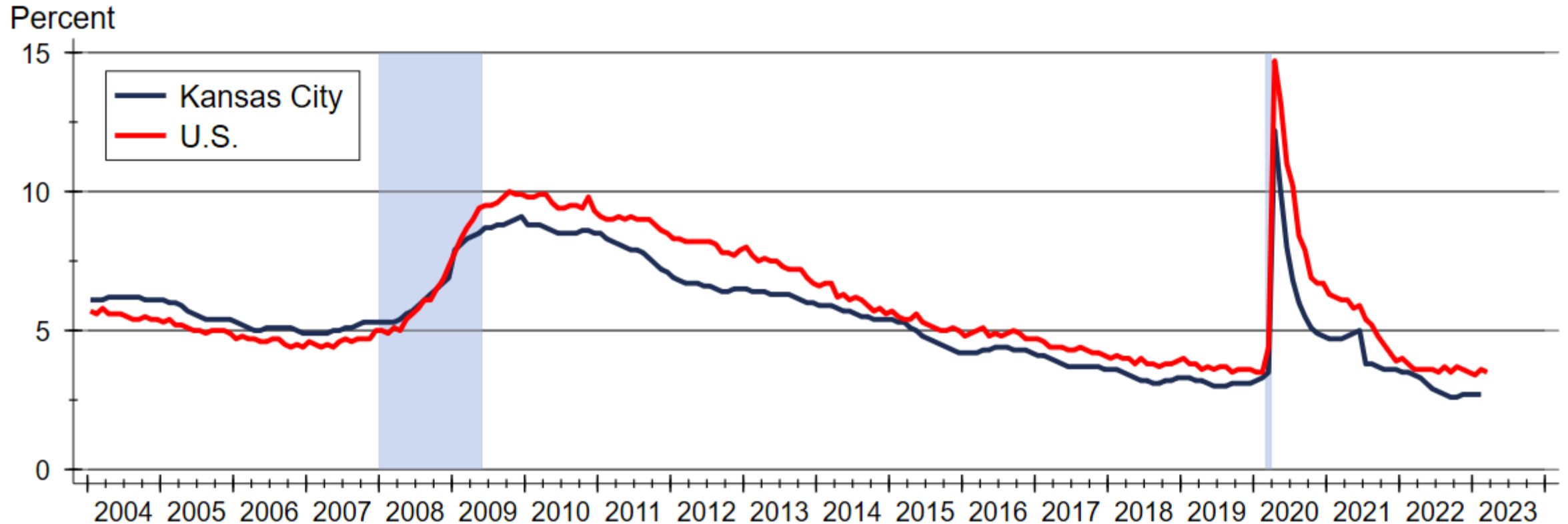


# Kansas City's Housing Market in the Current Economic Environment

Kansas City Real Producers  
April 19, 2023

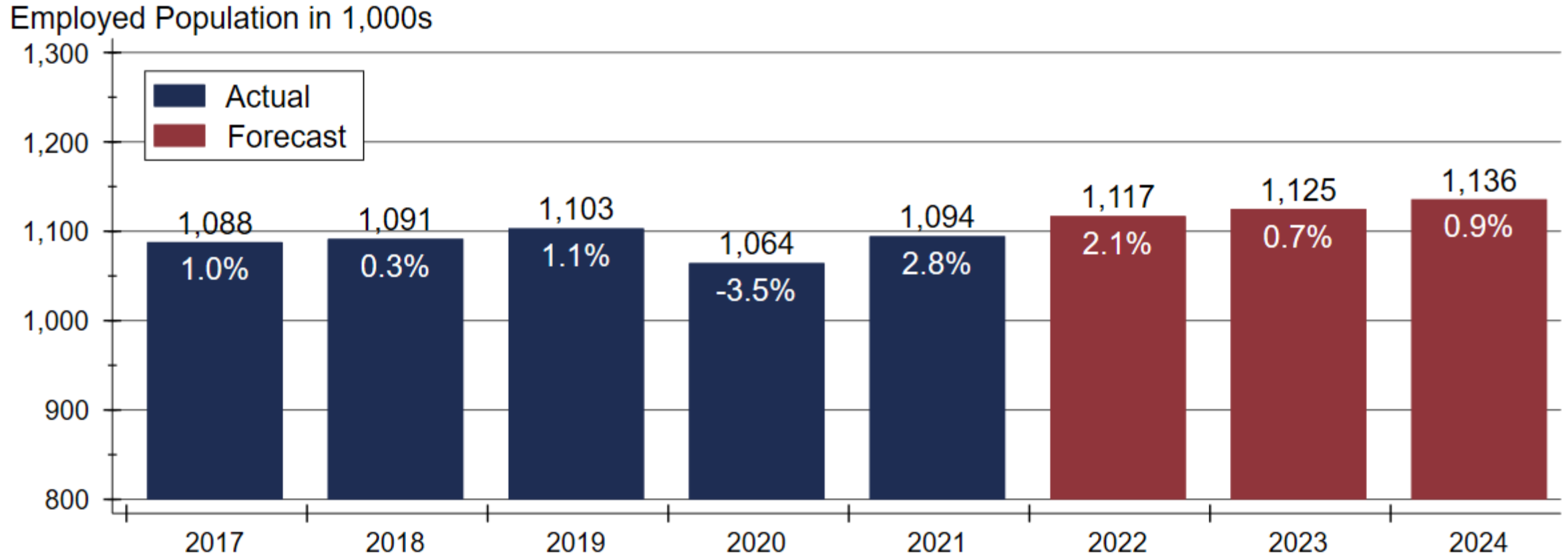
Dr. Stanley D. Longhofer  
WSU Center for Real Estate

