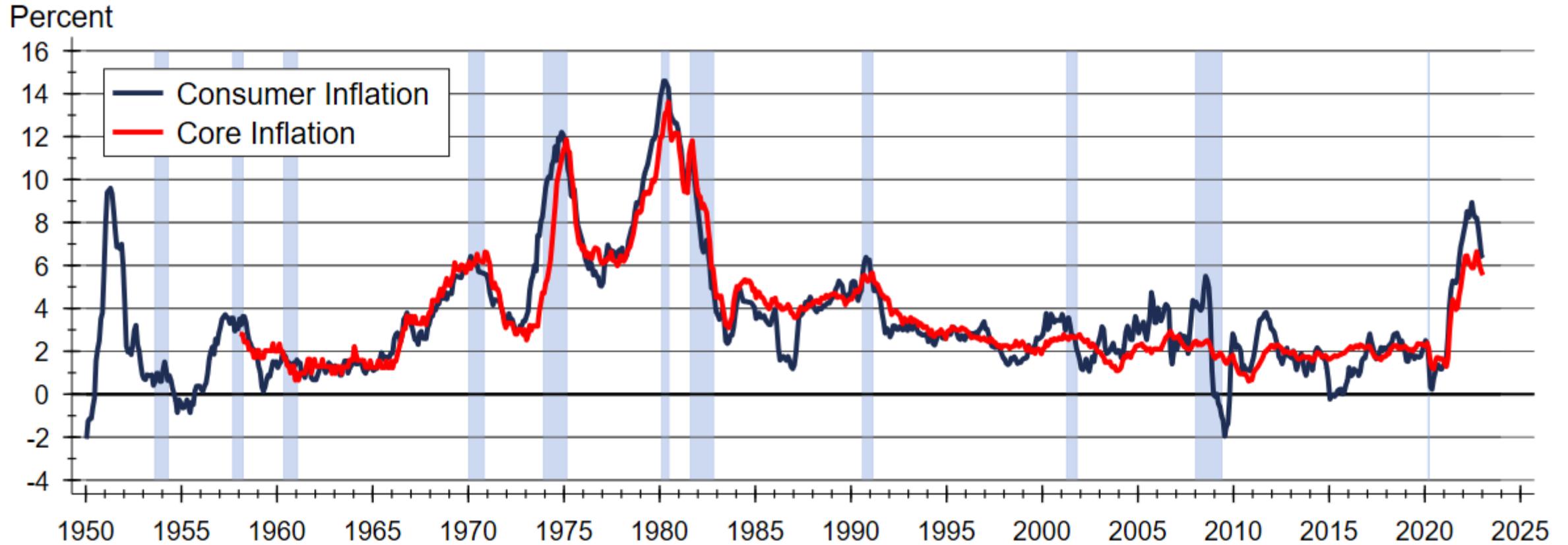
Source: U.S. Bureau of Labor Statistics

The Yield Curve has Inverted



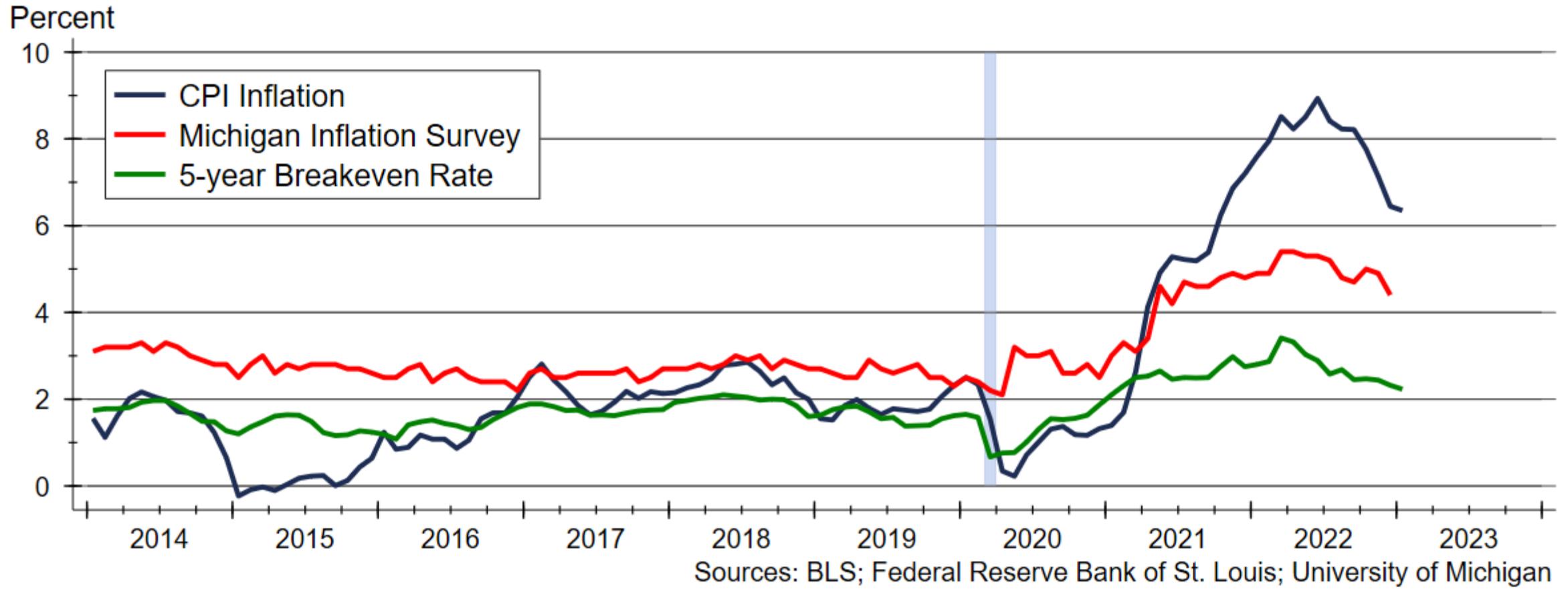
Source: Board of Governors of the Federal Reserve System

