

KANSAS

2024 HOUSING FORECAST

MARKET DISTORTIONS



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September 28, 2023



The slides from this
presentation are now
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website at

wichita.edu/realestate

2024 Forecast Sponsors



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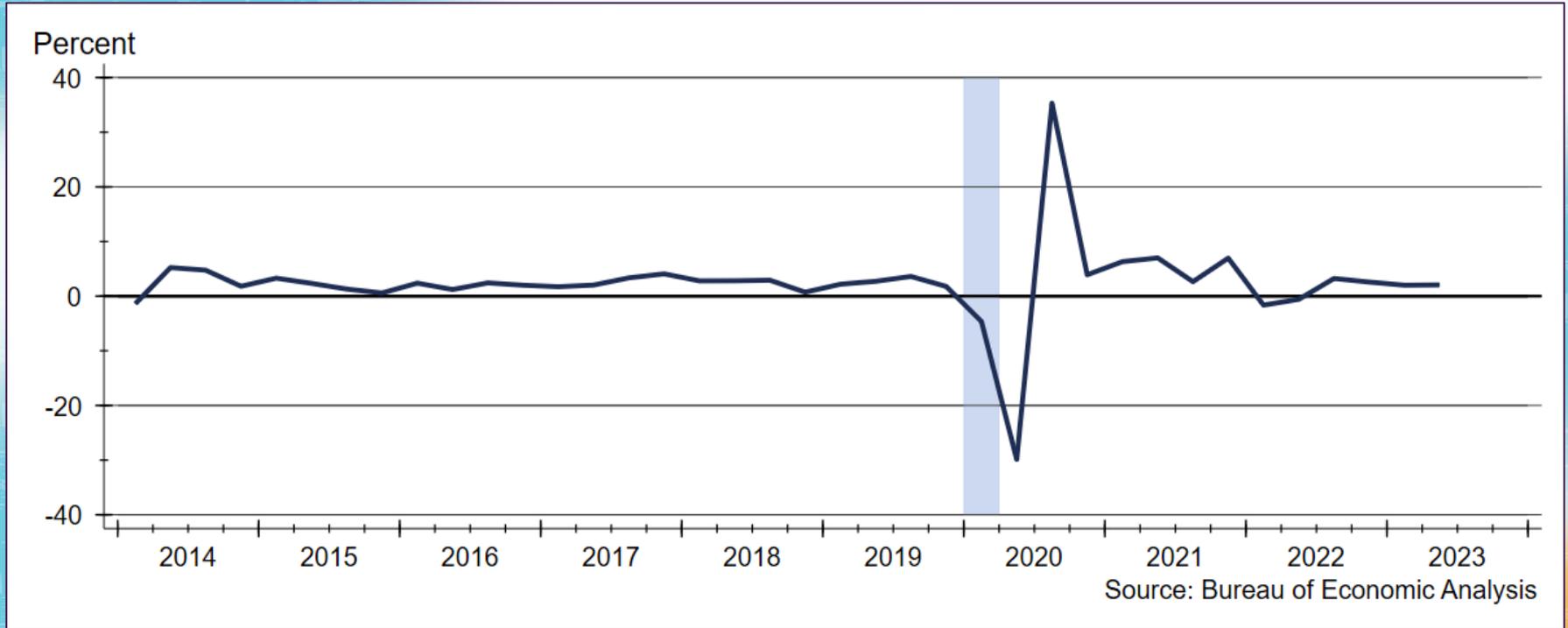
Thanks also to



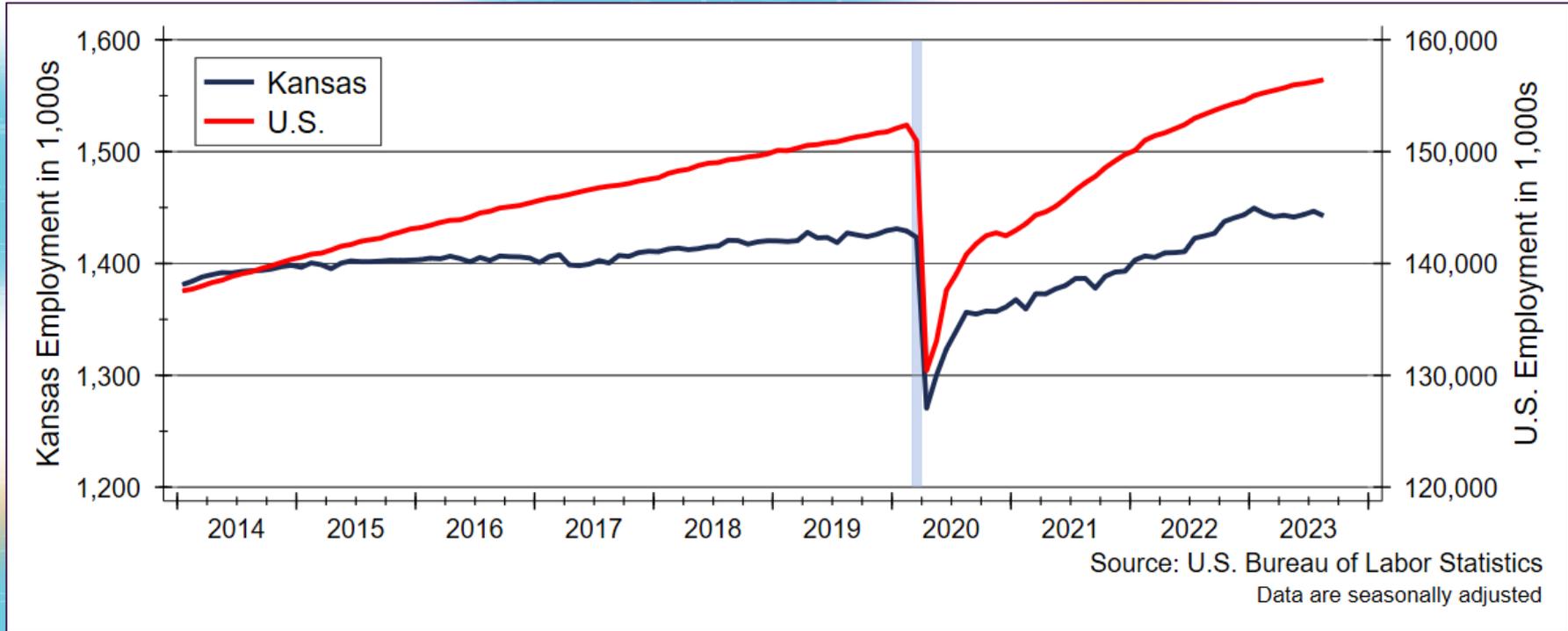
and participating REALTOR® MLS
systems across Kansas

