

Wichita Housing Market Update

Hispanics in Real Estate

May 24, 2023

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WSU Center for Real Estate



WICHITA STATE
UNIVERSITY
W. FRANK BARTON
SCHOOL OF BUSINESS

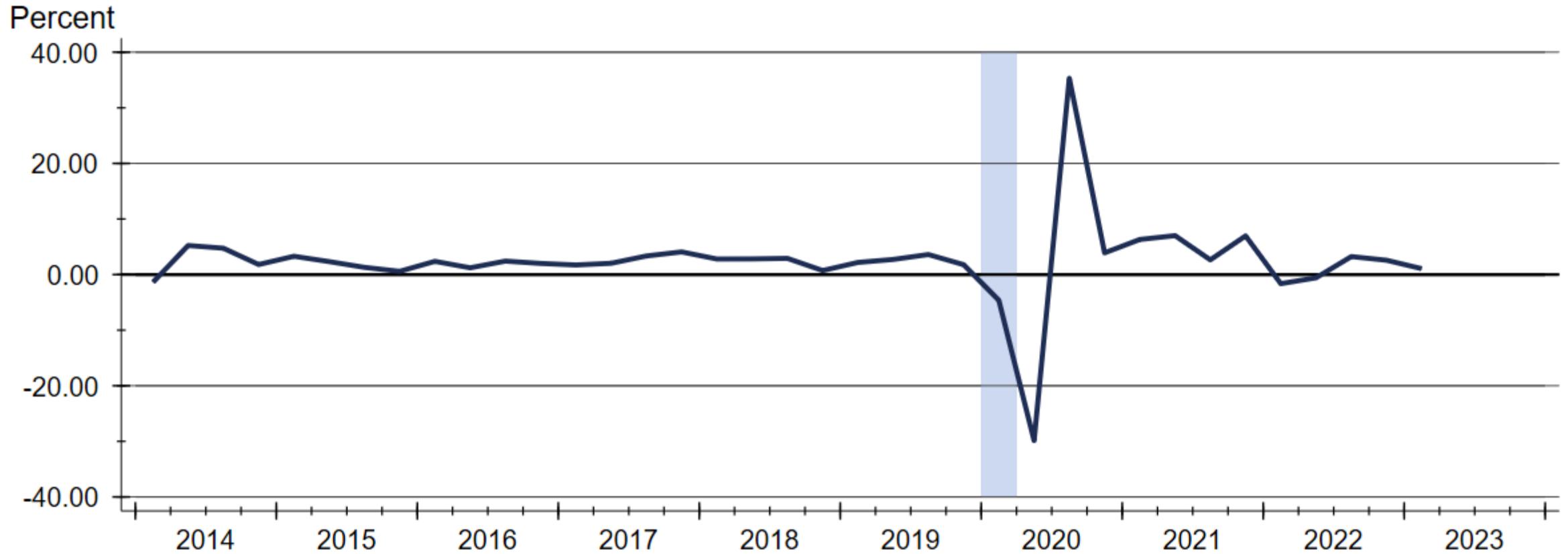


Today's Presentation Slides

- You can download the slides from today's presentation from the Center for Real Estate website at