# Unemployment Rates are near Historic Lows



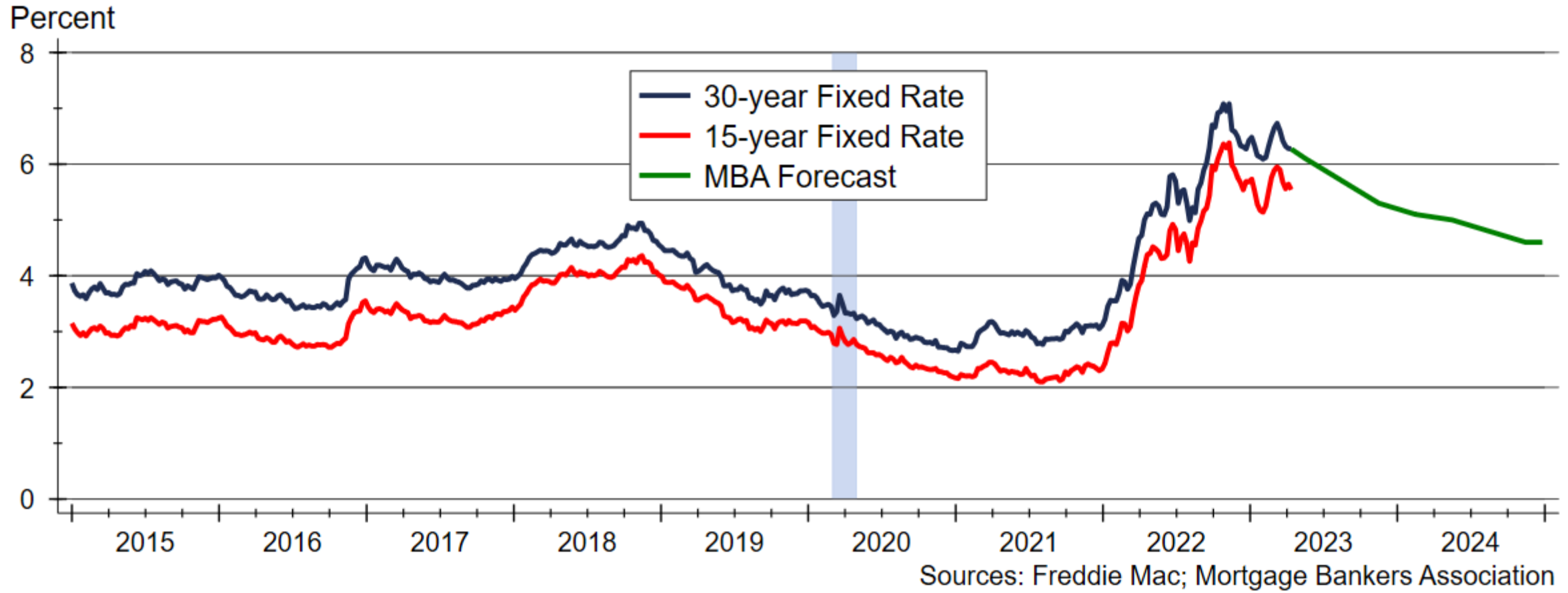
Source: U.S. Bureau of Labor Statistics  
Data are seasonally adjusted