Real GDP Growth

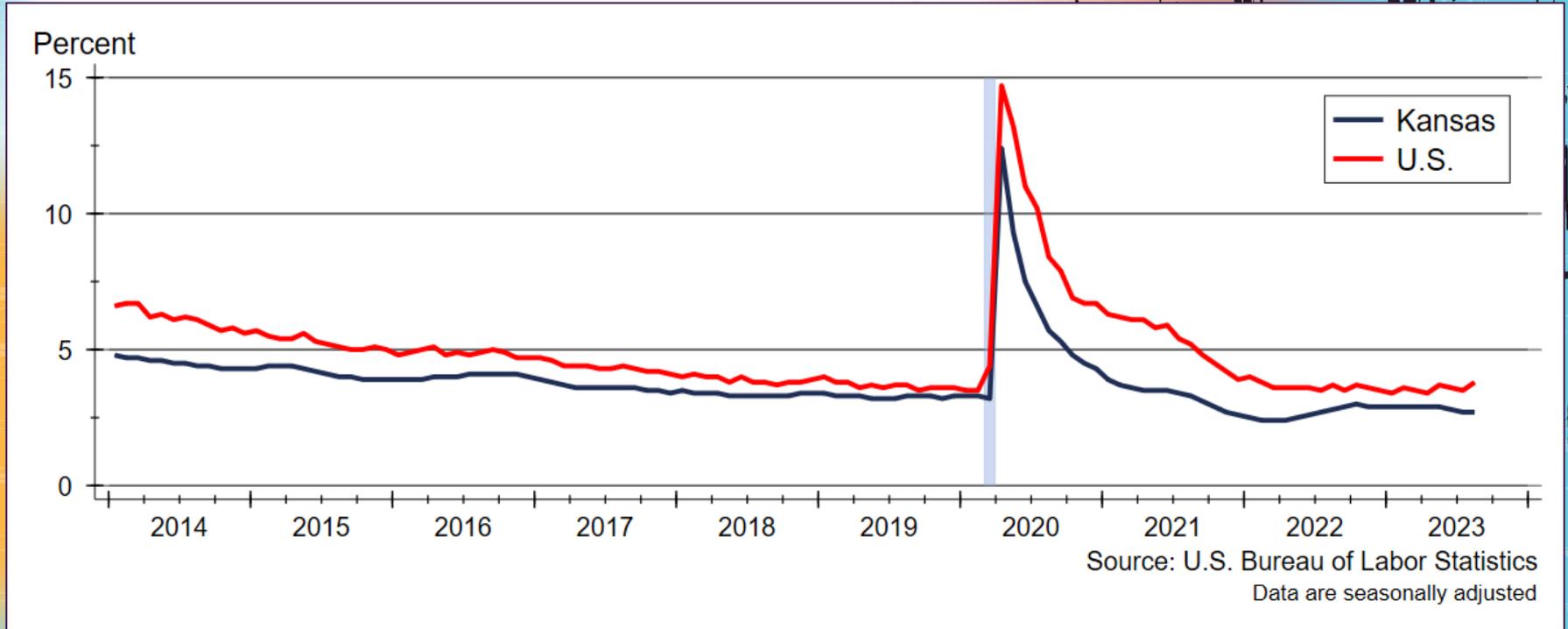
Will We Have a Soft Landing?