CPI Inflation since 1950

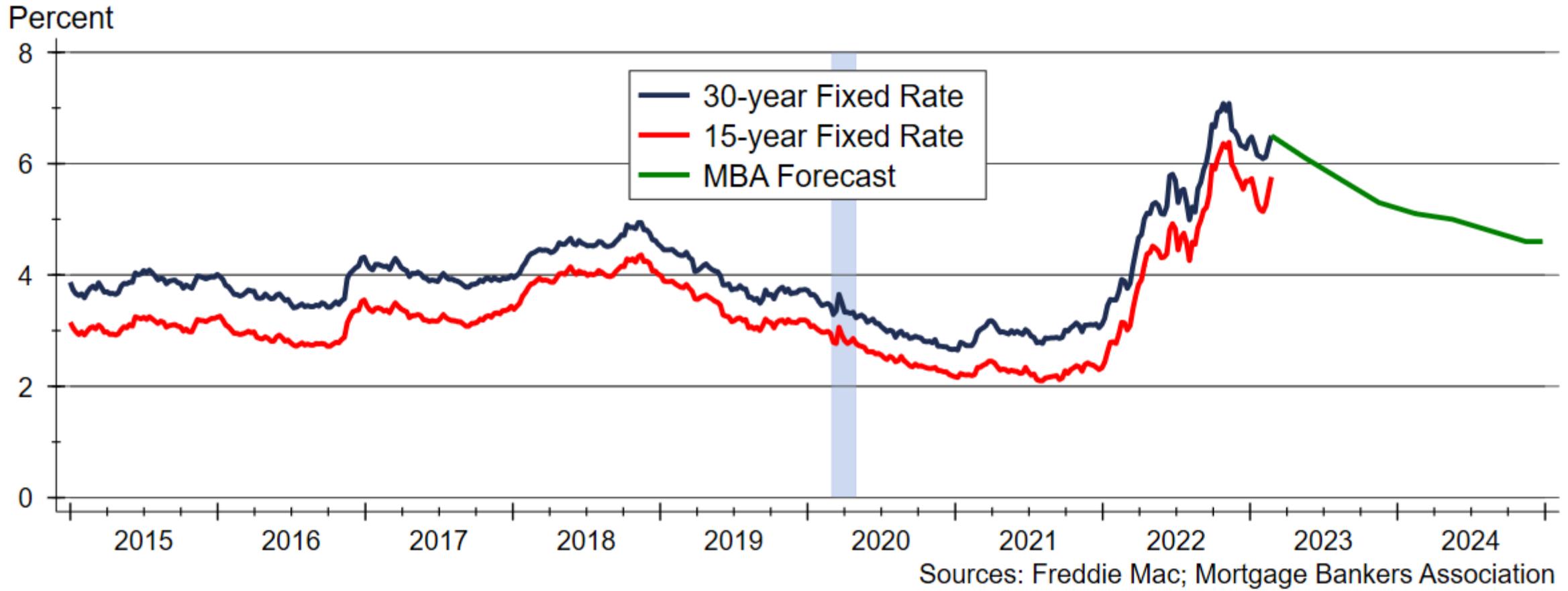


Source: U.S. Bureau of Labor Statistics

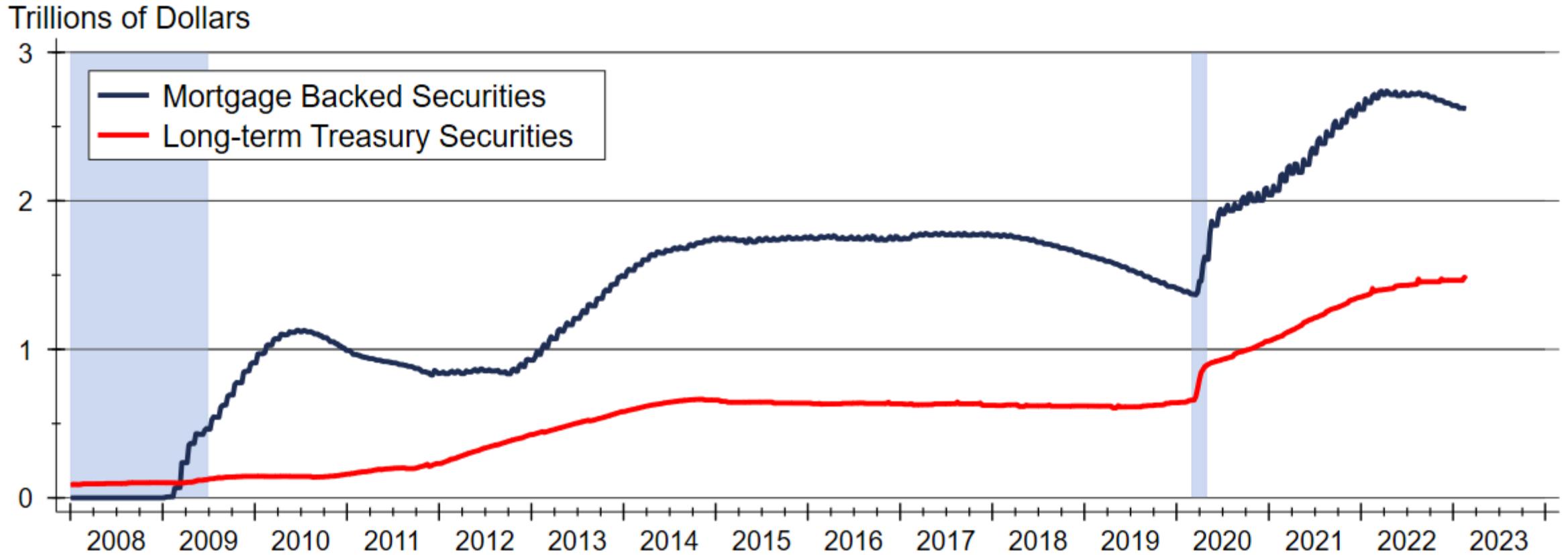
Inflation Expectations