<https://realestate.wichita.edu>

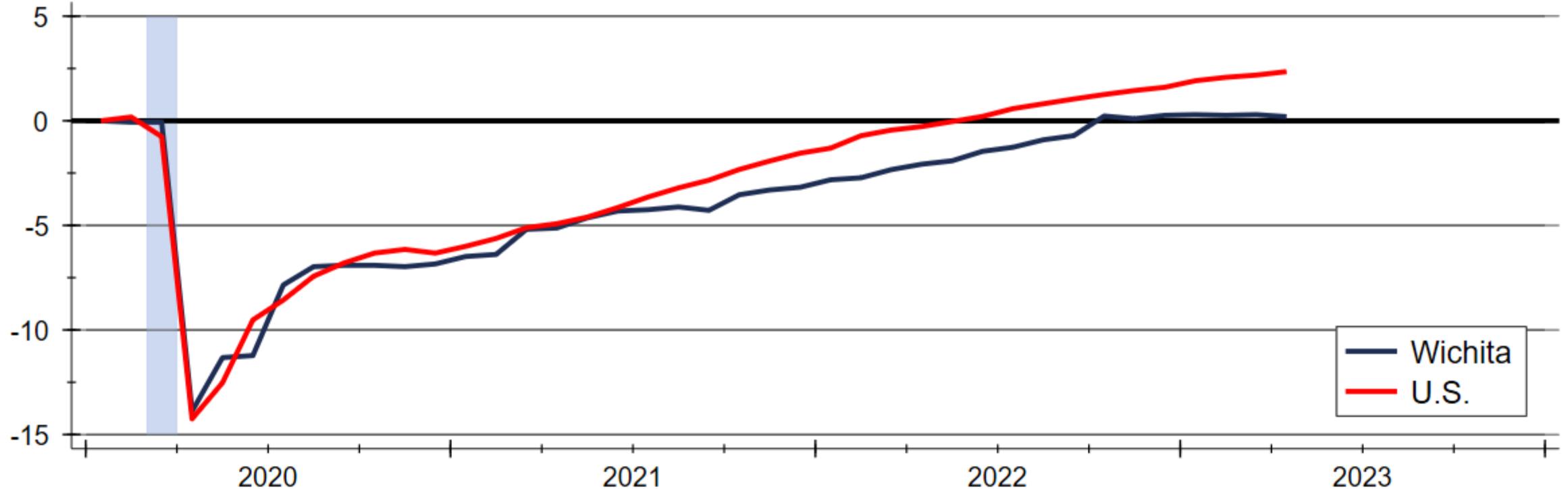
Quarterly Gross Domestic Product Growth



Source: Bureau of Economic Analysis

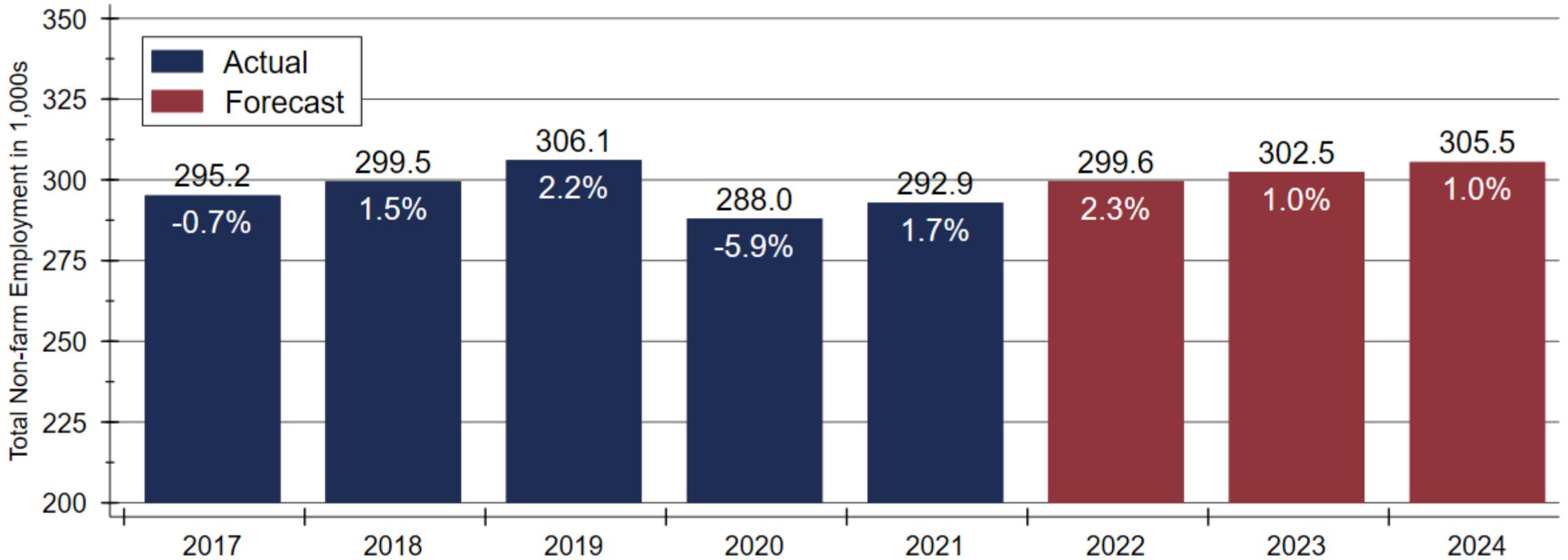
Change in Employment since January 2020

Percentage Change since 2020m1



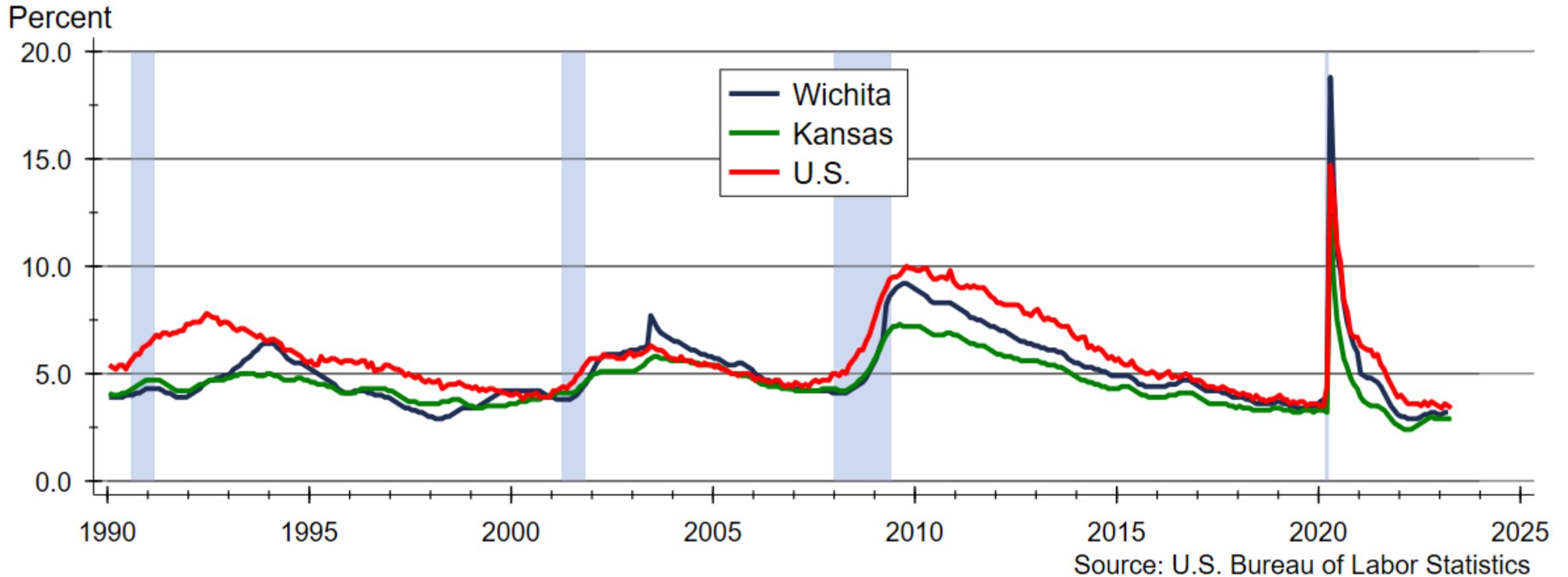
Source: U.S. Bureau of Labor Statistics
Index created from seasonally adjusted data