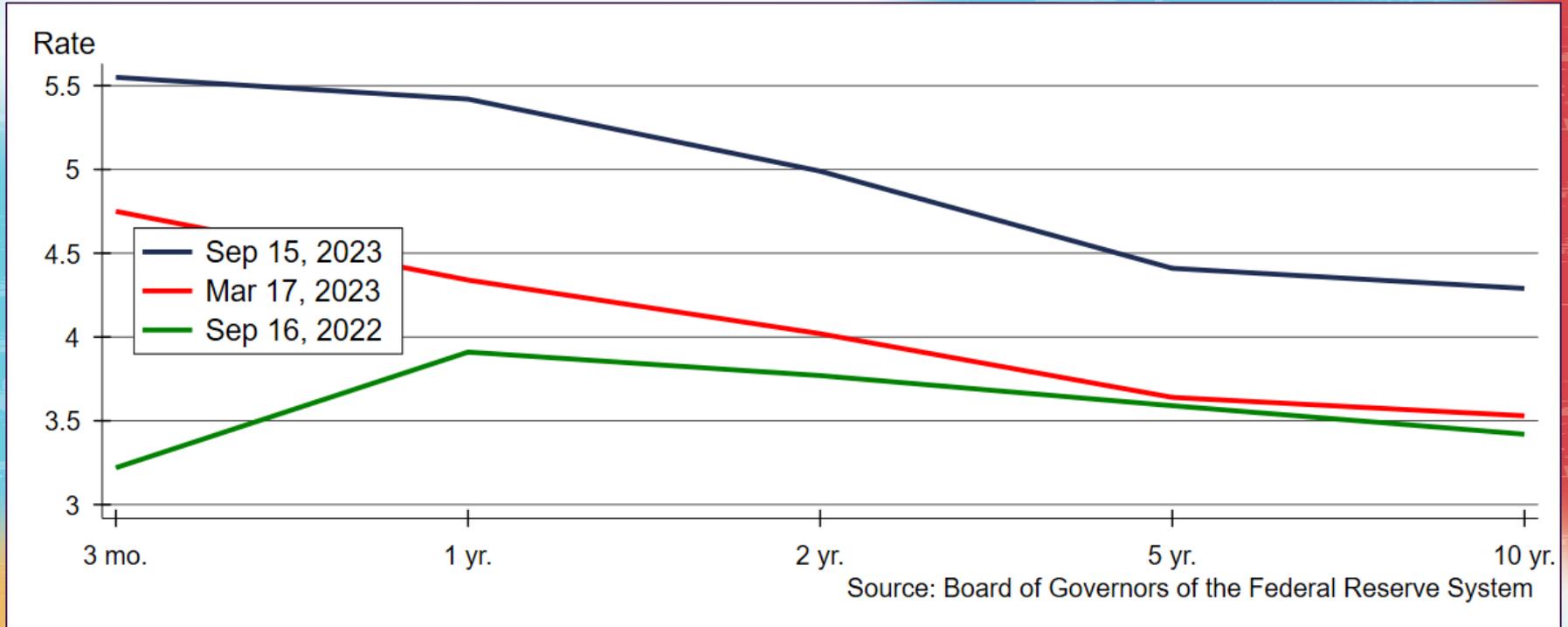
U.S. Employment Continues to Grow



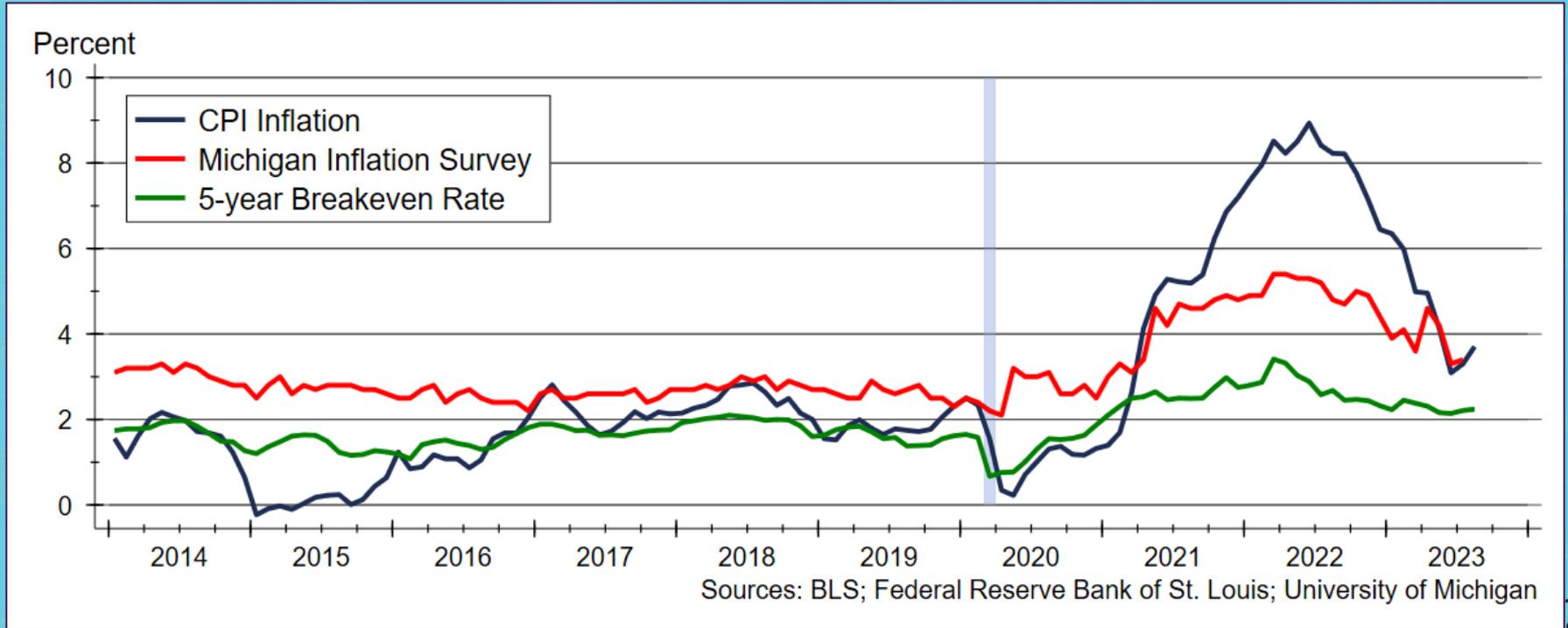
Unemployment Remains Low



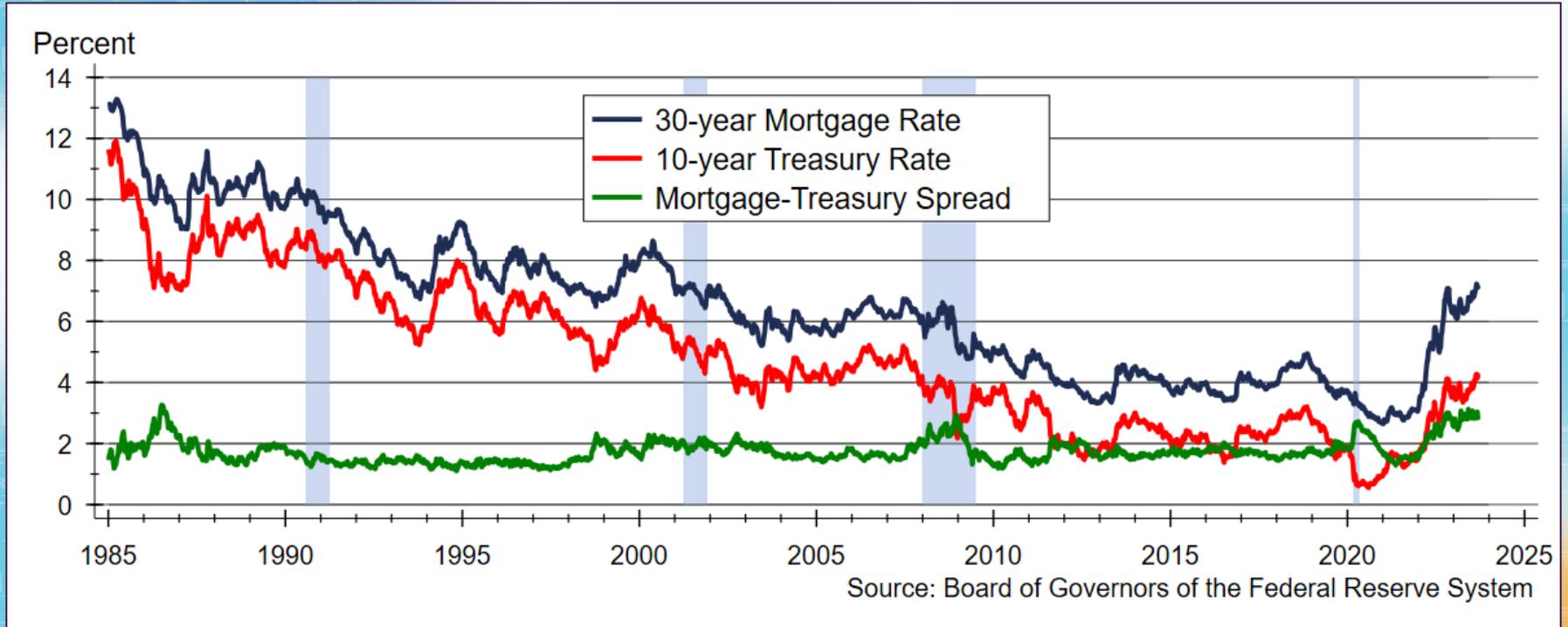