MBA Forecasts that Mortgage Rates will Fall

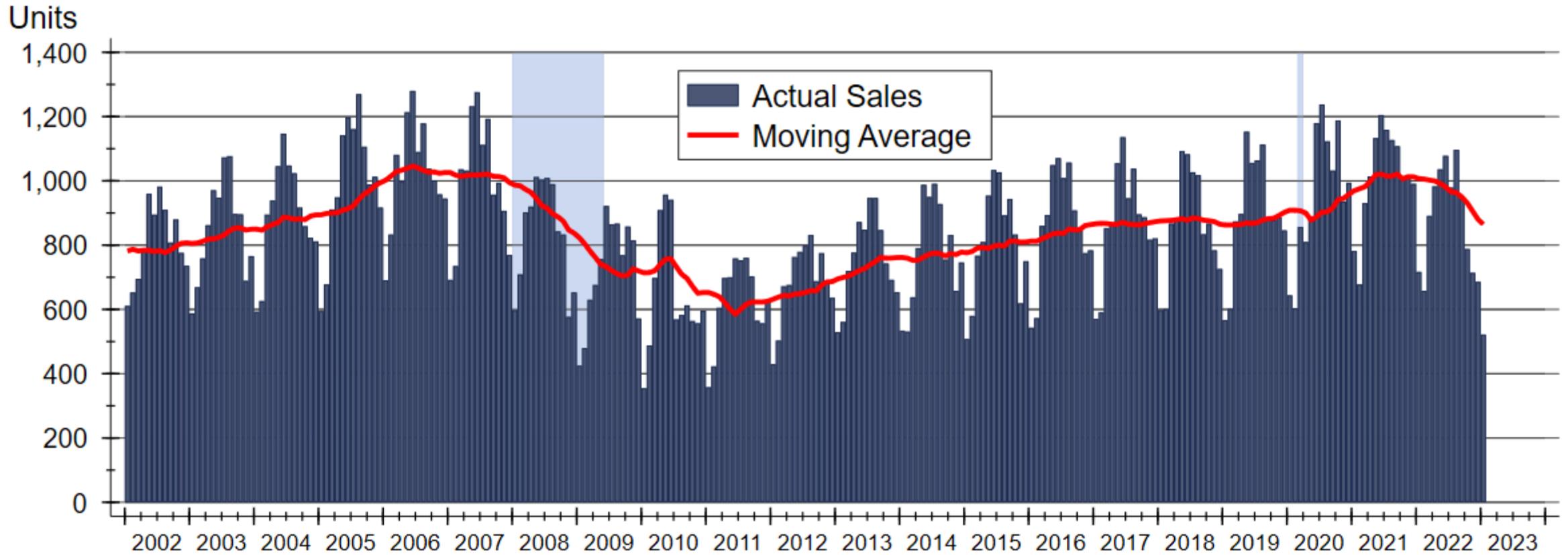


Federal Reserve MBS Holdings



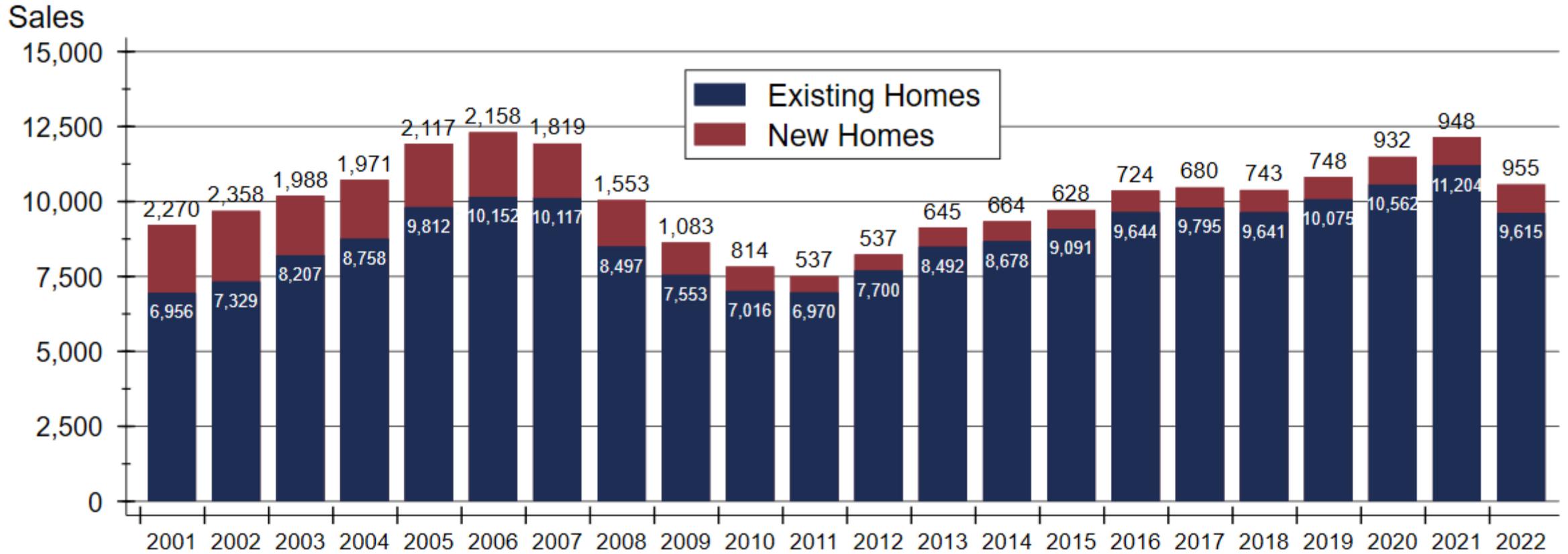
Source: Federal Reserve Board of Governors