# Kansas City Employment Forecast

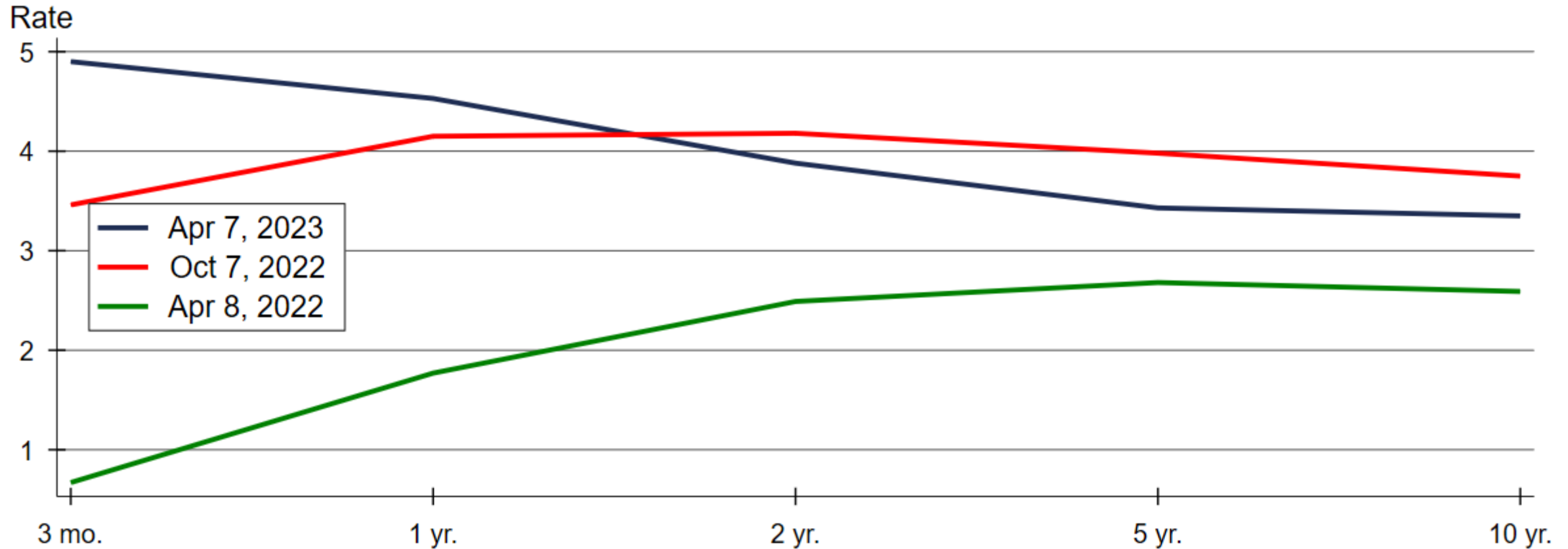


Sources: Bureau of Labor Statistics LAUS and WSU CEDBR

# MBA Forecasts that Mortgage Rates will Fall

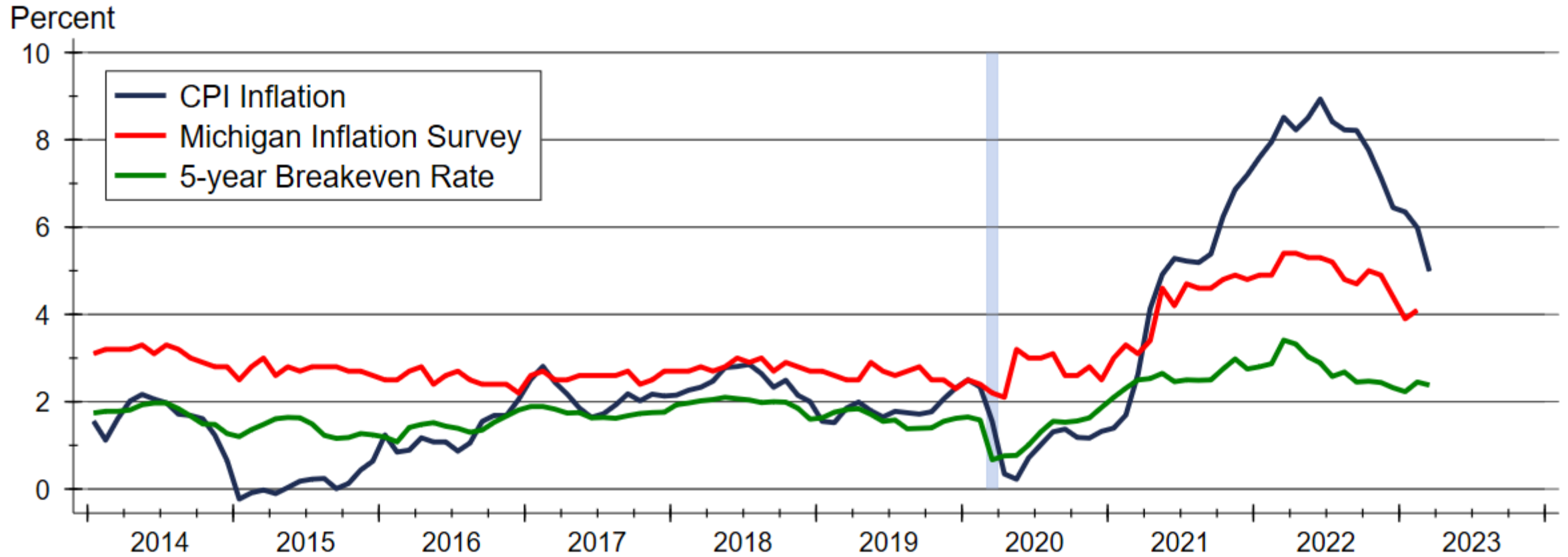