The Yield Curve is Very Inverted



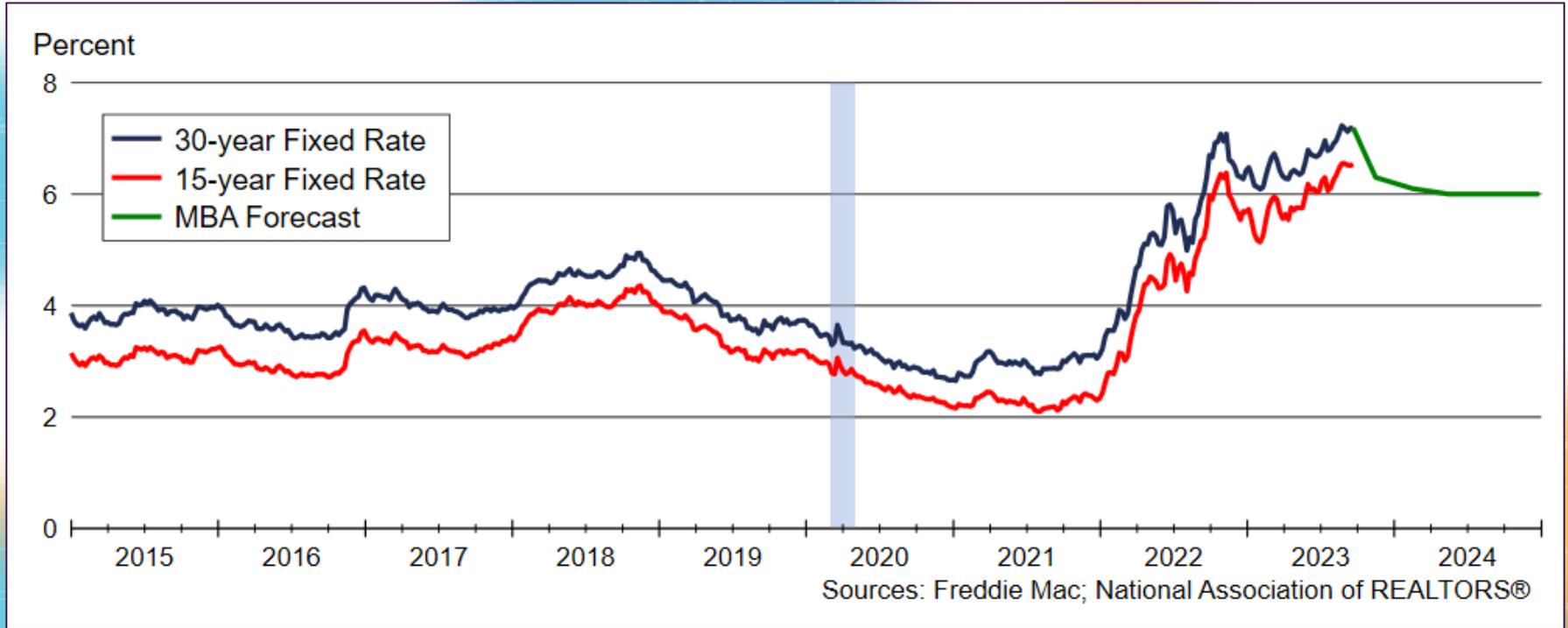
Inflation Expectations are Moderating



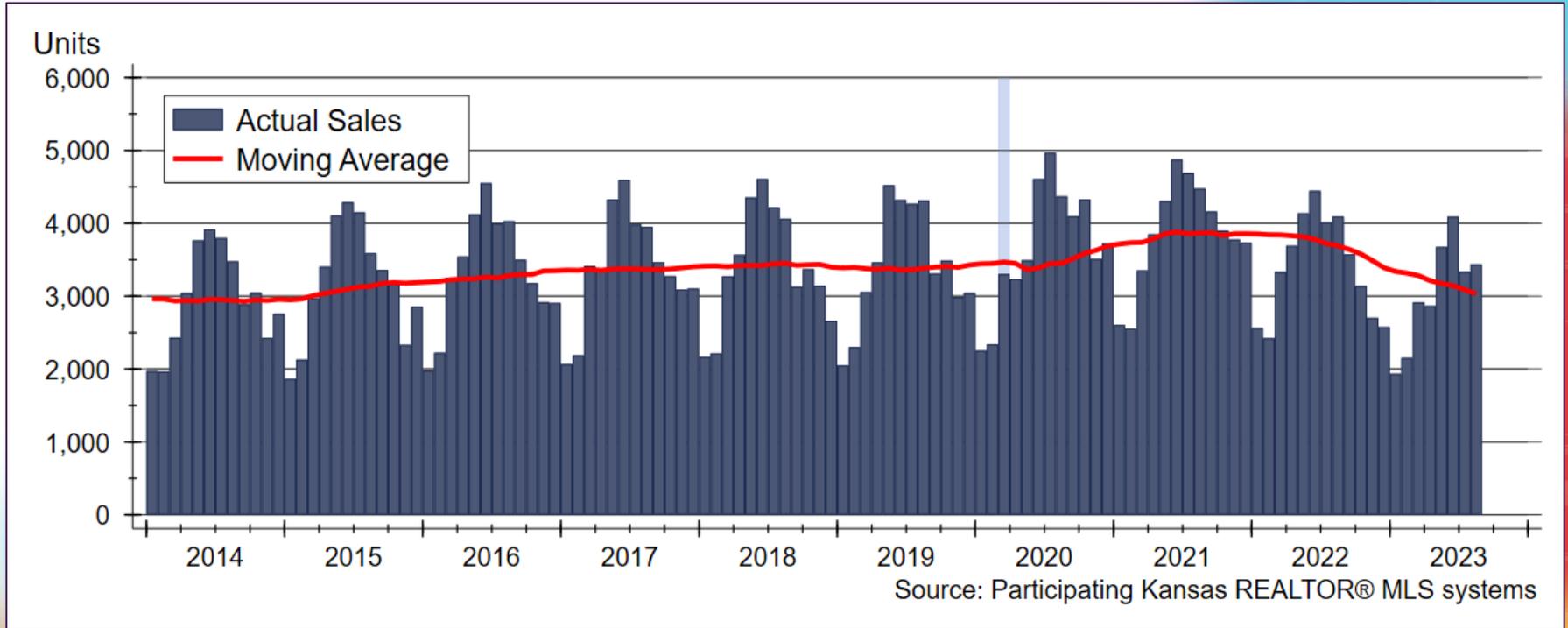