Wichita Employment Forecast

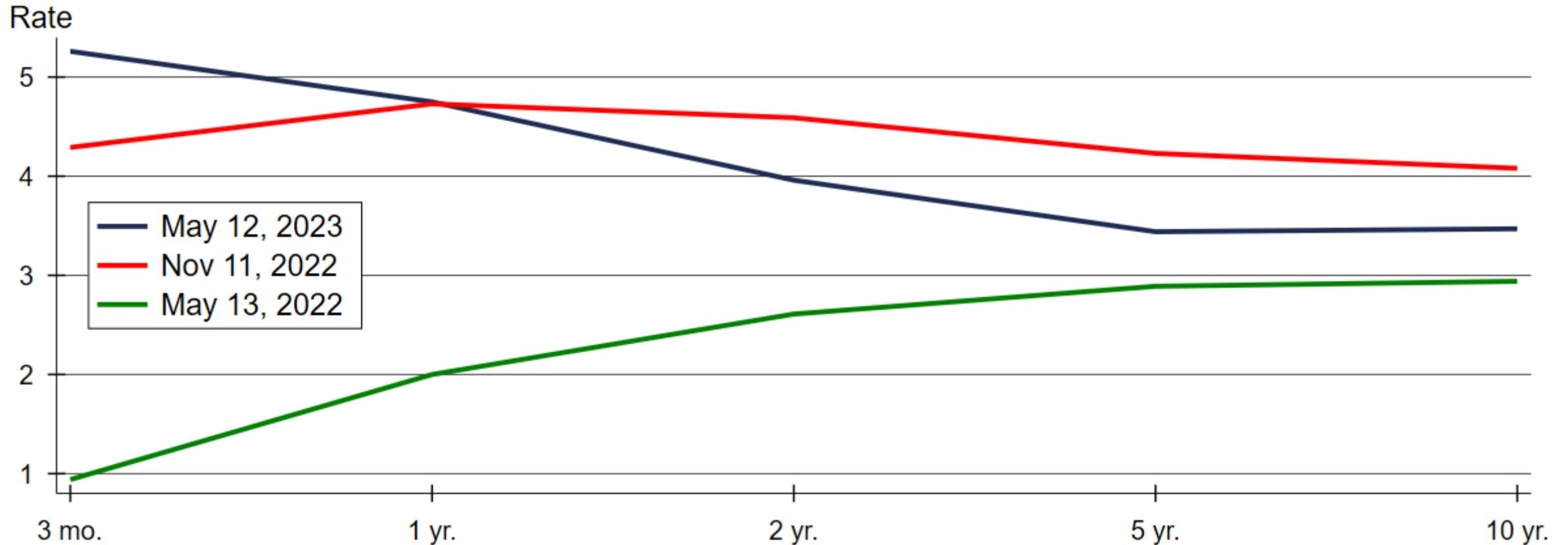


Sources: Kansas Department of Labor and WSU CEDBR

Unemployment is near Historic Lows

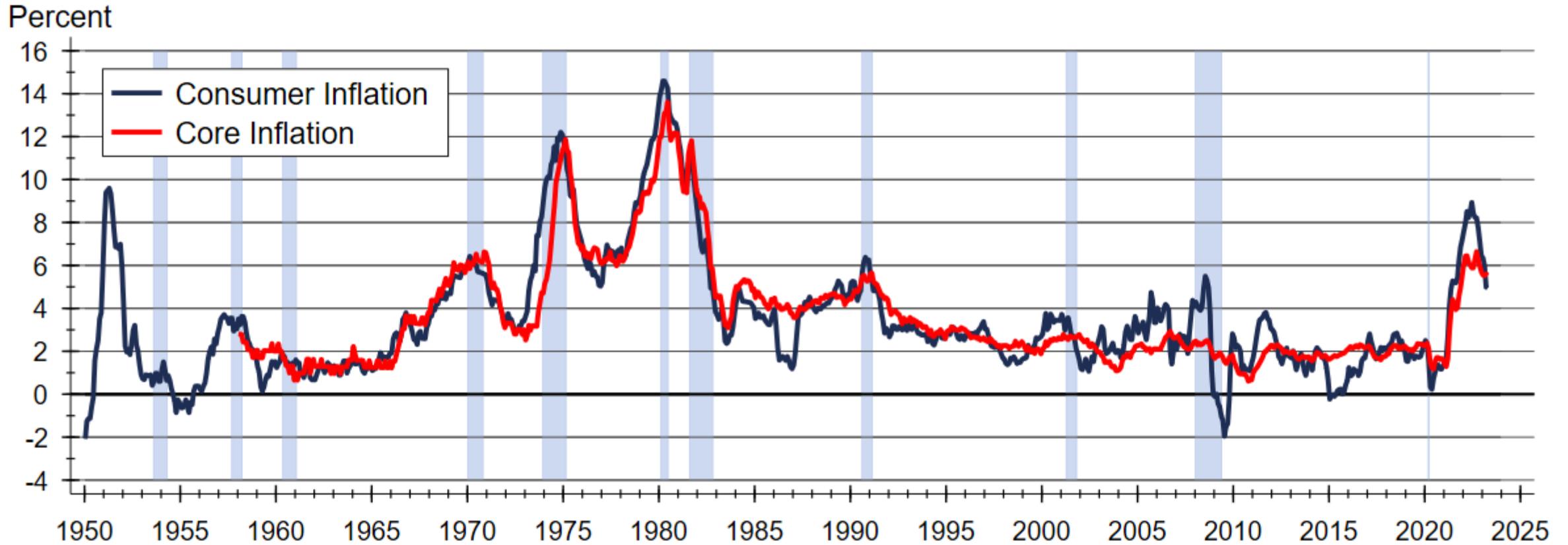


The Yield Curve has Inverted

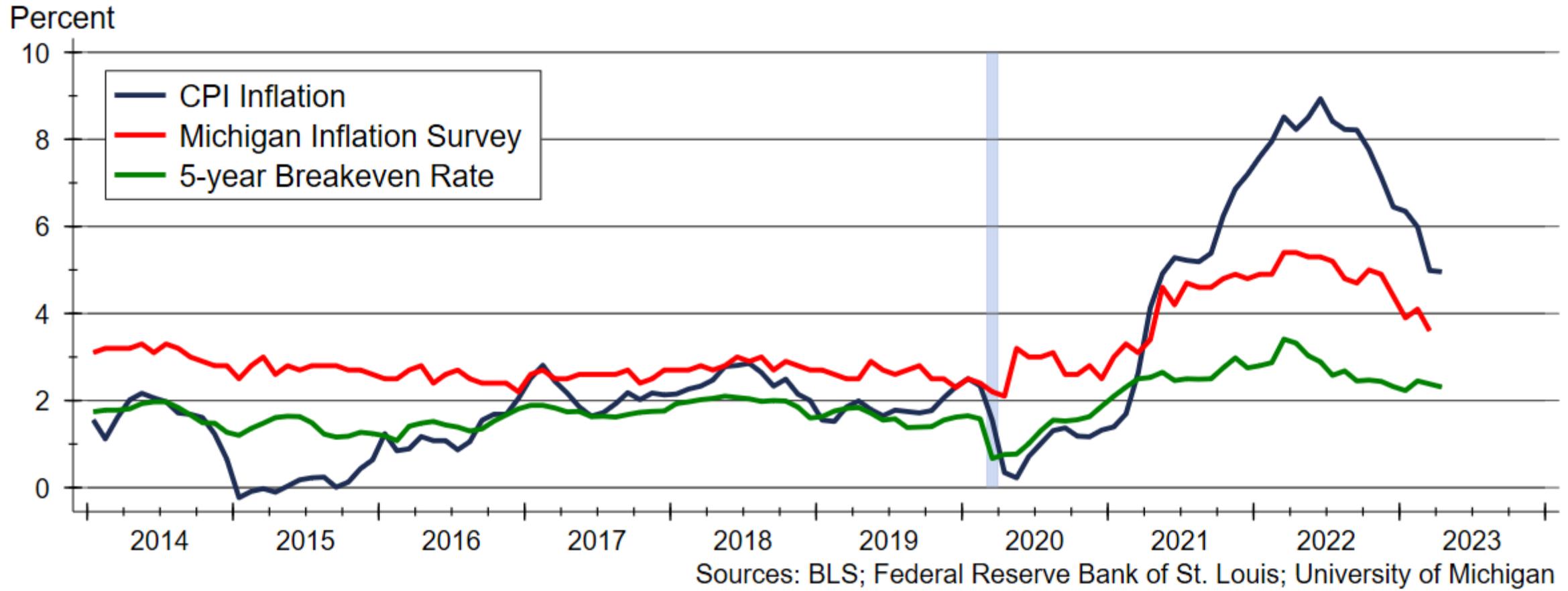


Source: Board of Governors of the Federal Reserve System