# The Yield Curve has Inverted



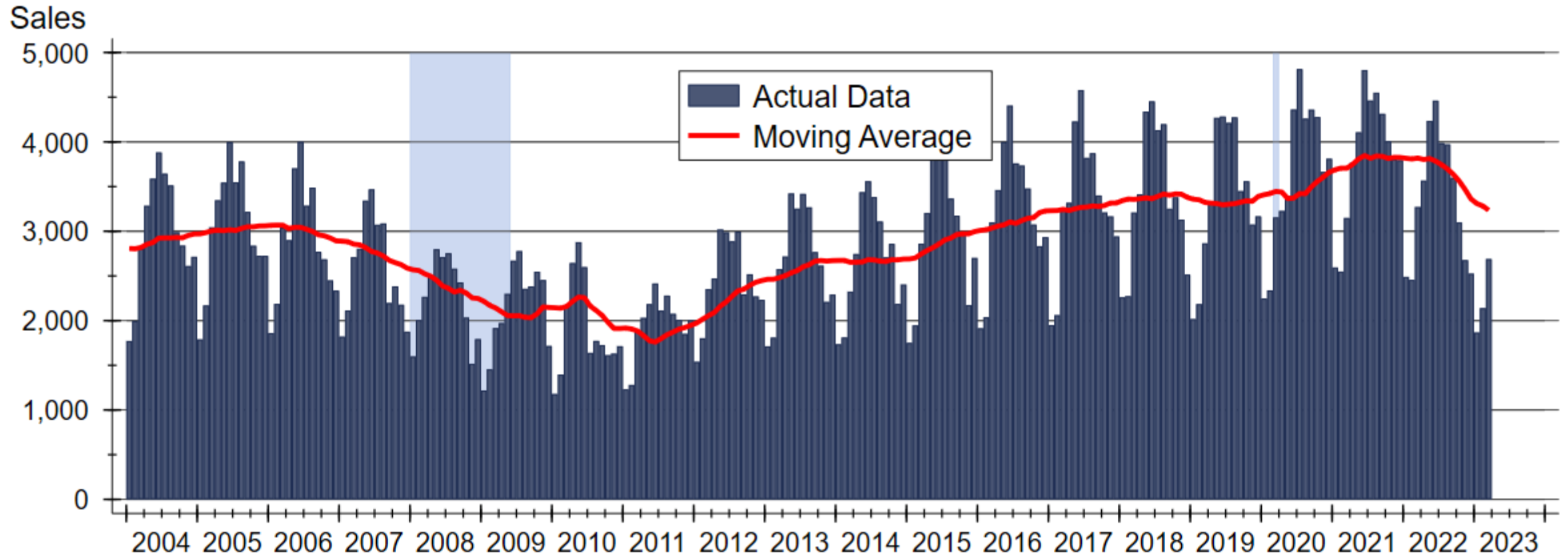
Source: Board of Governors of the Federal Reserve System

# Inflation Expectations



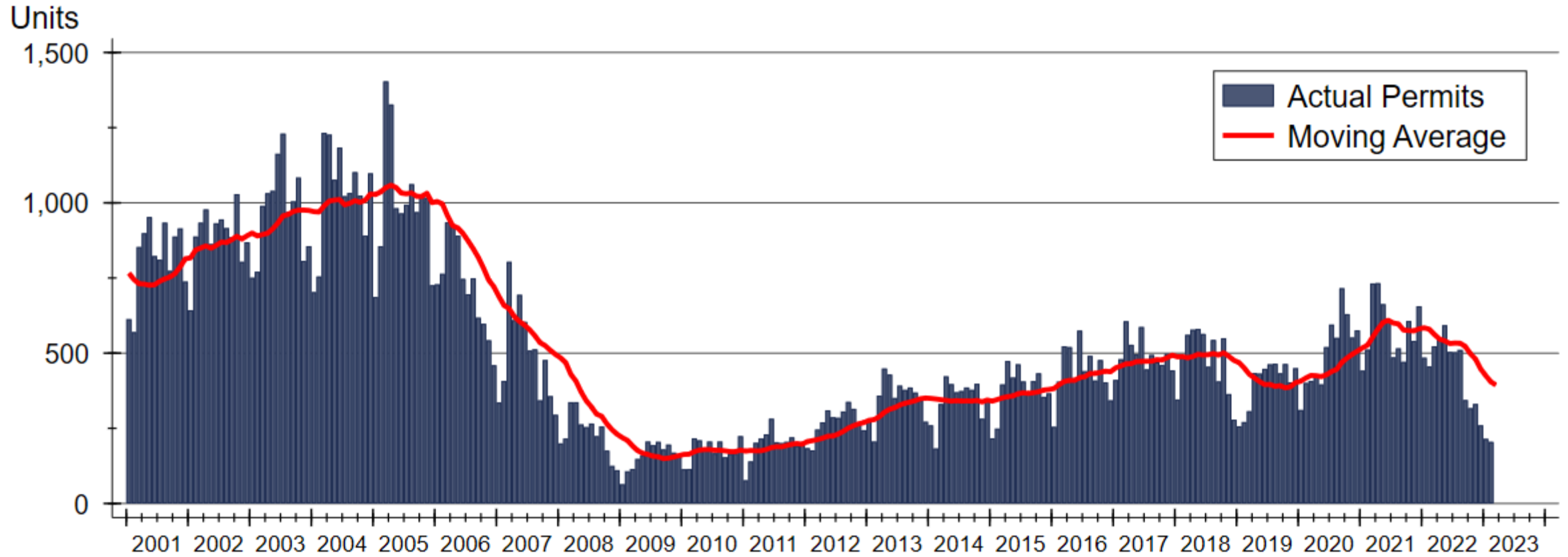
Sources: BLS; Federal Reserve Bank of St. Louis; University of Michigan