Wichita-area Home Sales Activity



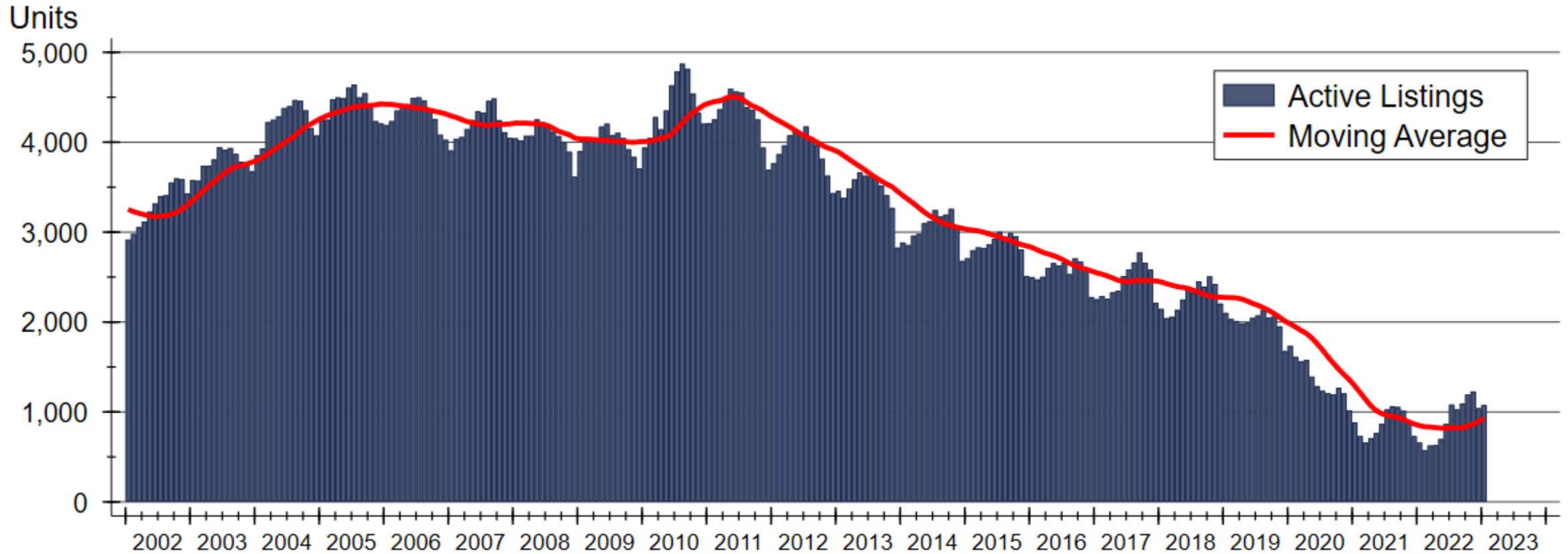
Source: South Central Kansas MLS

Wichita-area Home Sales by Type and Year



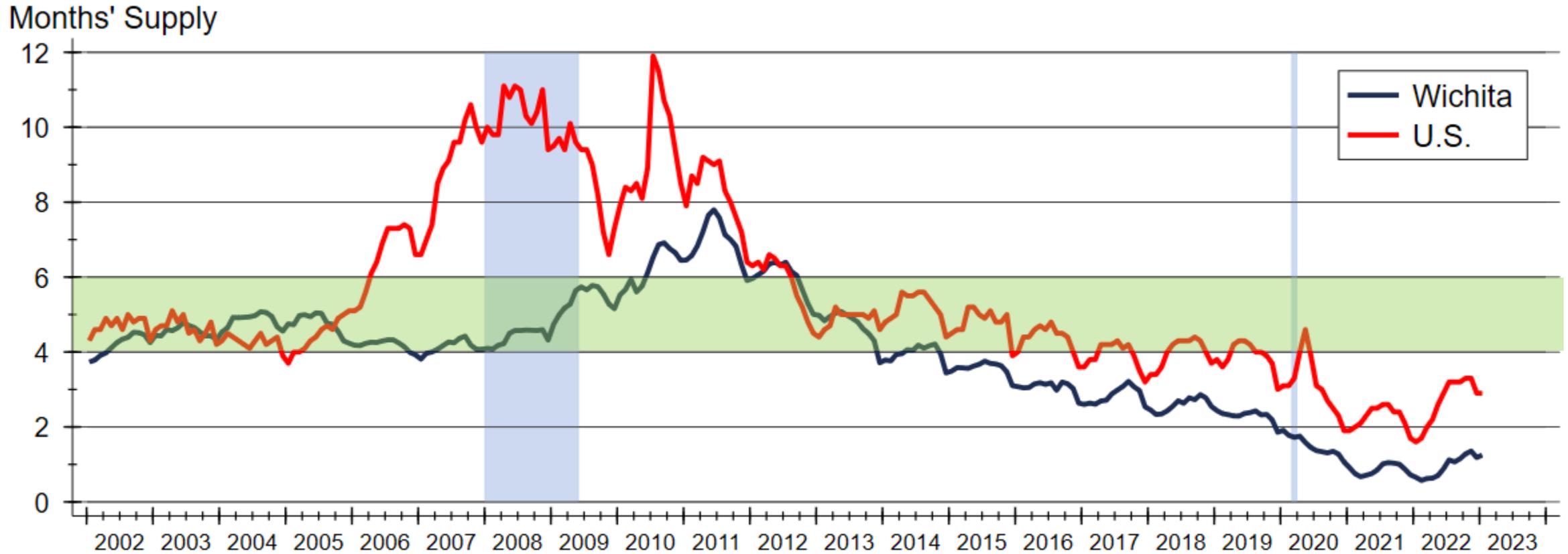
Sources: WSU Center for Real Estate and South Central Kansas MLS

Homes Available for Sale in Wichita Area



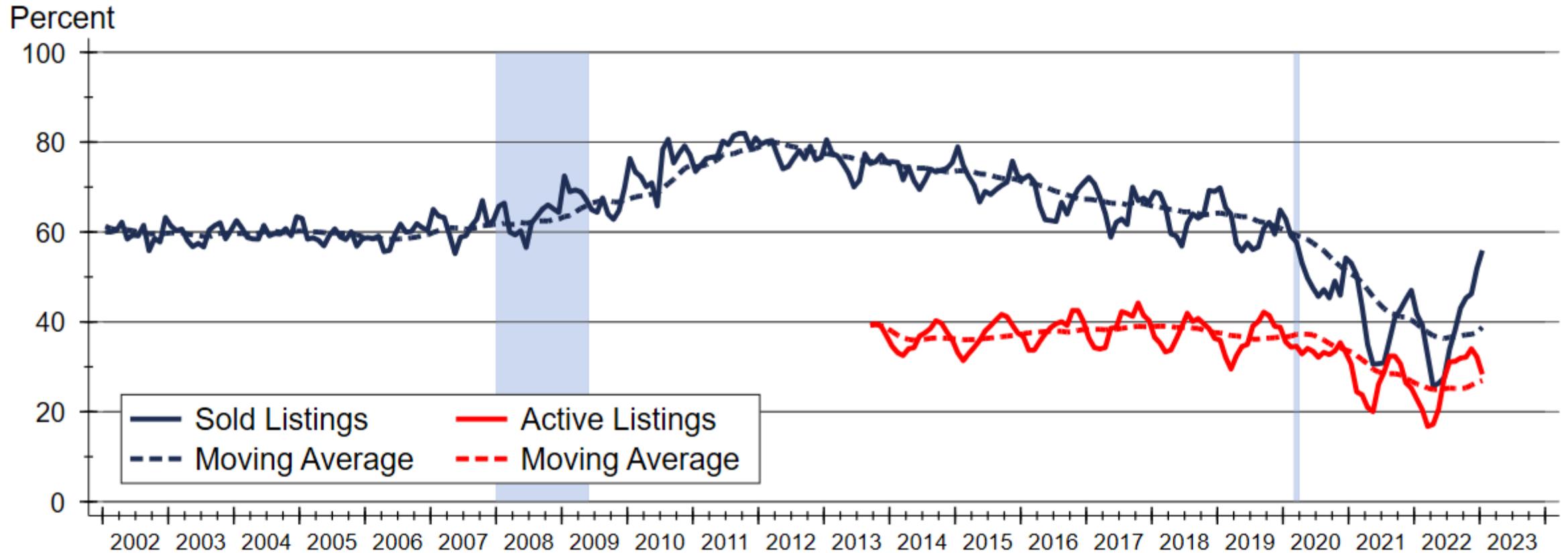
Source: South Central Kansas MLS MLS

Months' Supply of Homes for Sale



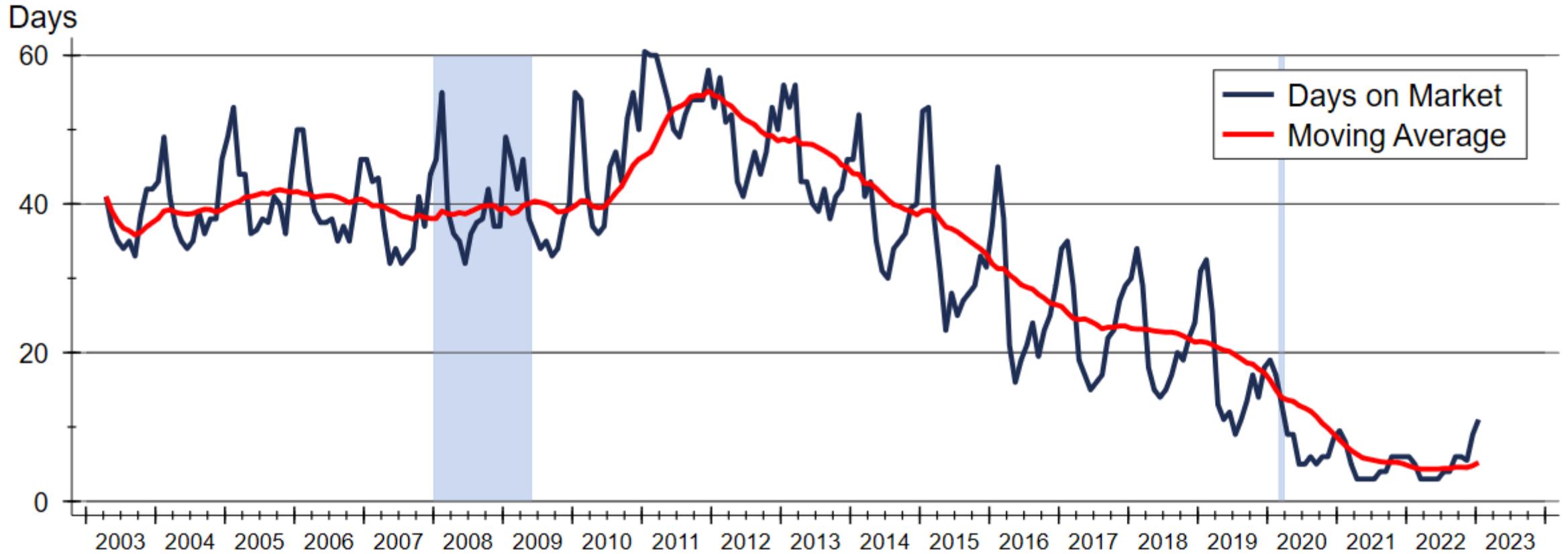
Sources: National Association of Realtors® and South Central Kansas MLS