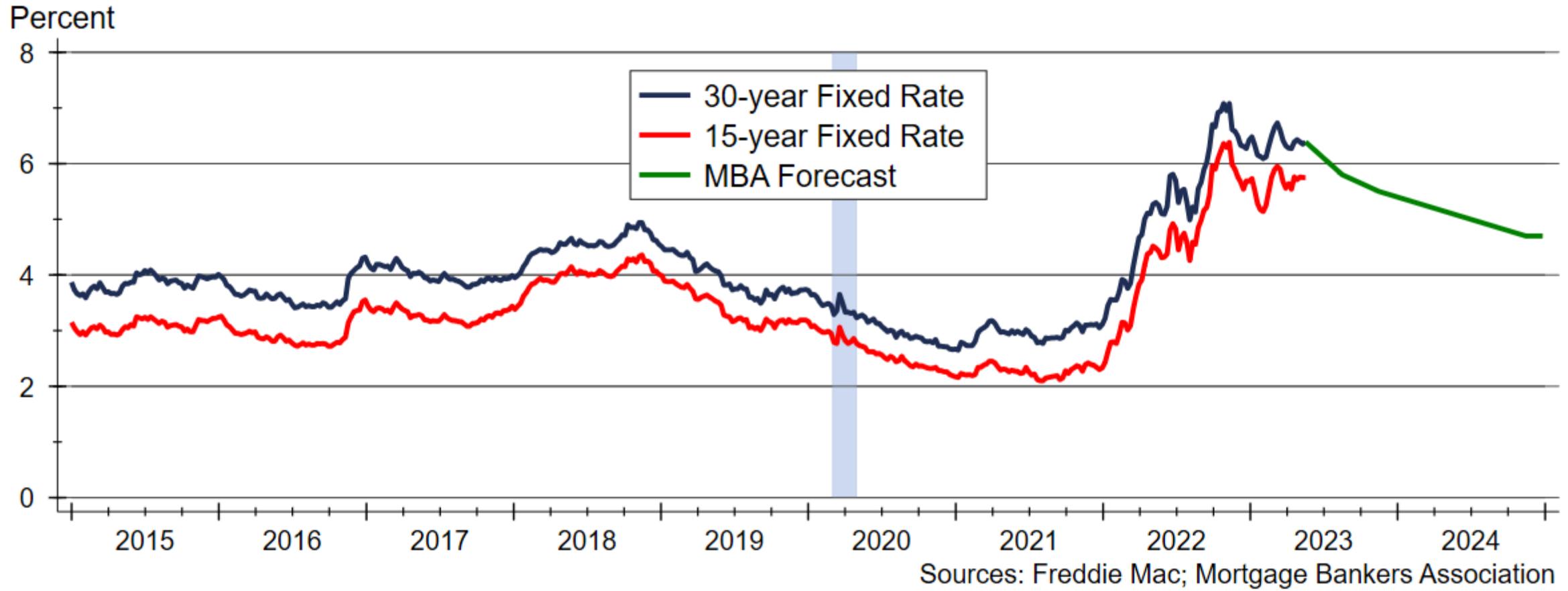
CPI Inflation since 1950



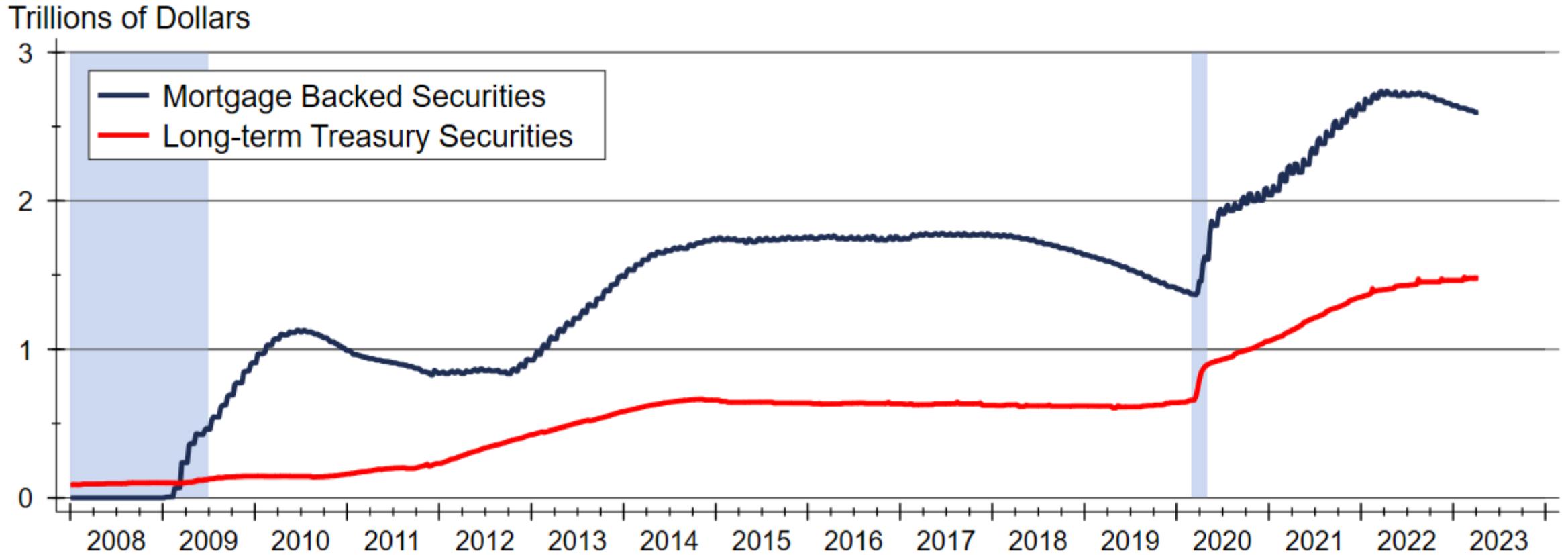
Inflation Expectations



MBA Forecasts that Mortgage Rates will Fall

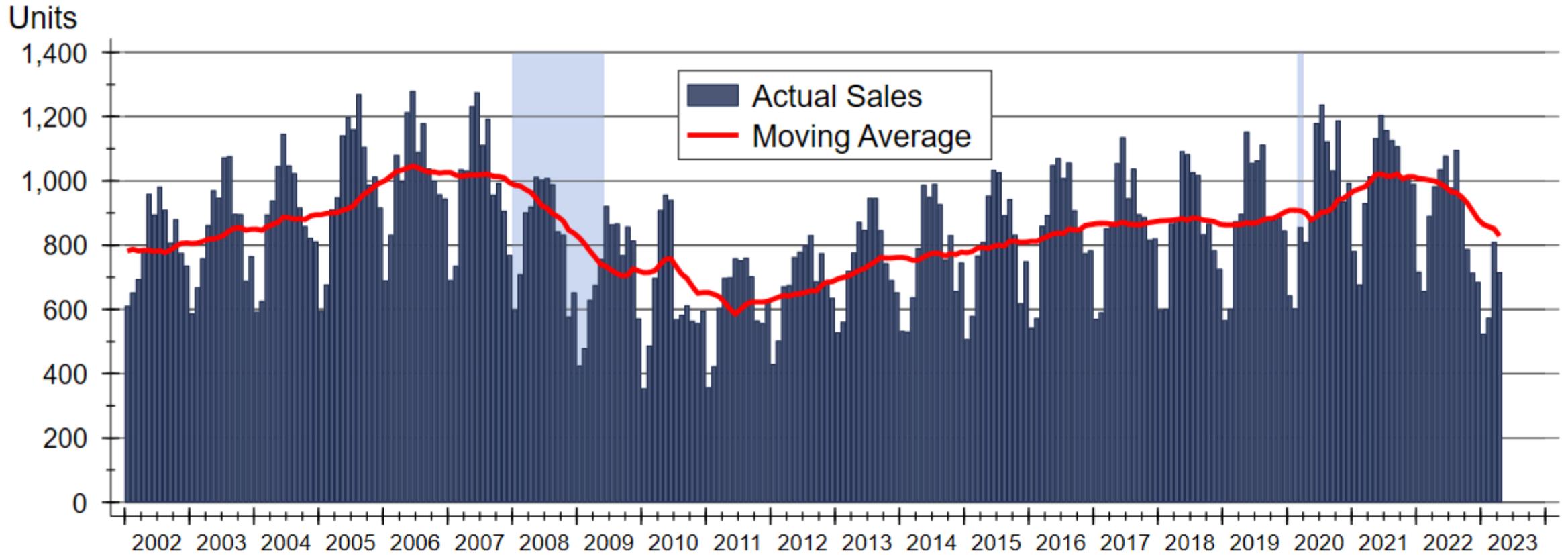


Federal Reserve MBS Holdings



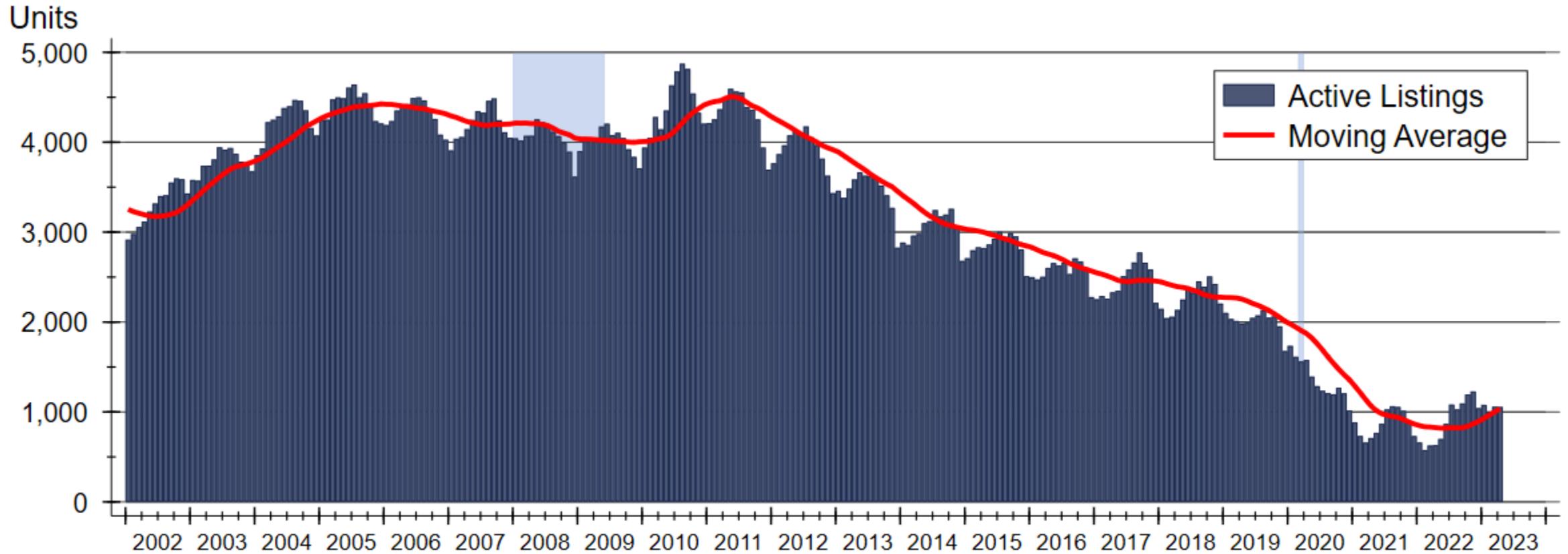
Source: Federal Reserve Board of Governors