# Kansas City Home Sales Activity



Source: Heartland MLS

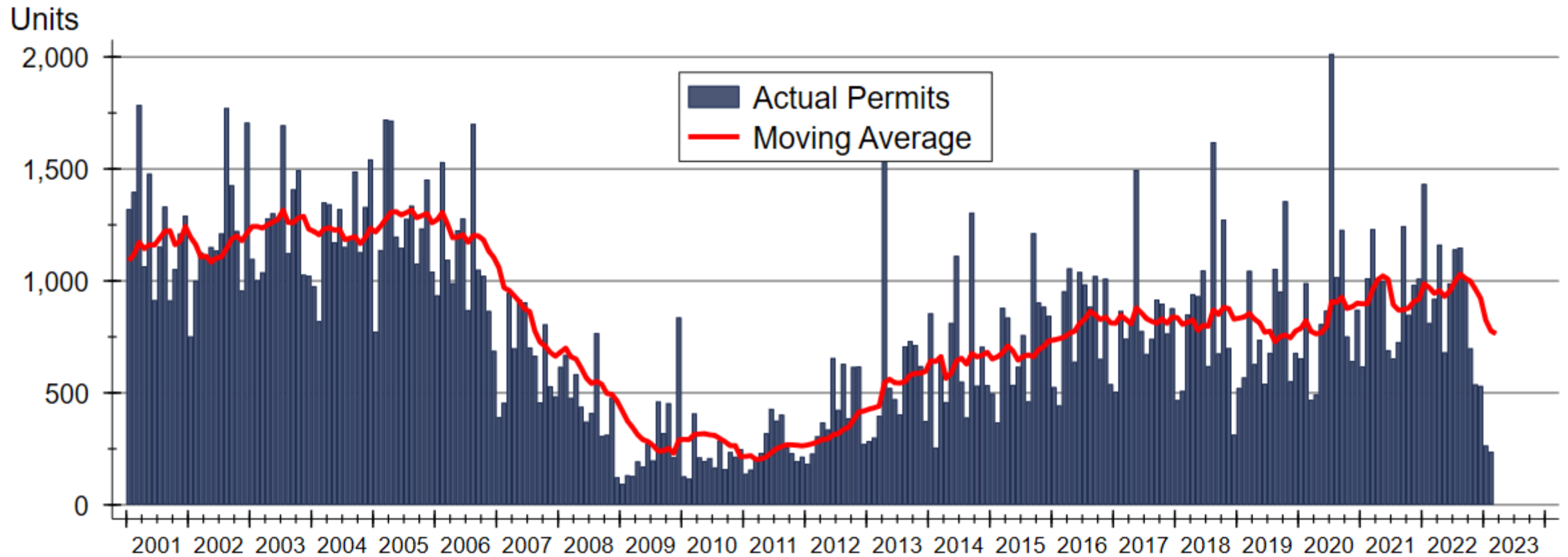
# Kansas City MSA Single-family Building Permits