Fraction of Wichita-area Listings Discounted from Original Asking Price



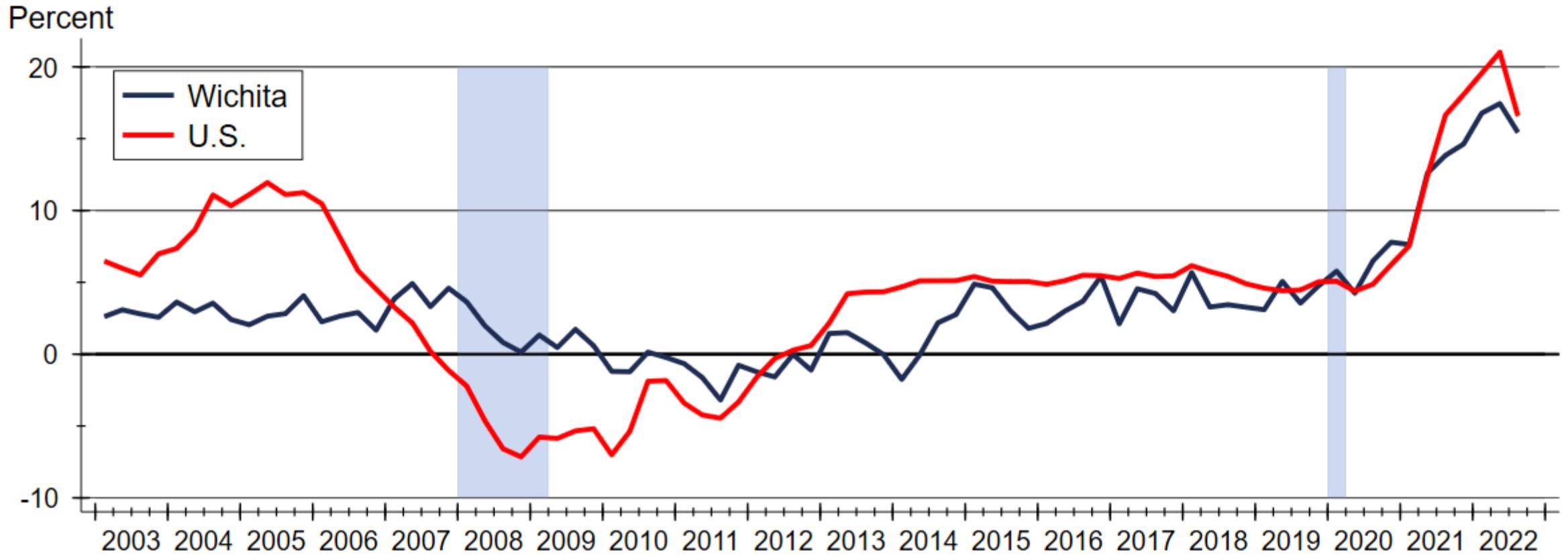
Source: CRE using data from South Central Kansas MLS