Wichita-area Home Sales Activity



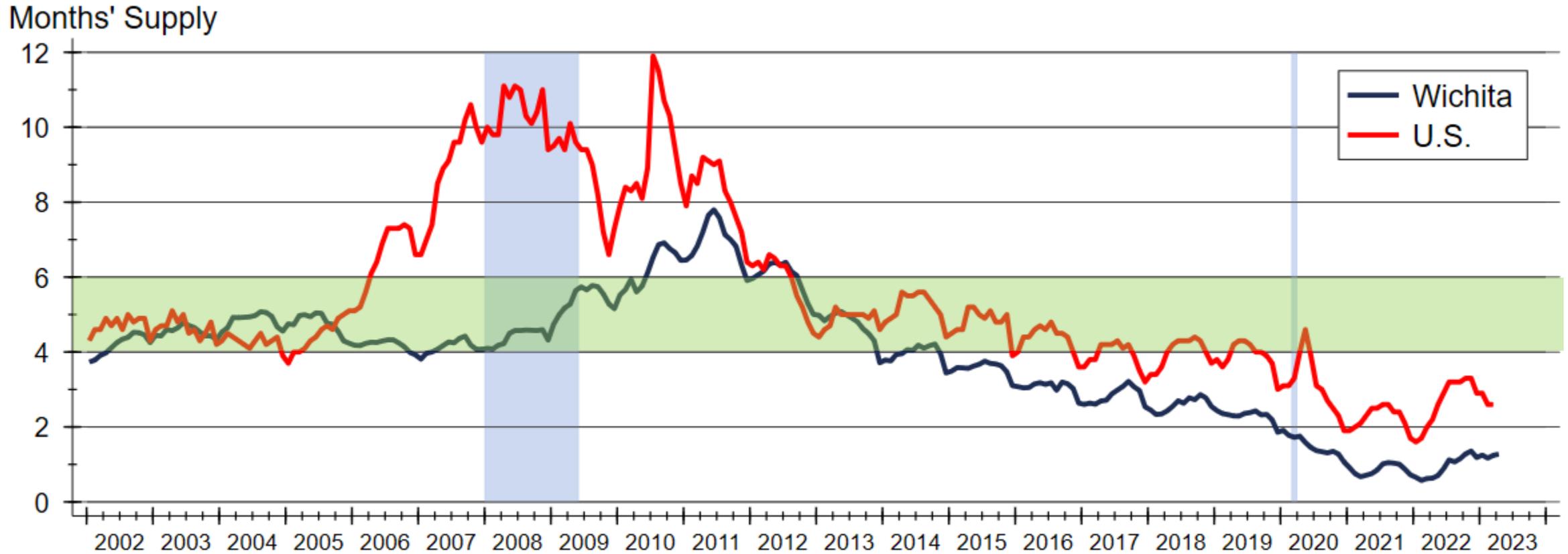
Source: South Central Kansas MLS

Homes Available for Sale in Wichita Area



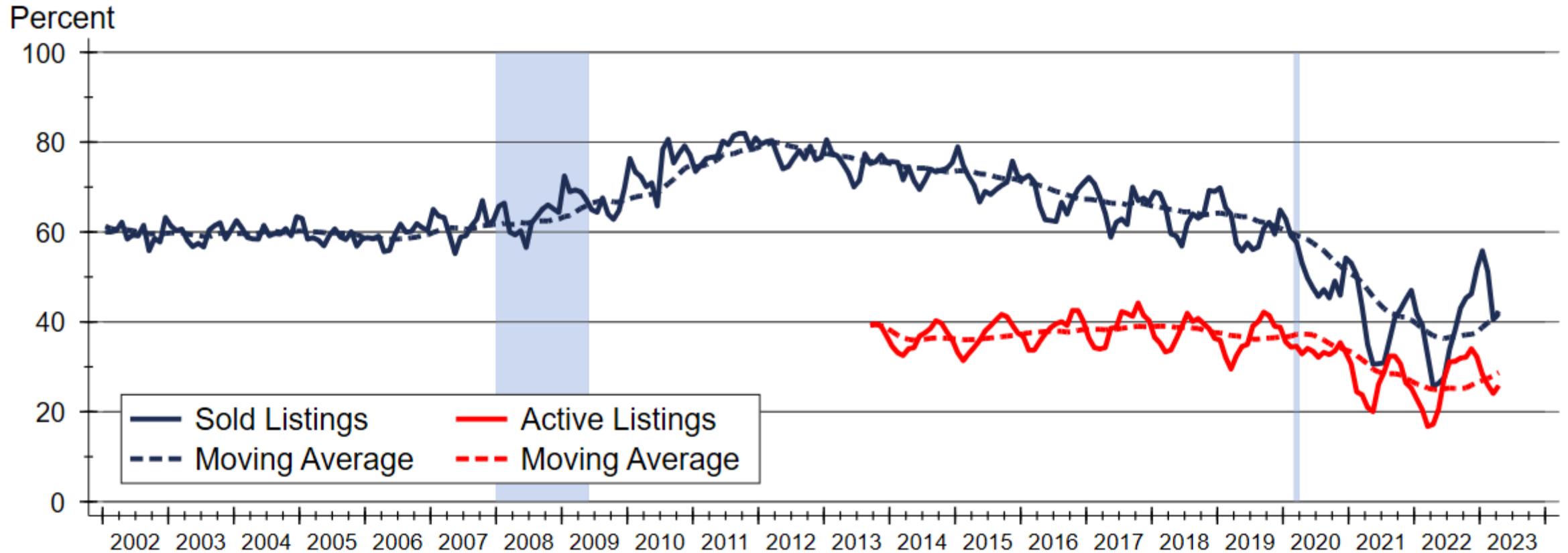
Source: South Central Kansas MLS MLS

Months' Supply of Homes for Sale



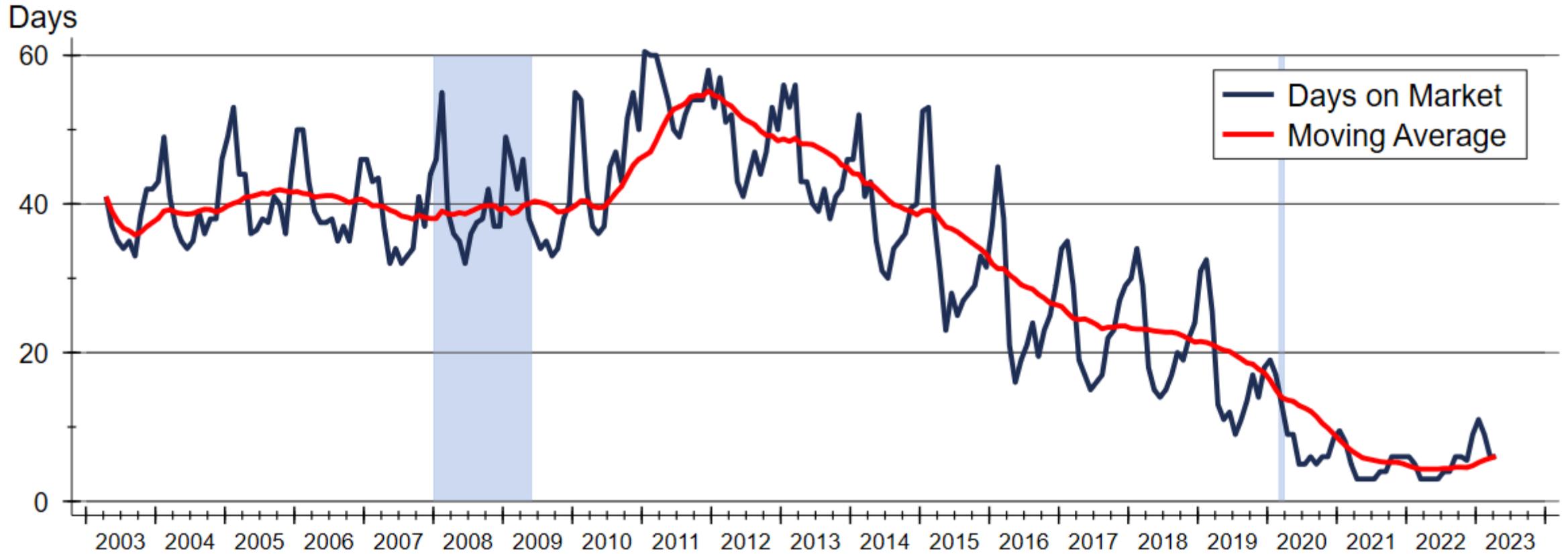
Sources: National Association of Realtors® and South Central Kansas MLS

Fraction of Wichita-area Listings Discounted from Original Asking Price



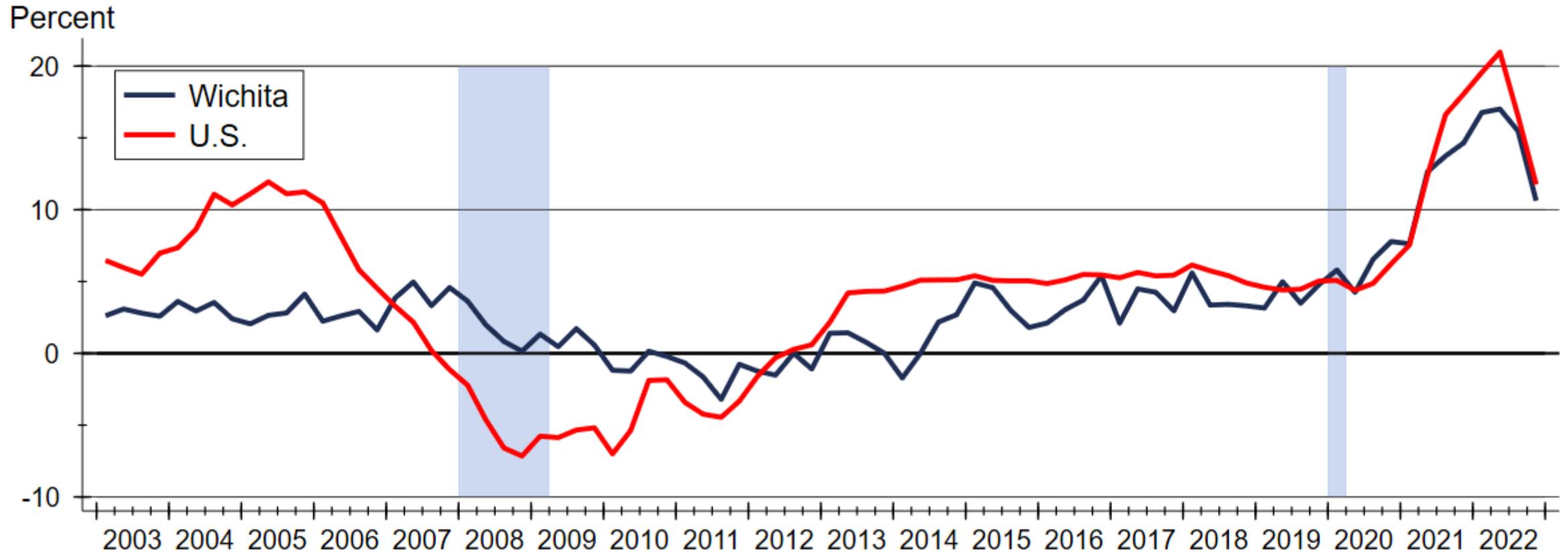
Source: CRE using data from South Central Kansas MLS