Mortgage Risk Premium Very High



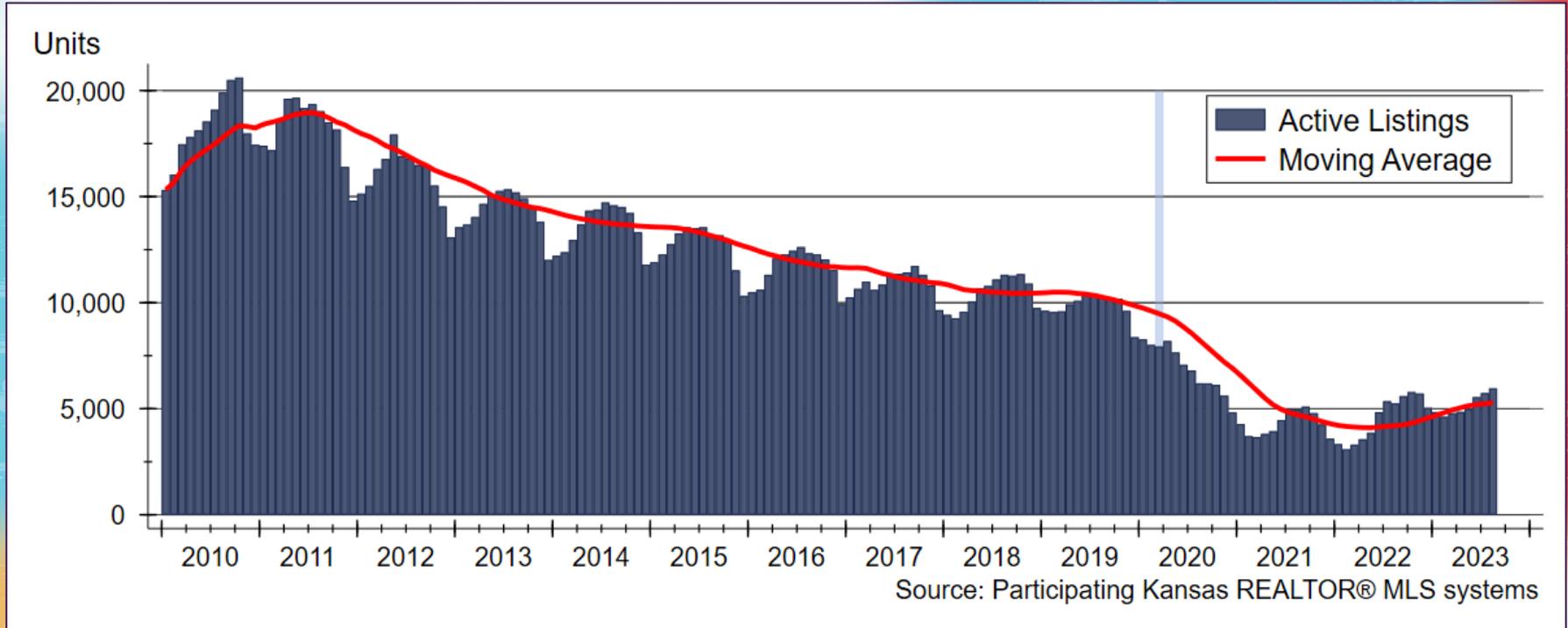
NAR Mortgage Rate Forecast



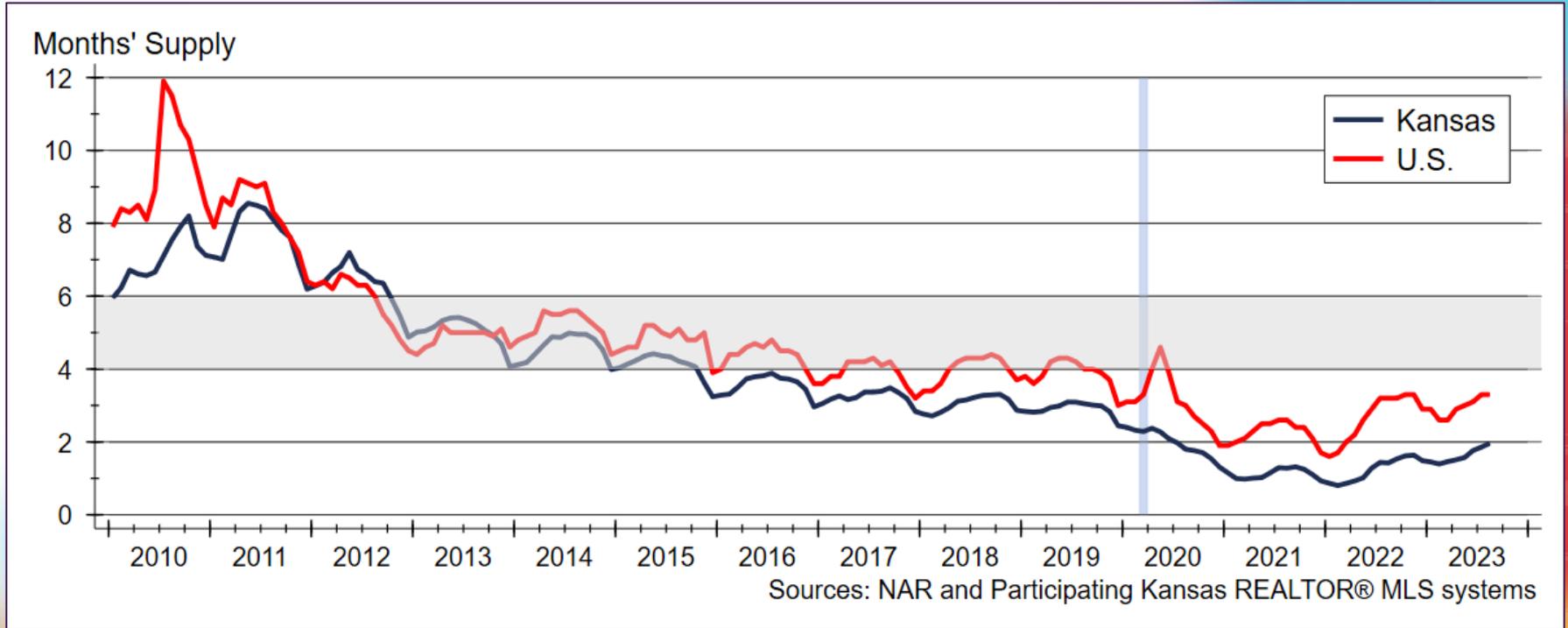
Kansas Home Sales Activity