Wichita-area Median Days on Market



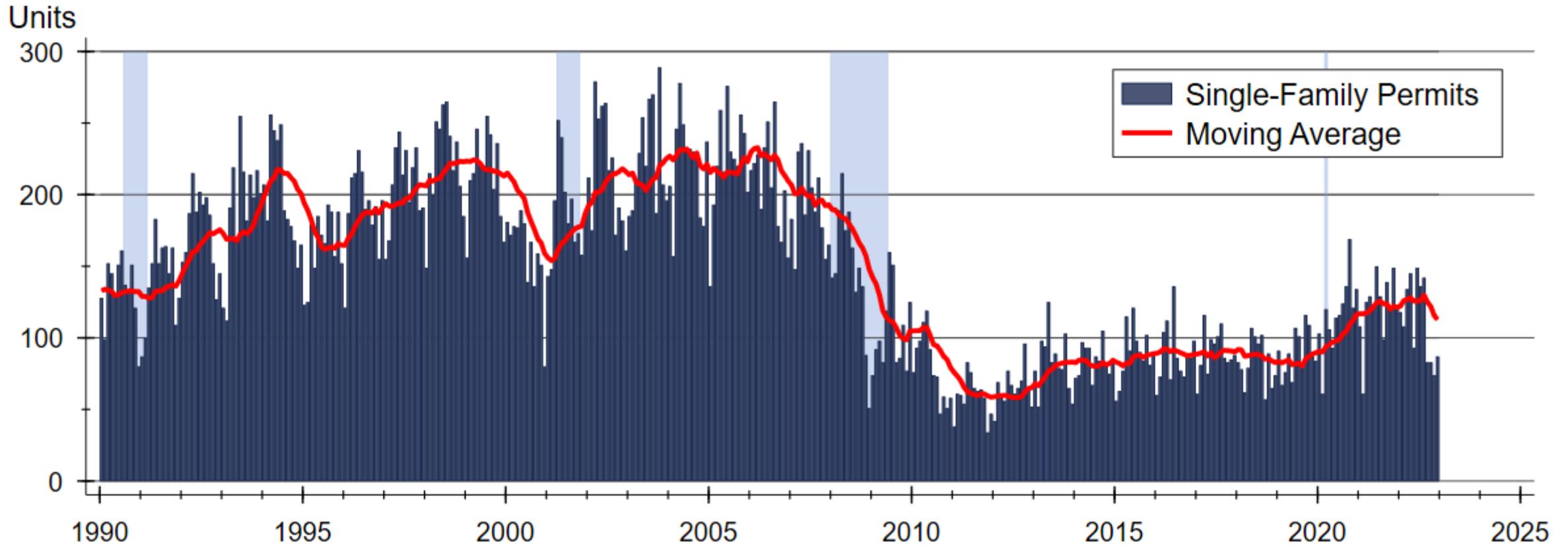
Source: South Central Kansas MLS

Home Price Appreciation



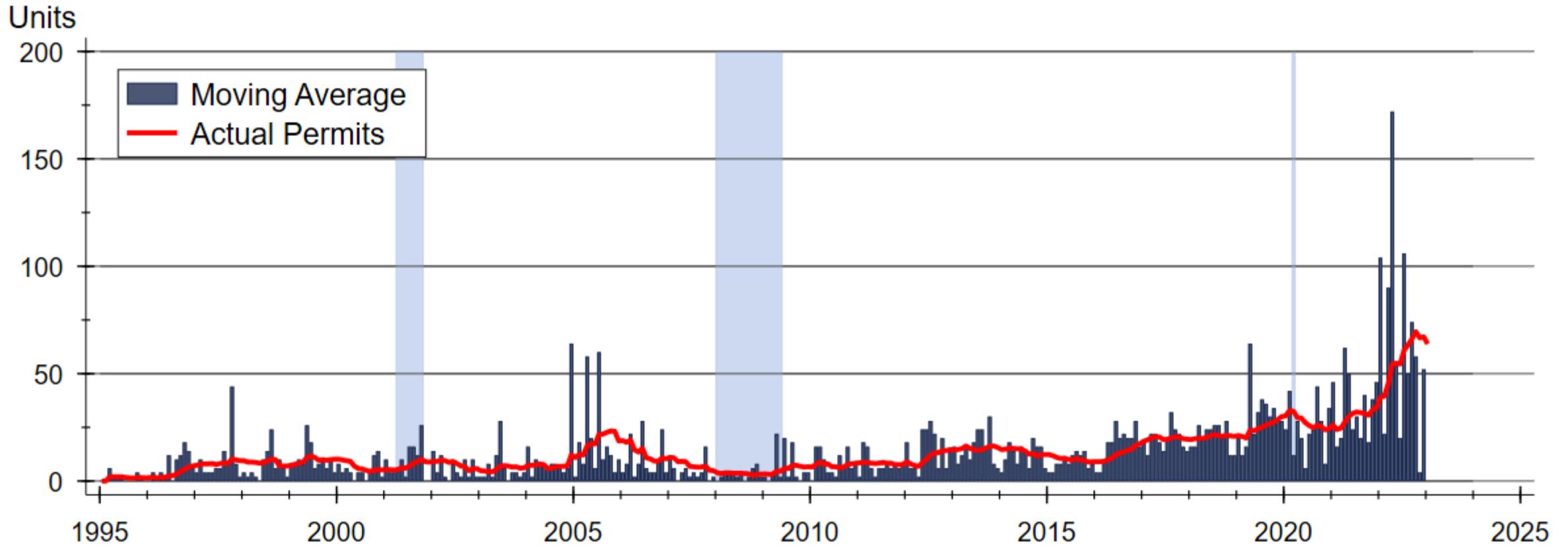
Source: Federal Housing Finance Agency (FHFA)

Wichita-area Single-family Building Permits



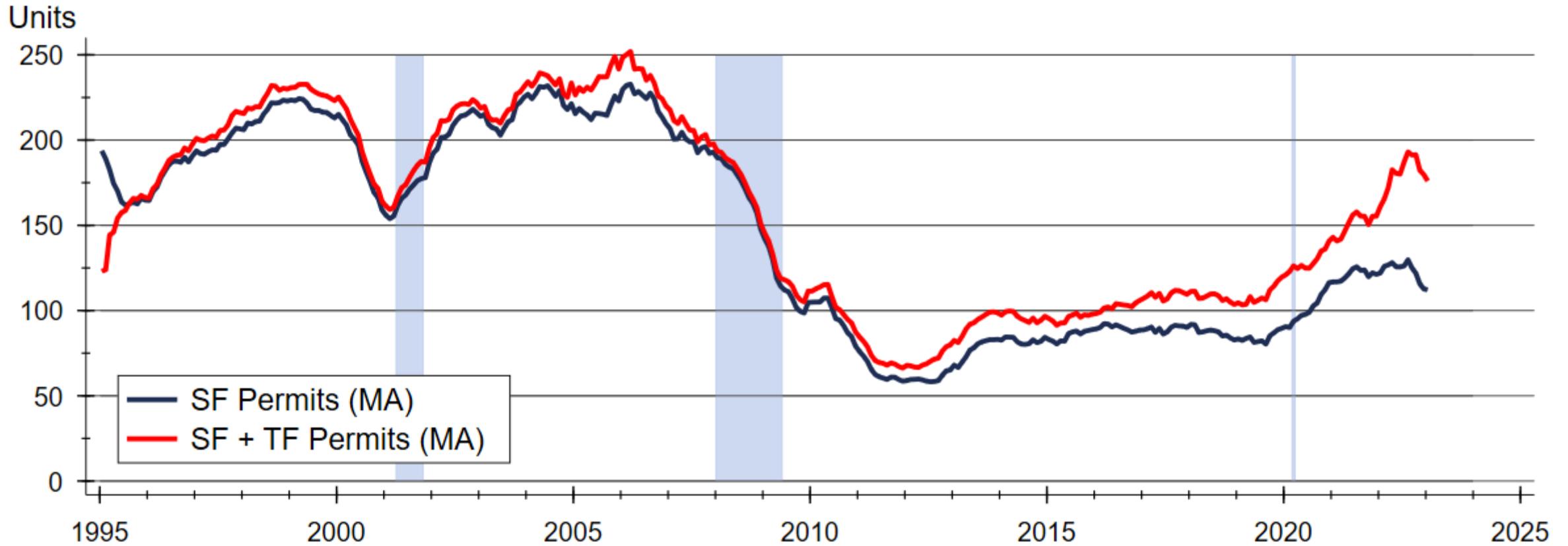
Source: Wichita Area Builders Association