Wichita-area Median Days on Market



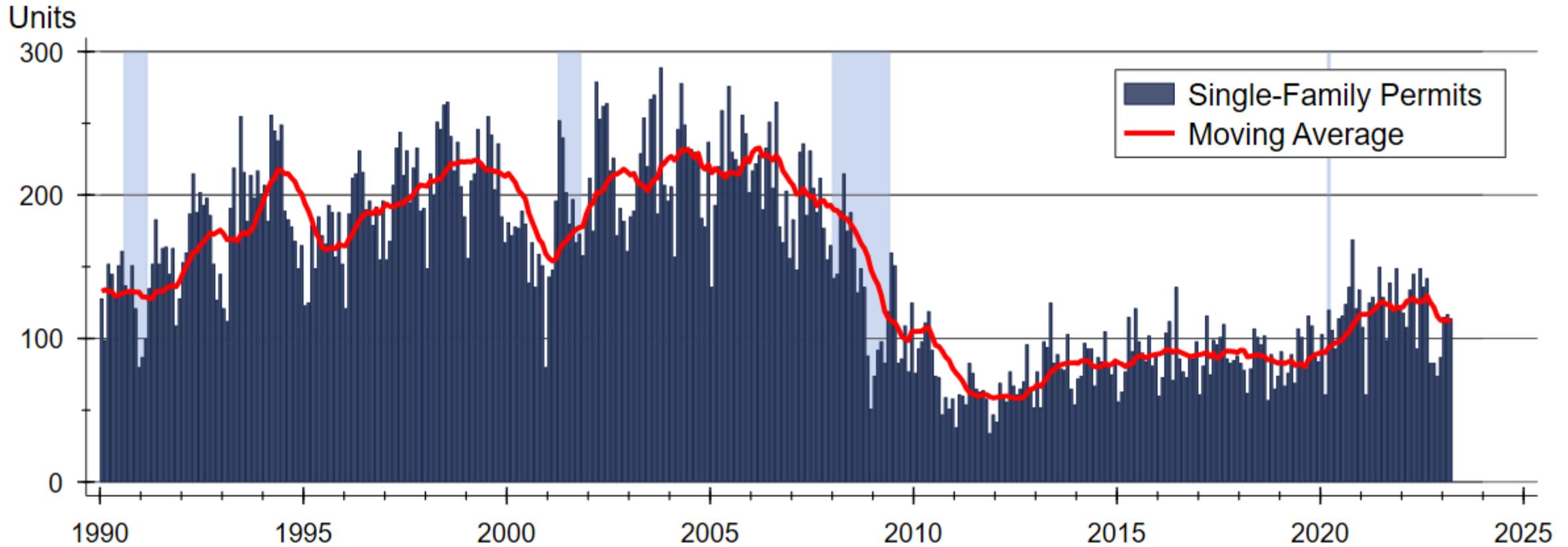
Source: South Central Kansas MLS

Home Price Appreciation



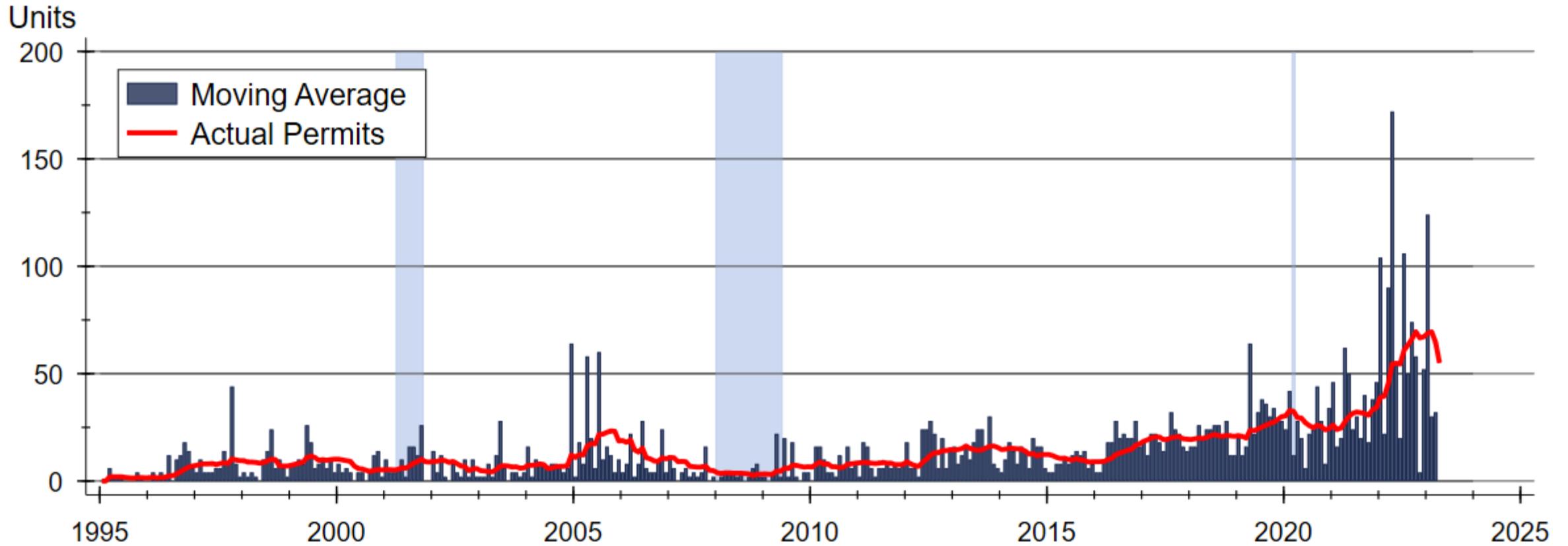
Source: Federal Housing Finance Agency (FHFA)

Wichita-area Single-family Building Permits



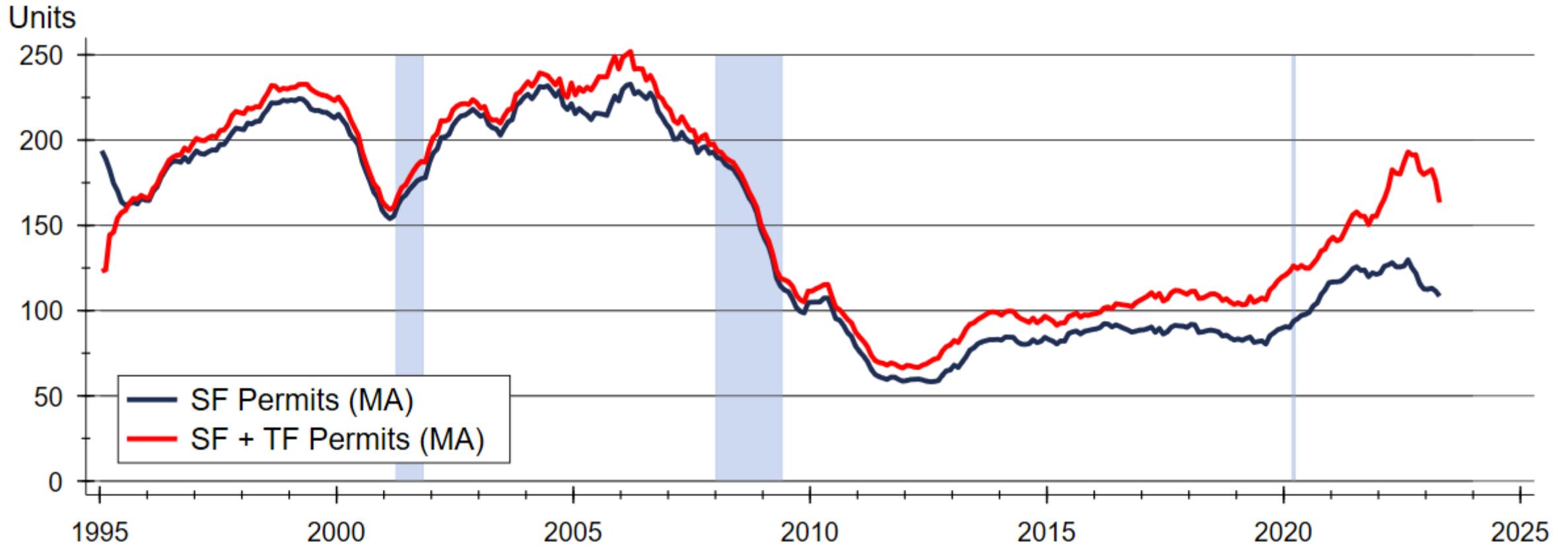
Source: Wichita Area Builders Association