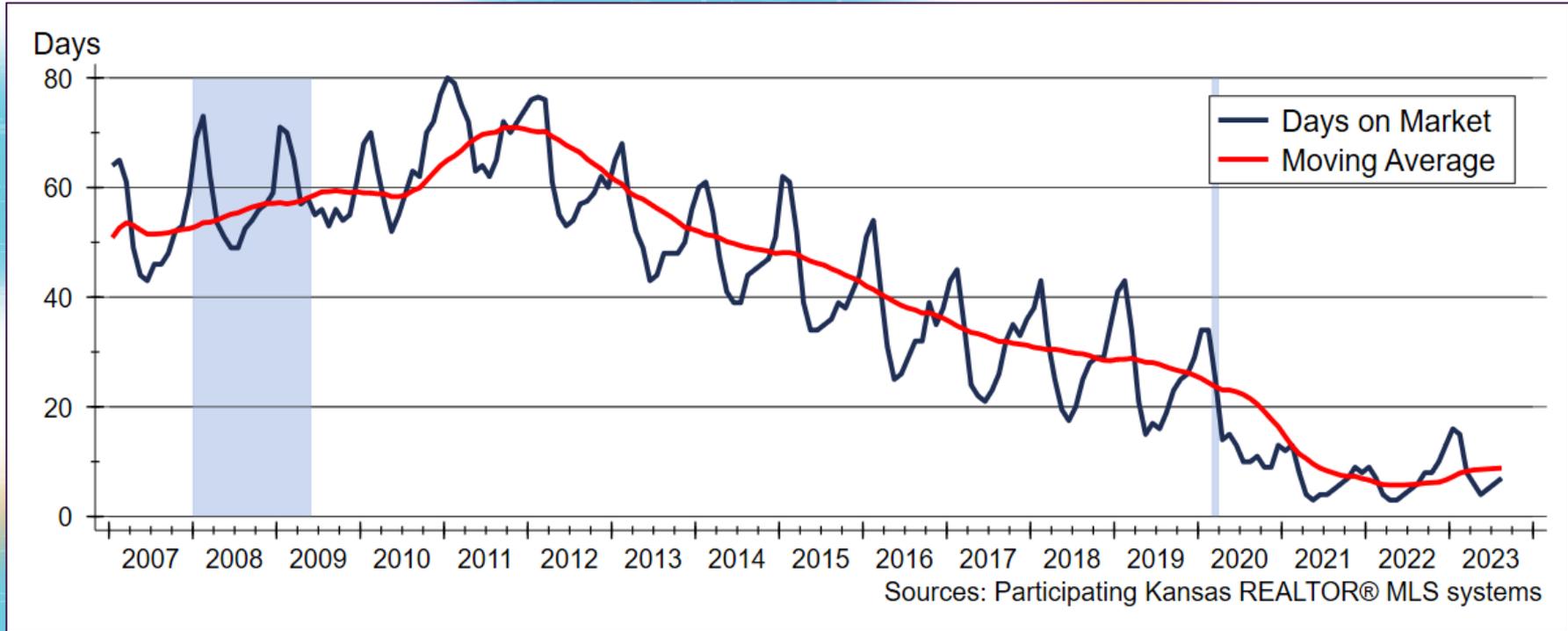
Active Listings are Rising, but Not Enough to Matter



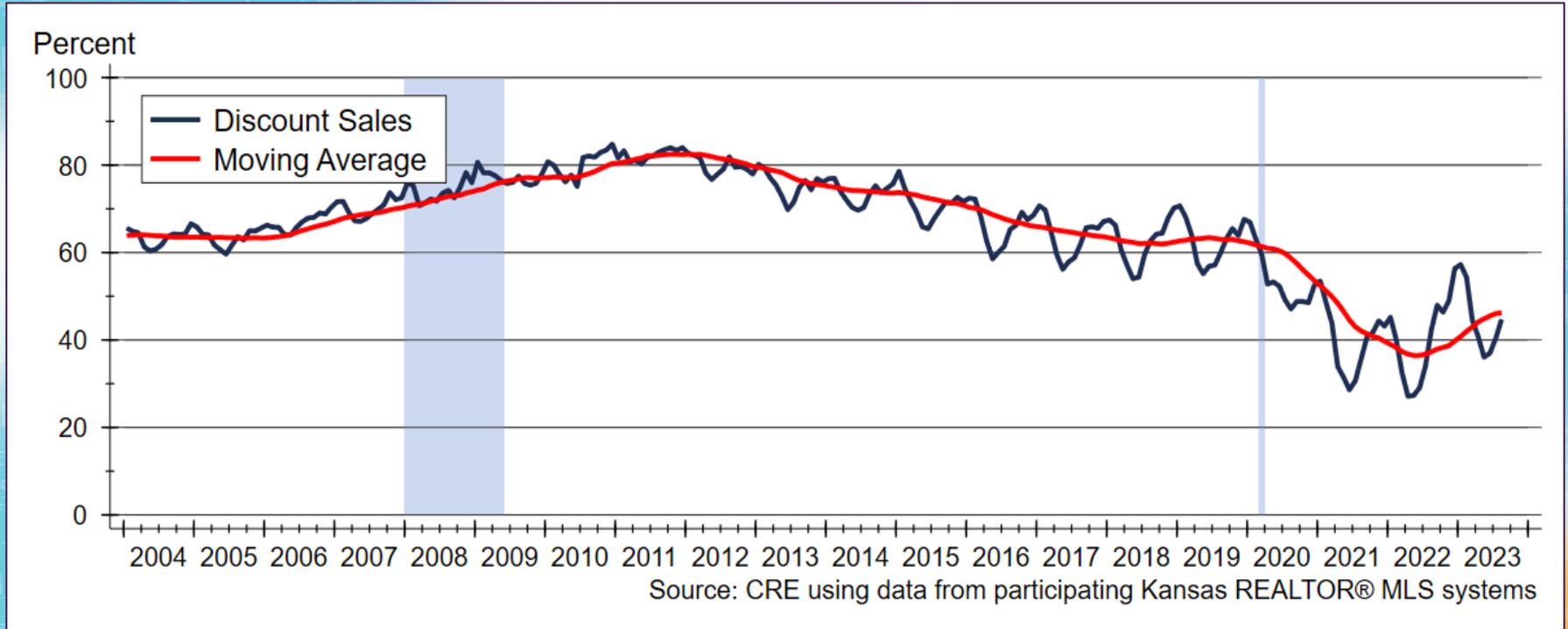
Inventories Still Below What is Needed for a Balanced Market