Wichita MSA Two-family Building Permits



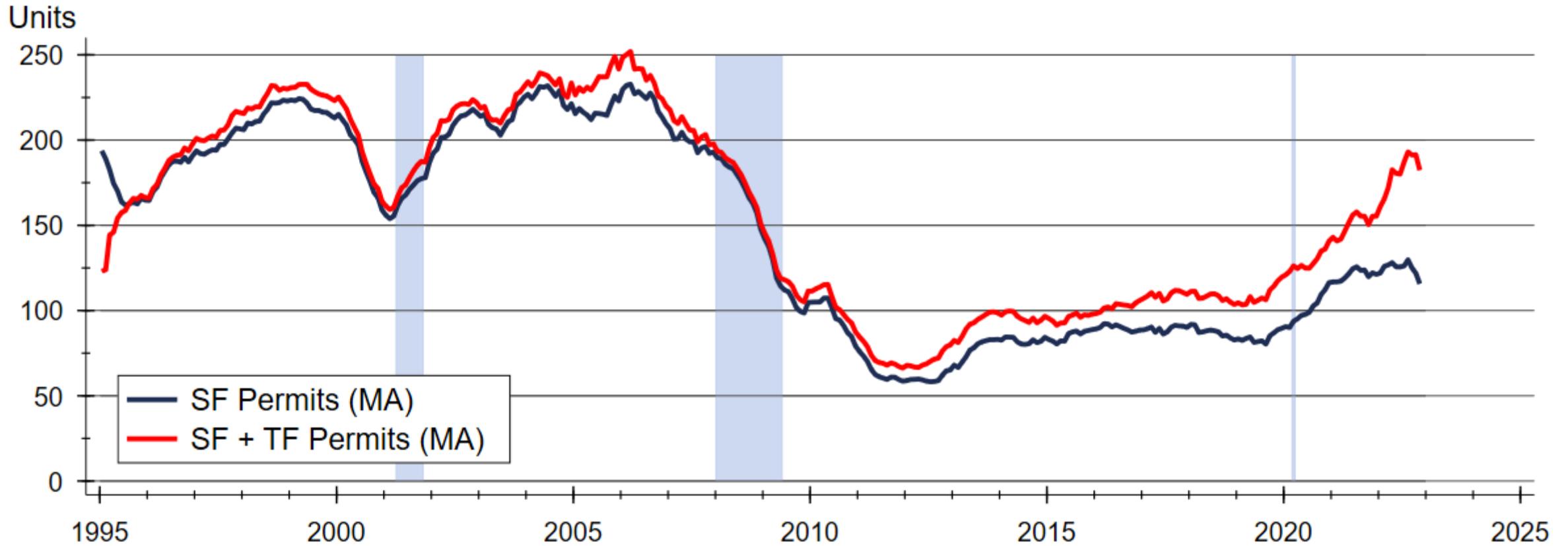
Source: U.S. Bureau of the Census

Single- and Two-family Building Permits



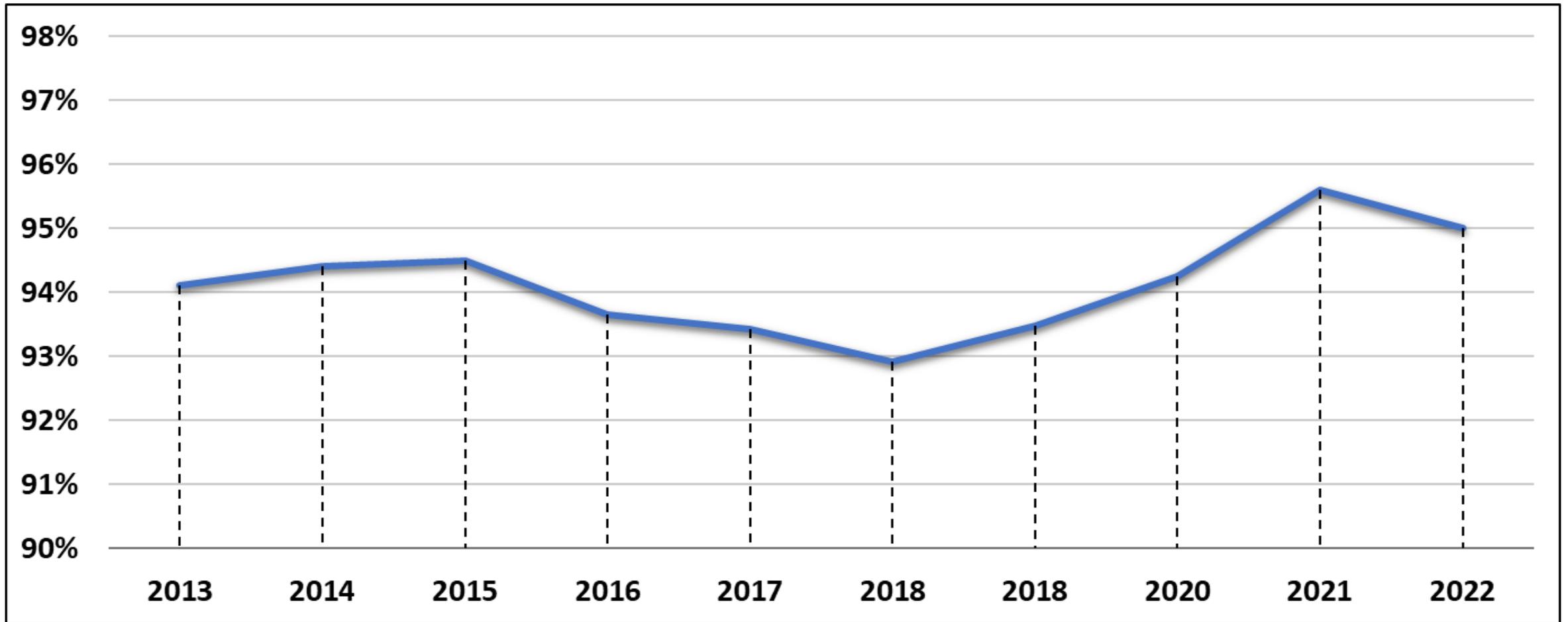
Sources: U.S. Bureau of the Census; Wichita Area Builders Association