Wichita MSA Two-family Building Permits



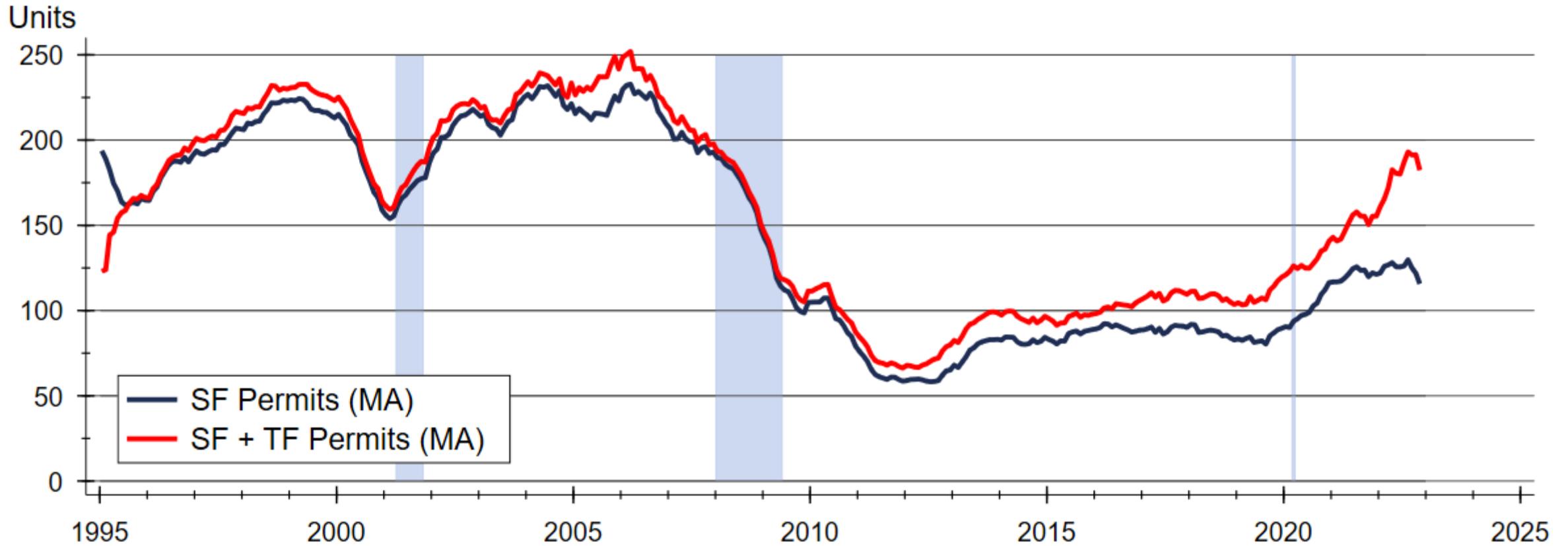
Source: U.S. Bureau of the Census

Single- and Two-family Building Permits



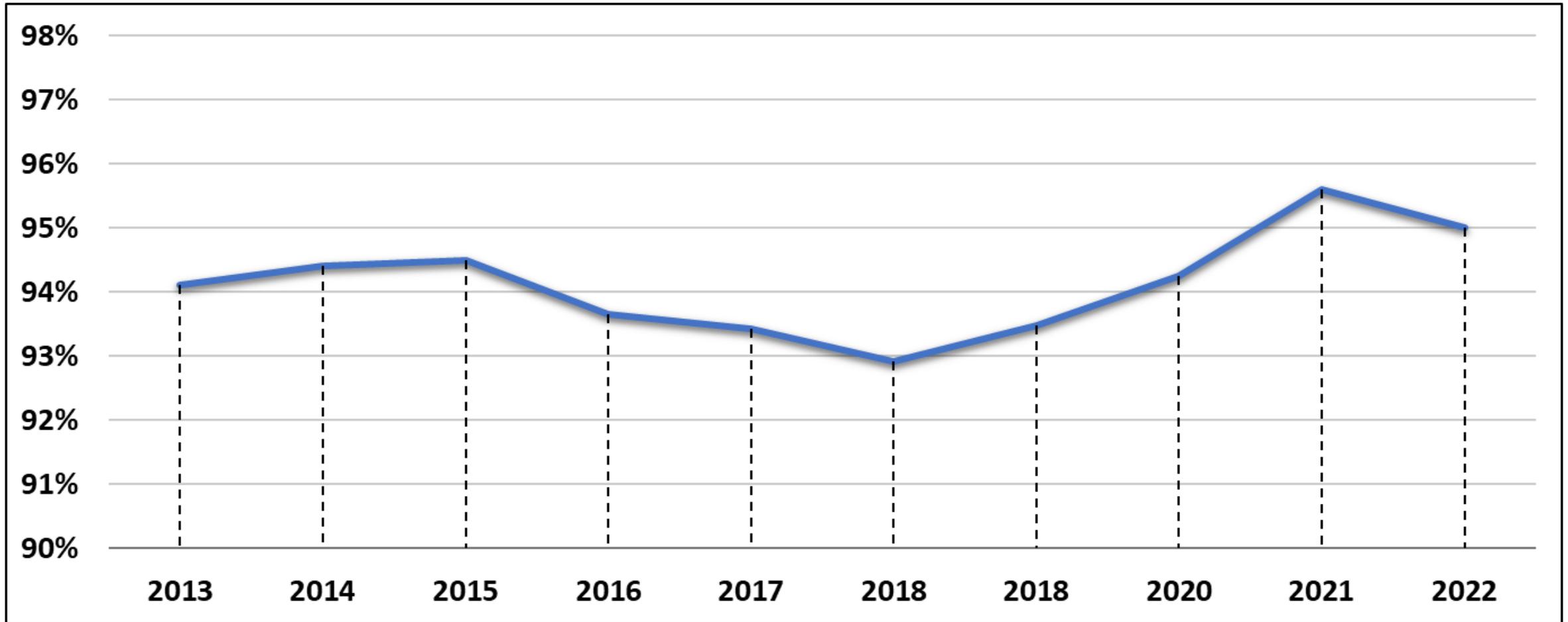
Sources: U.S. Bureau of the Census; Wichita Area Builders Association