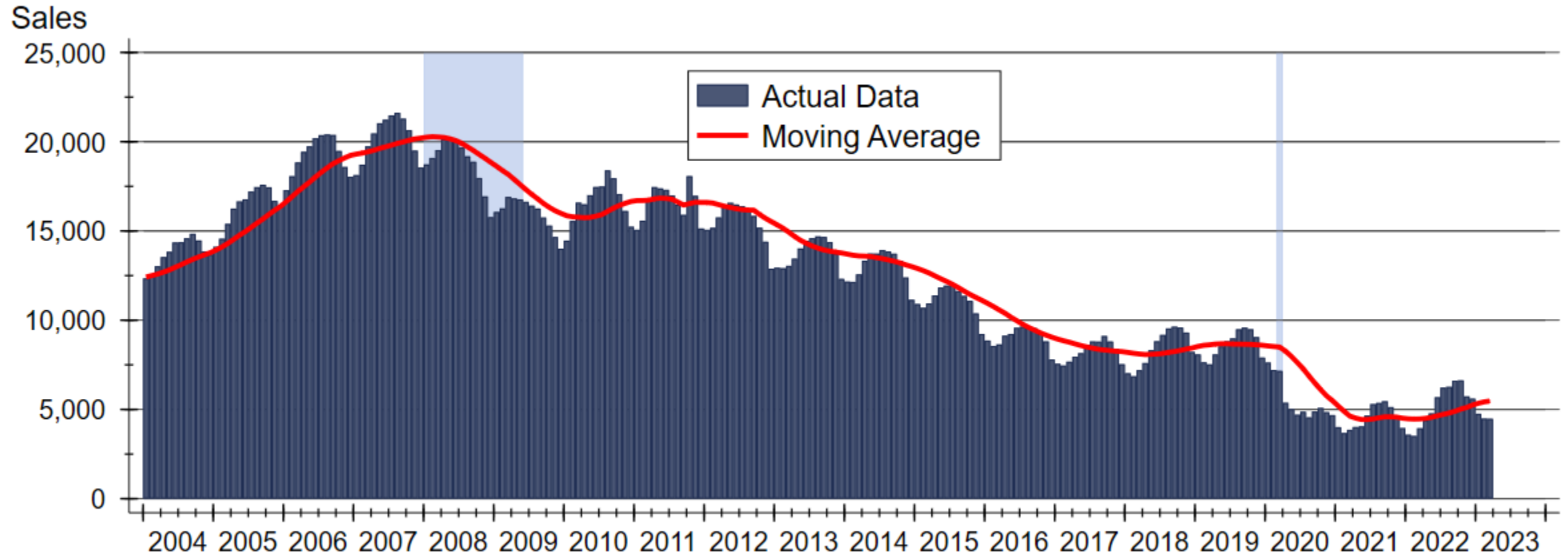
Source: U.S. Bureau of the Census



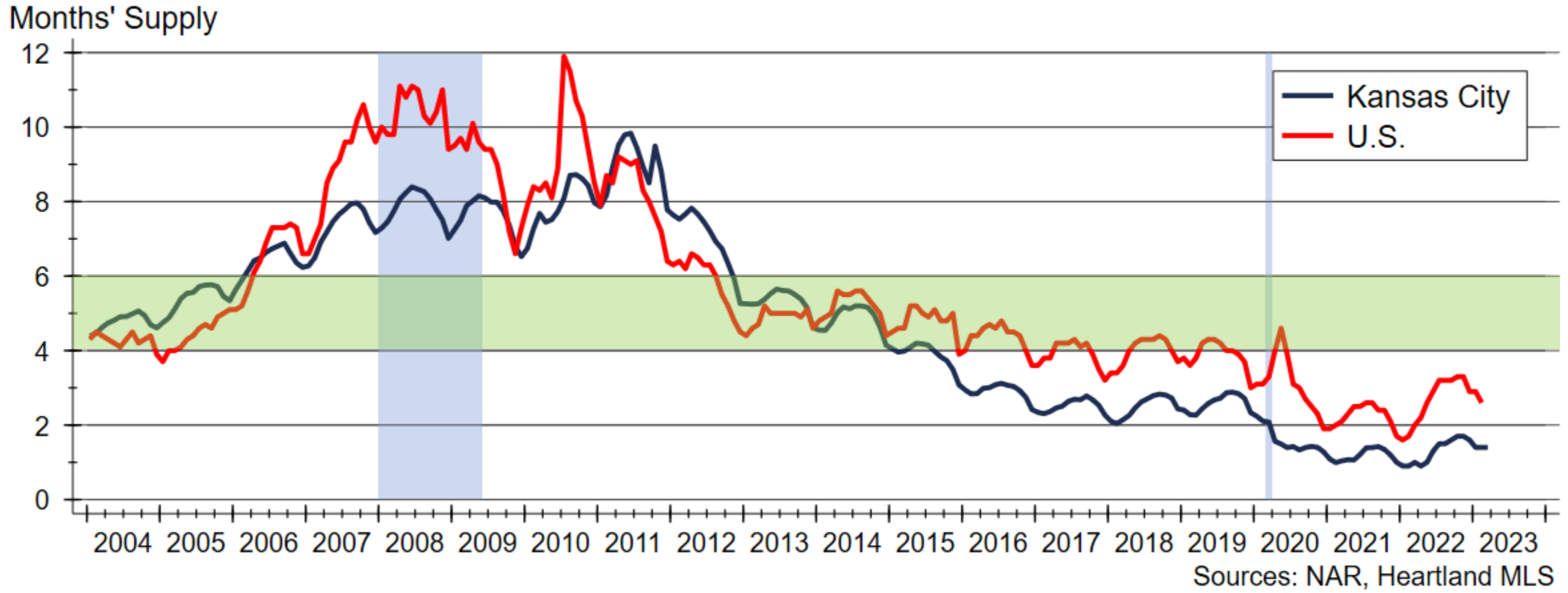
# Kansas City MSA Total Residential Building Permits