Single- and Two-family Building Permits

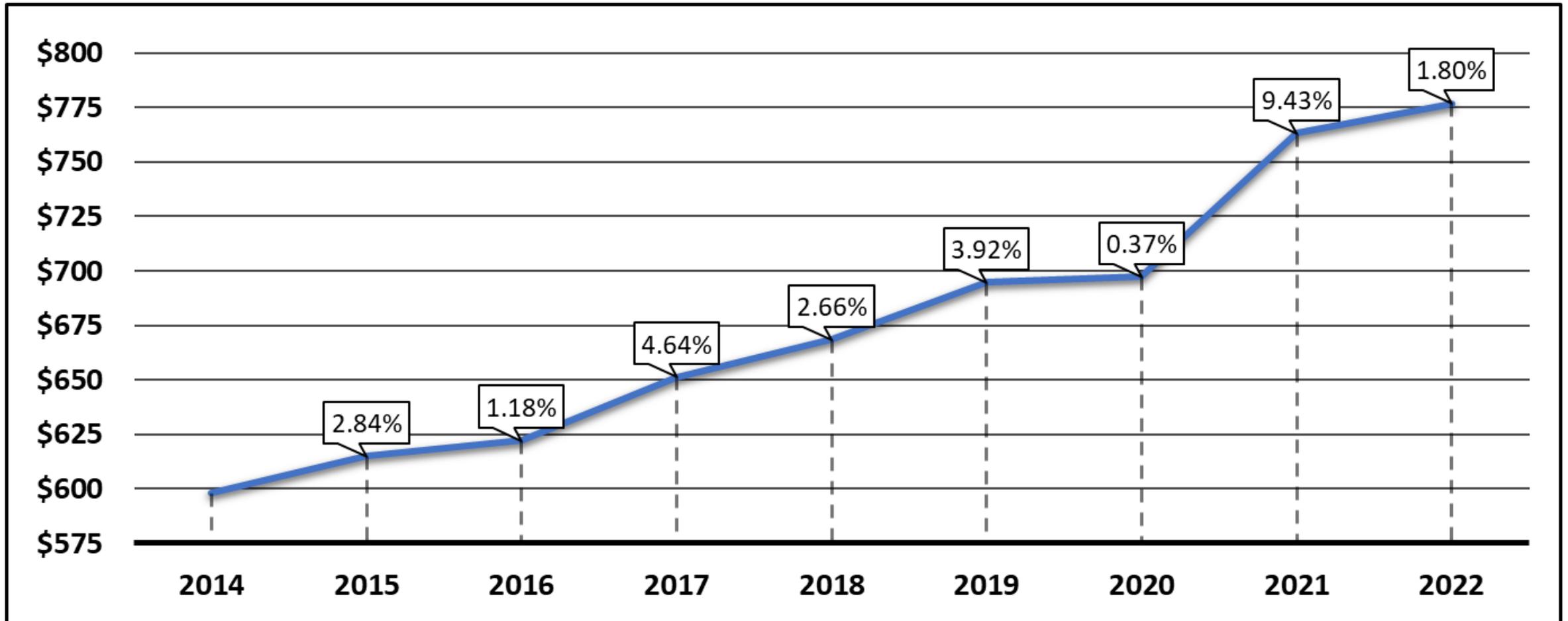


Sources: U.S. Bureau of the Census; Wichita Area Builders Association

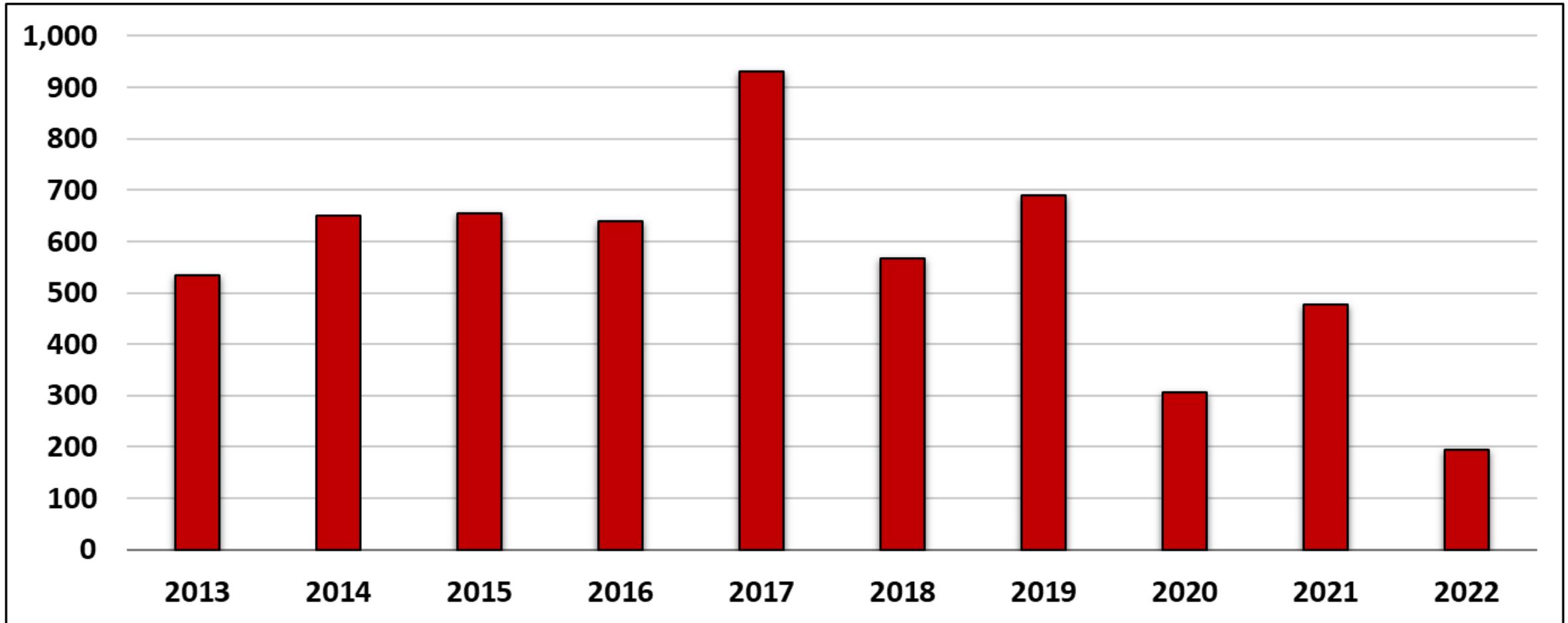
Wichita Apartment Occupancy



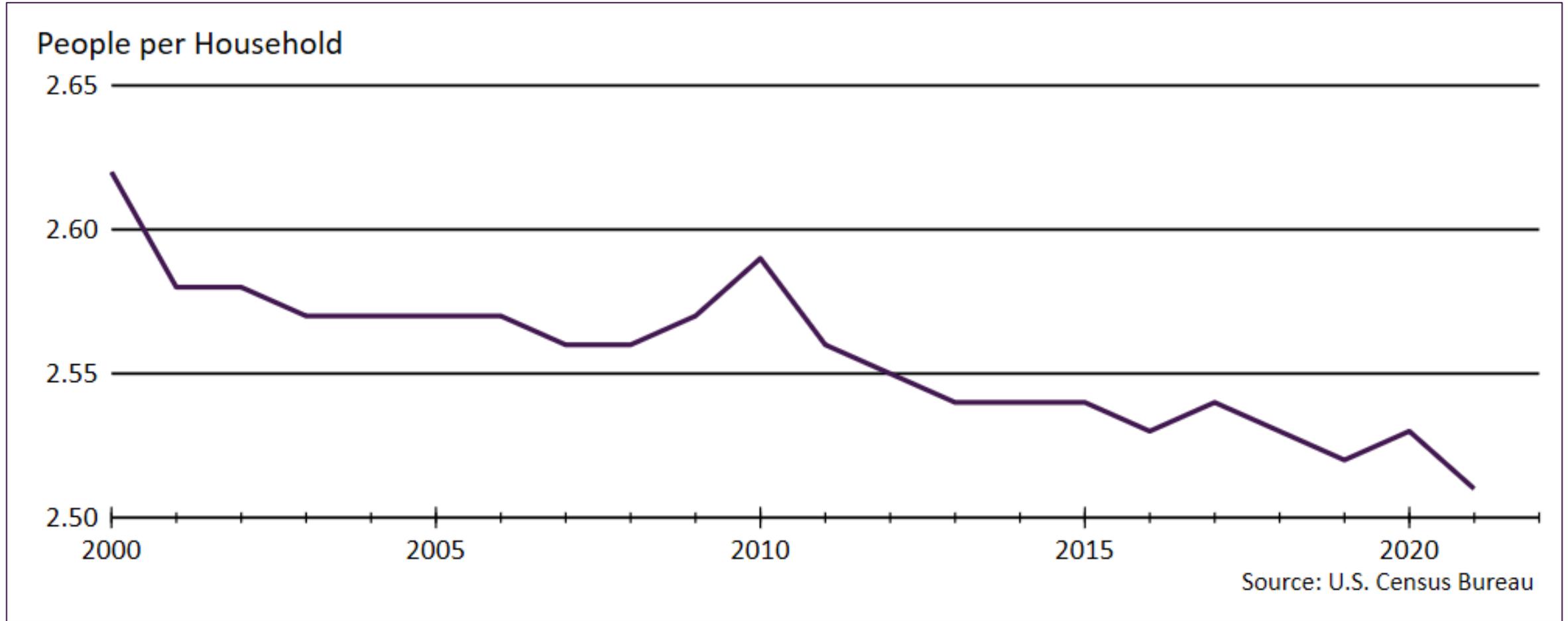
Wichita Apartment Rent Growth



Apartment Units Added to Market



Households Continue to Get Smaller



2023 Wichita Housing Forecast

	2020 <u>Actual</u>	2021 <u>Actual</u>	2022 <u>Forecast</u>	2023 <u>Forecast</u>
Total Home Sales	11,494 units +6.2%	12,152 units +5.7%	11,560 units -4.9%	11,460 units +0.7%
SF Building Permits	1,397 units +30.0%	1,455 units +4.2%	1,530 units +5.2%	1,570 units +2.6%
Home Price Appreciation	+7.7%	+14.6%	+12.9%	+4.7%

WSU Center for Real Estate

Laying a Foundation for Real Estate in Kansas

www.wichita.edu/realestate



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