Single- and Two-family Building Permits

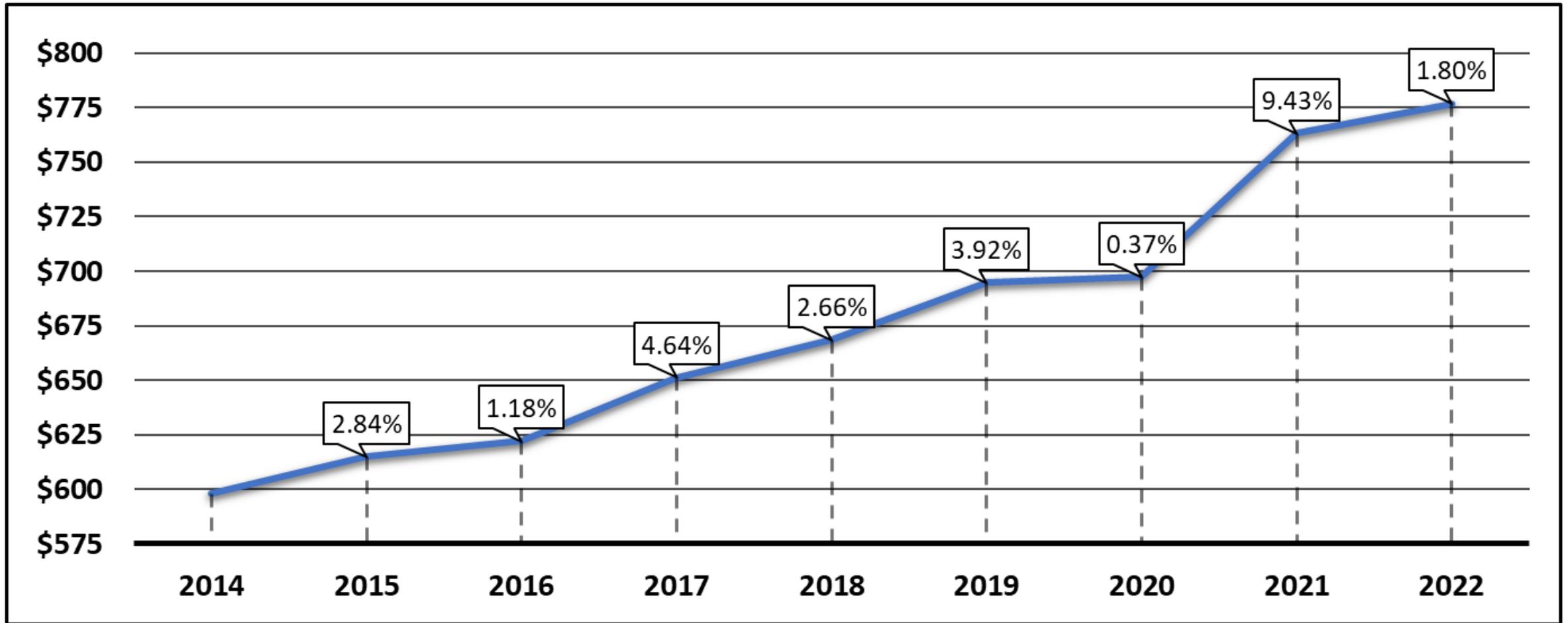


Sources: U.S. Bureau of the Census; Wichita Area Builders Association

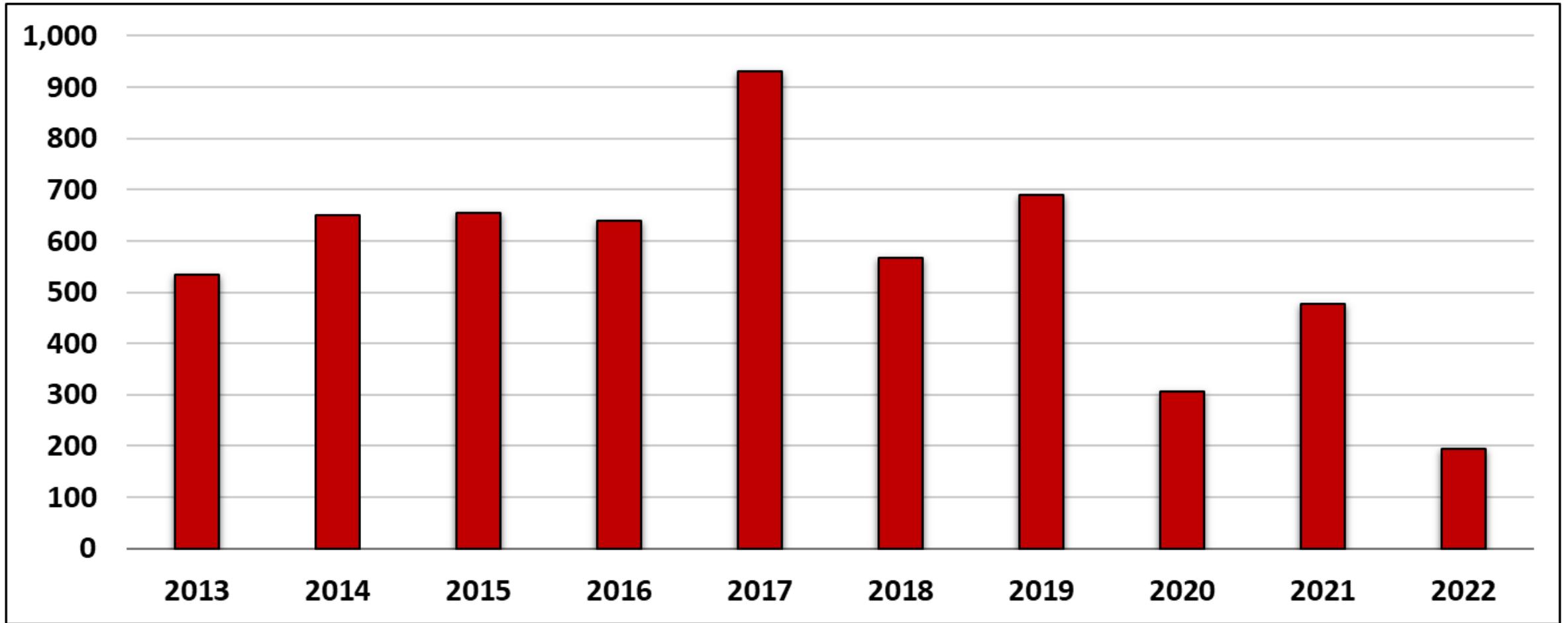
Wichita Apartment Occupancy



Wichita Apartment Rent Growth

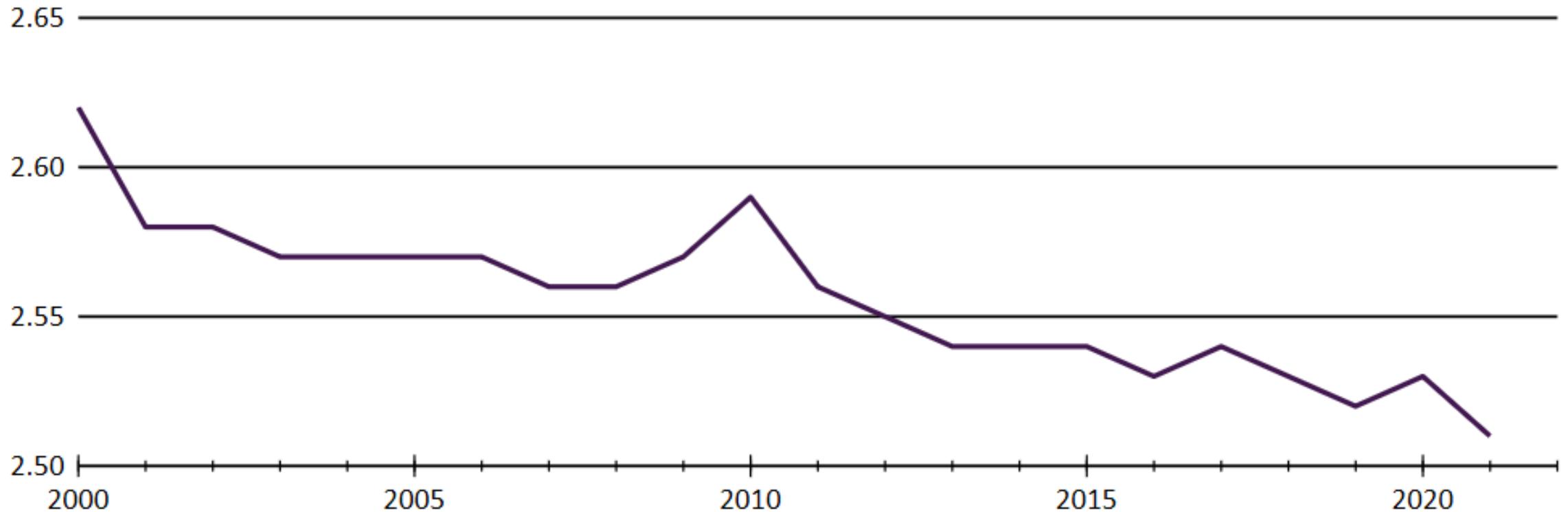


Apartment Units Added to Market



Households Continue to Get Smaller

People per Household



Source: U.S. Census Bureau

WSU Center for Real Estate

Laying a Foundation for Real Estate in Kansas

www.wichita.edu/realestate



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