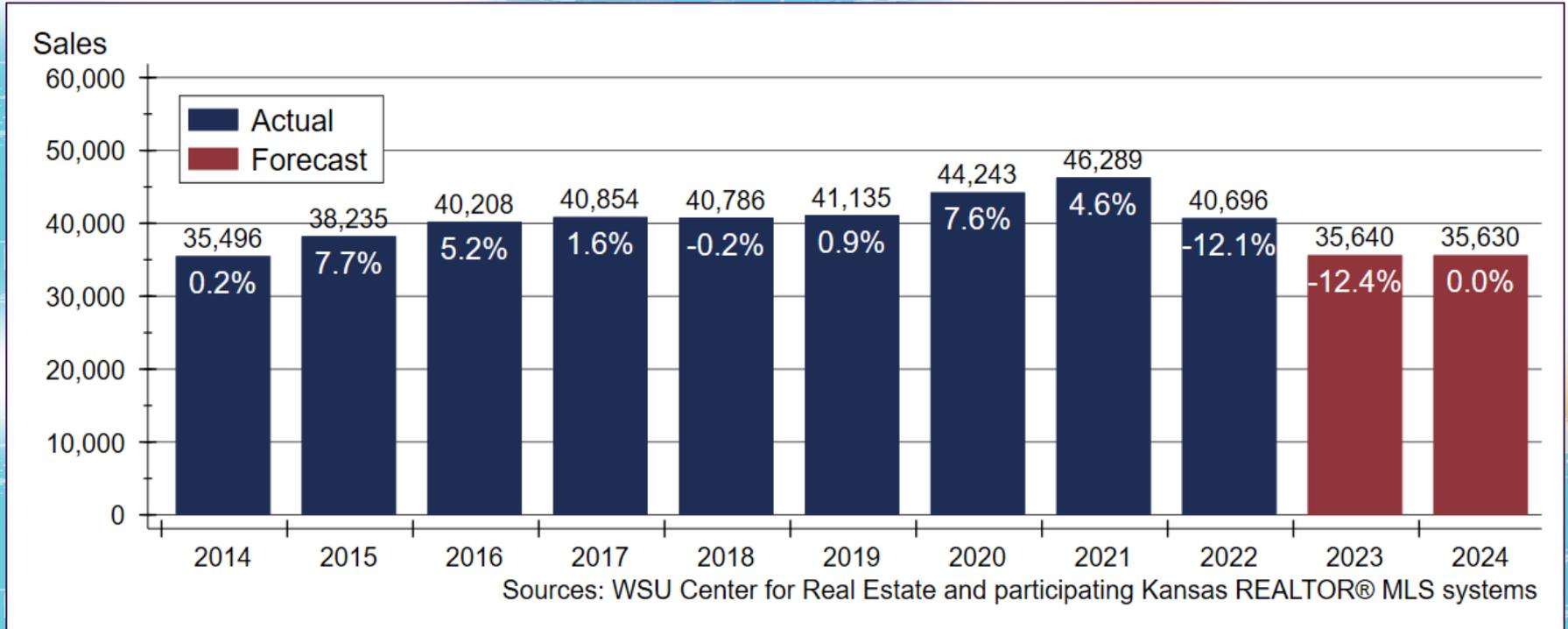
Homes are Still Selling Very Quickly



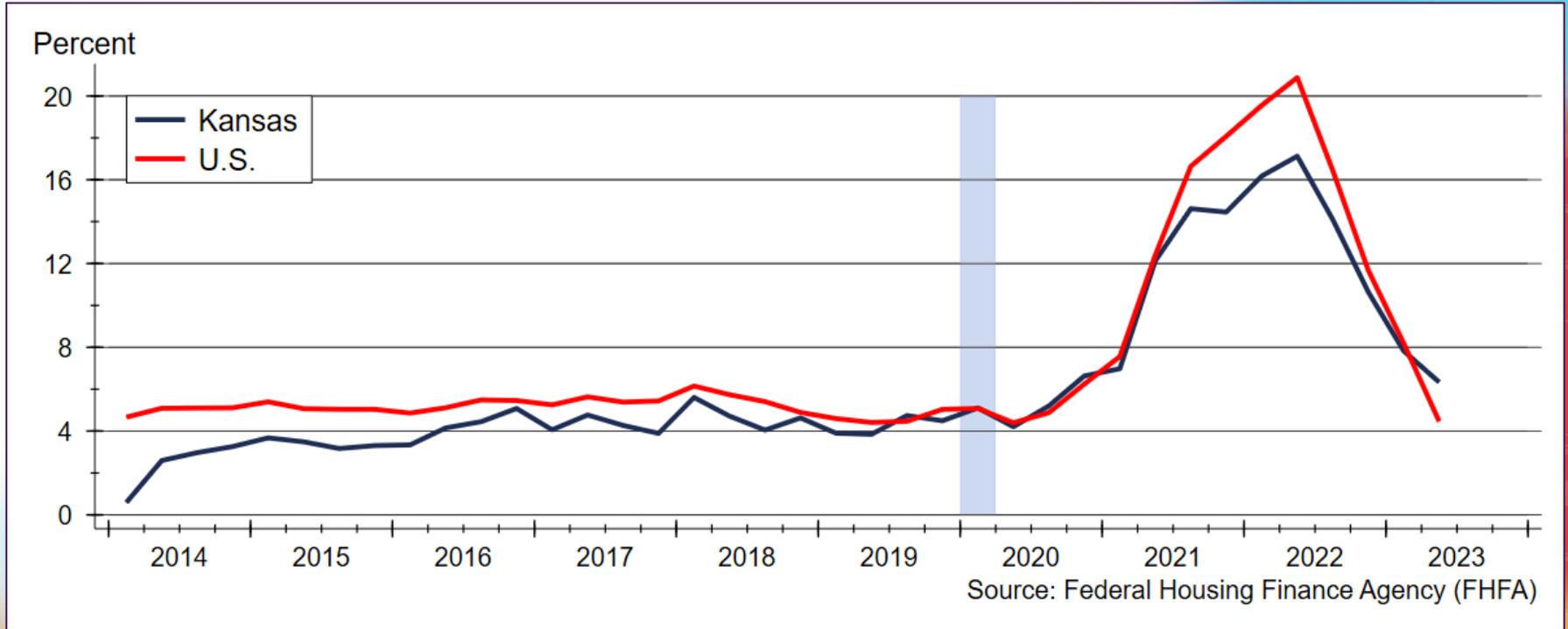
Typically at or Above Original Asking Price