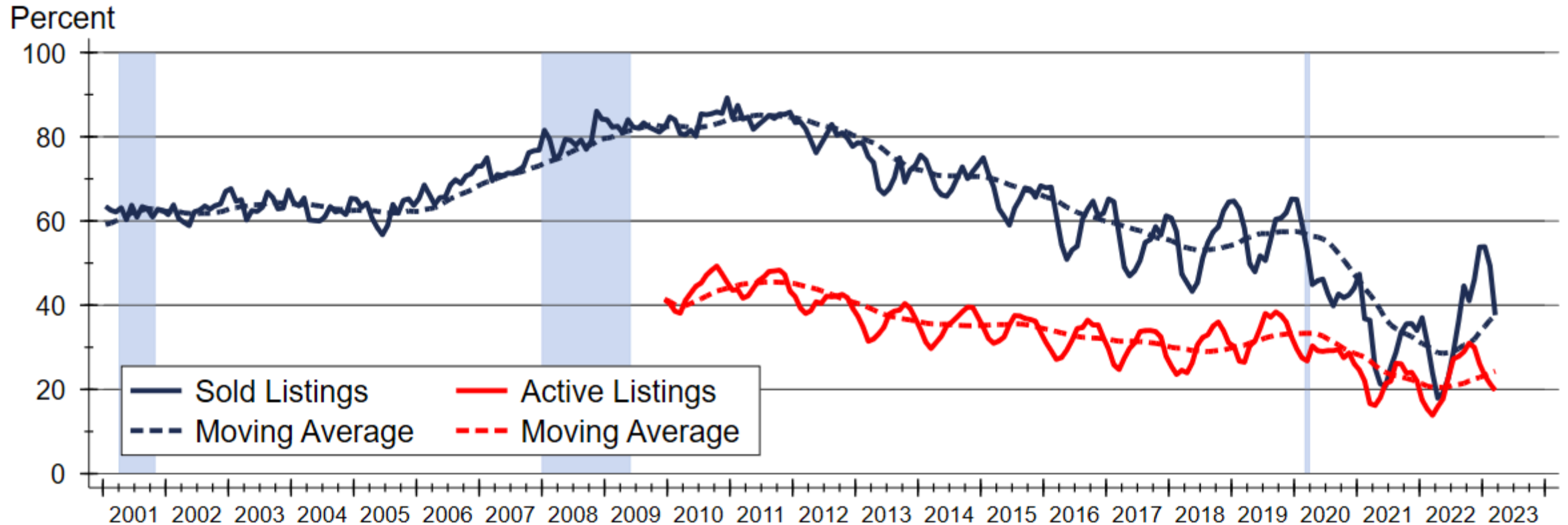
# Homes Available for Sale in Kansas City Area



# Months' Supply of Homes for Sale



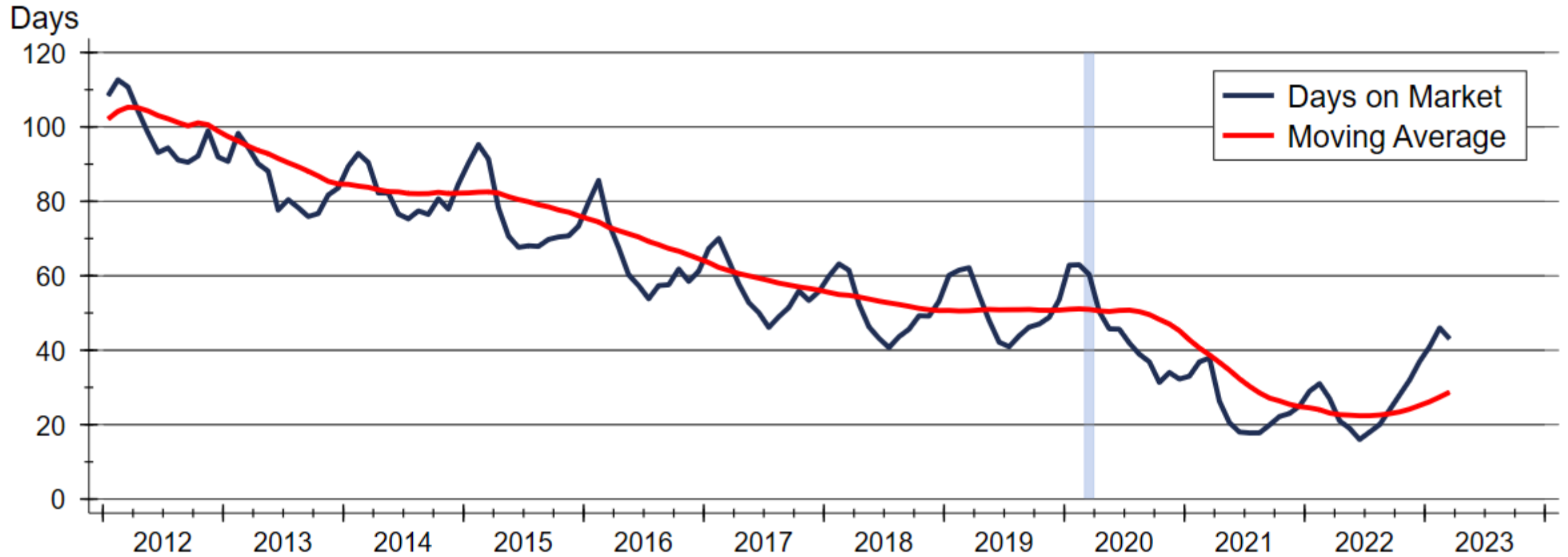
# Fraction of Kansas City-area Listings Discounted from Original Asking Price



Source: CRE using data from Heartland MLS

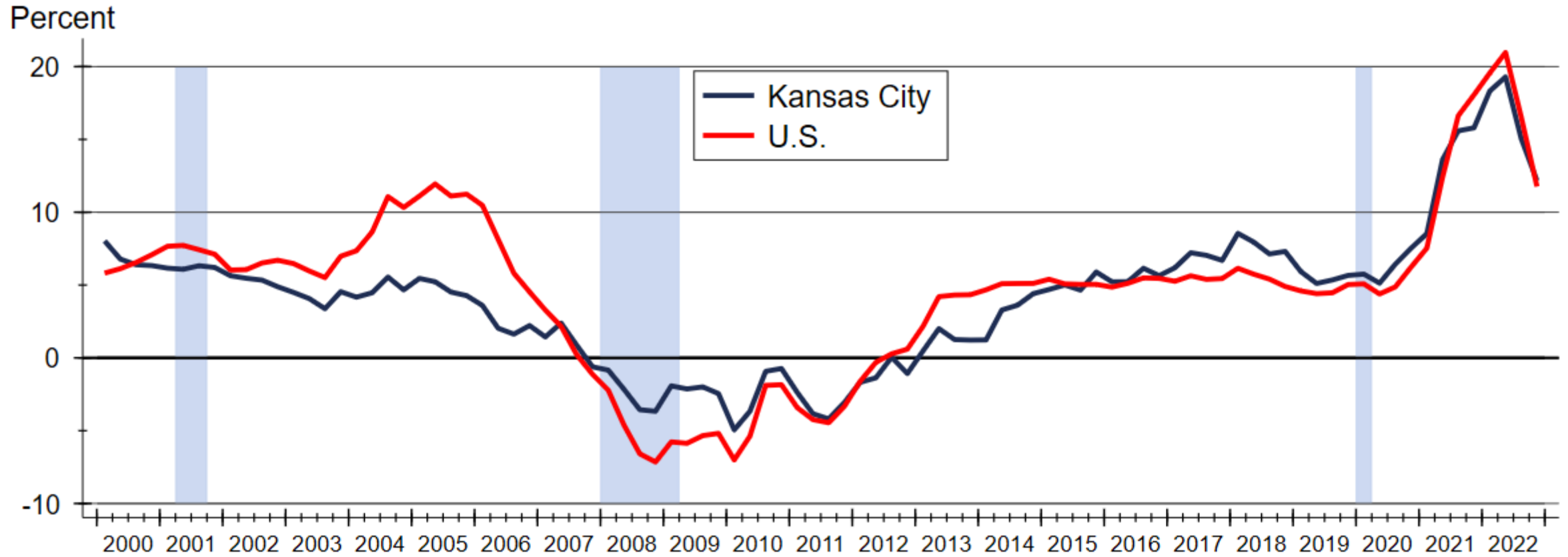
Note: Kansas side only

# Kansas City-area Median Days on Market



Source: Heartland MLS

# Home Price Appreciation



Source: Federal Housing Finance Agency (FHFA)

# WSU Center for Real Estate

## Laying a Foundation for Real Estate in Kansas

*[www.wichita.edu/realestate](http://www.wichita.edu/realestate)*



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