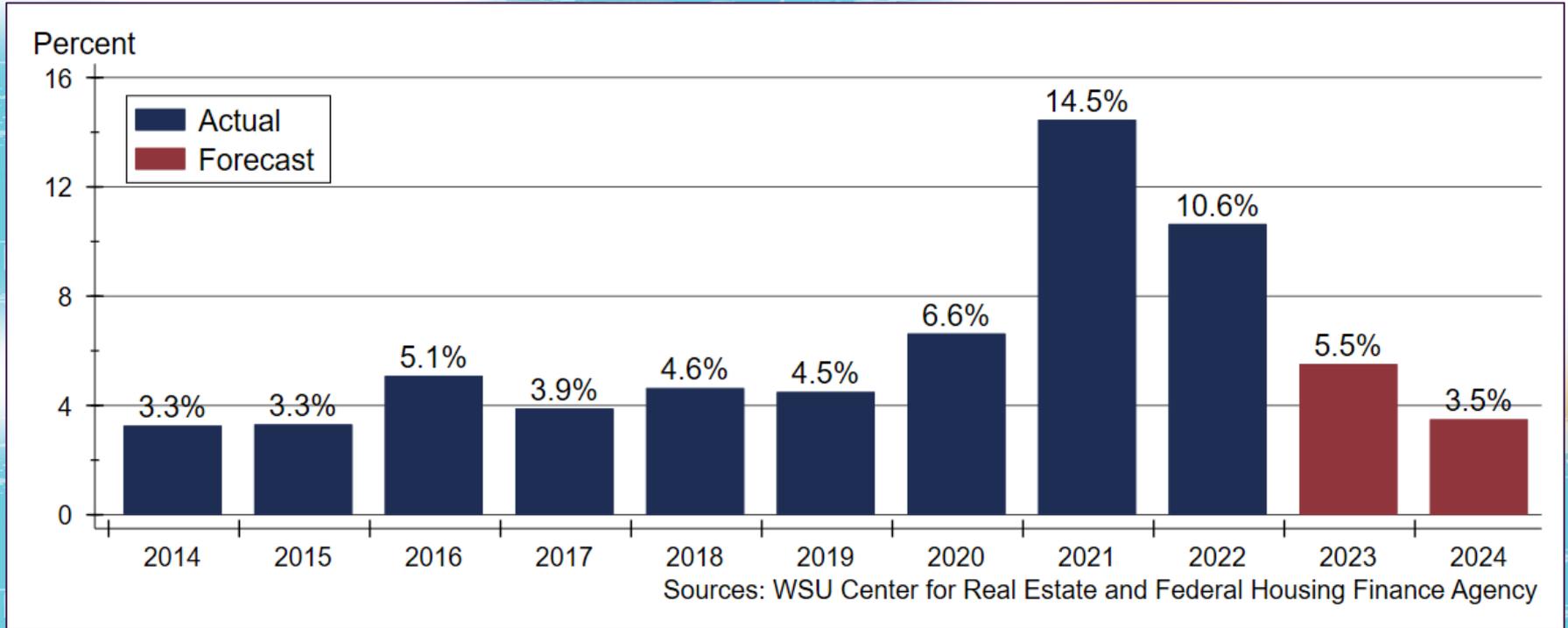
Kansas Home Sales Forecast



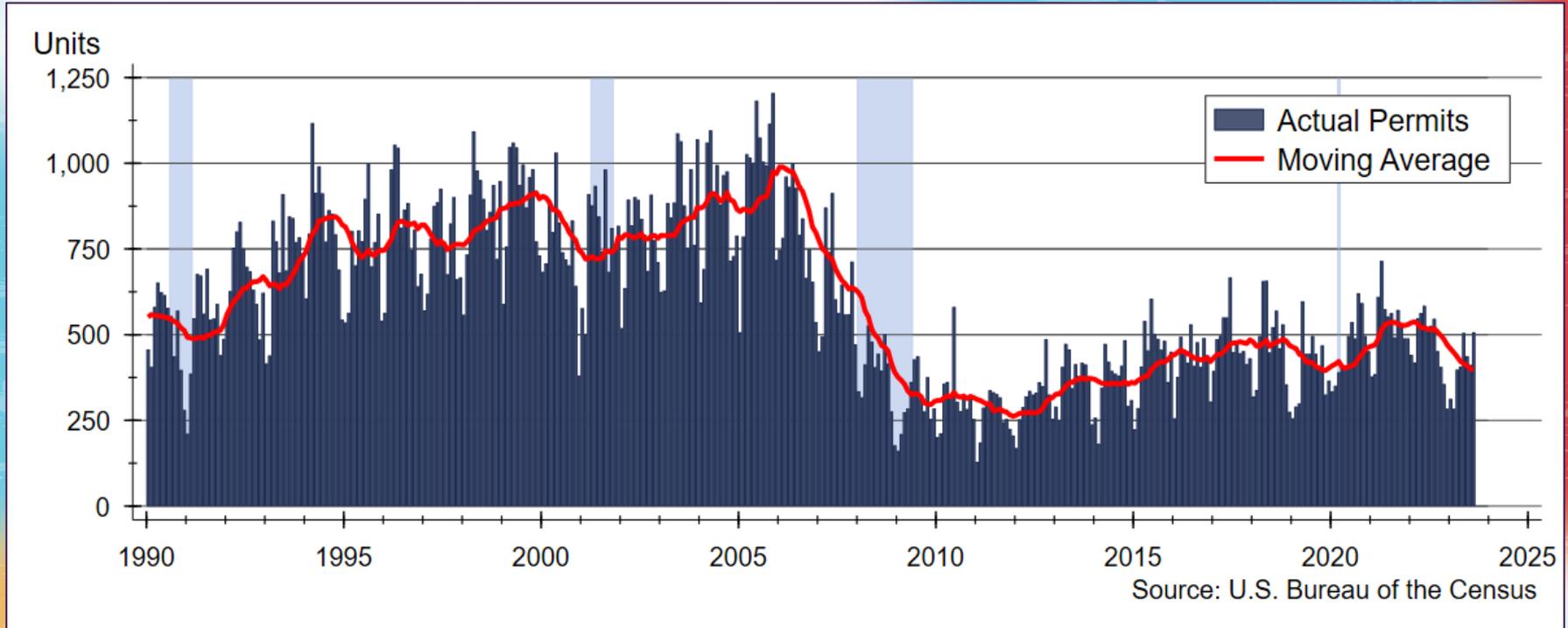
Home Price Appreciation is Slowing but Remains Strong



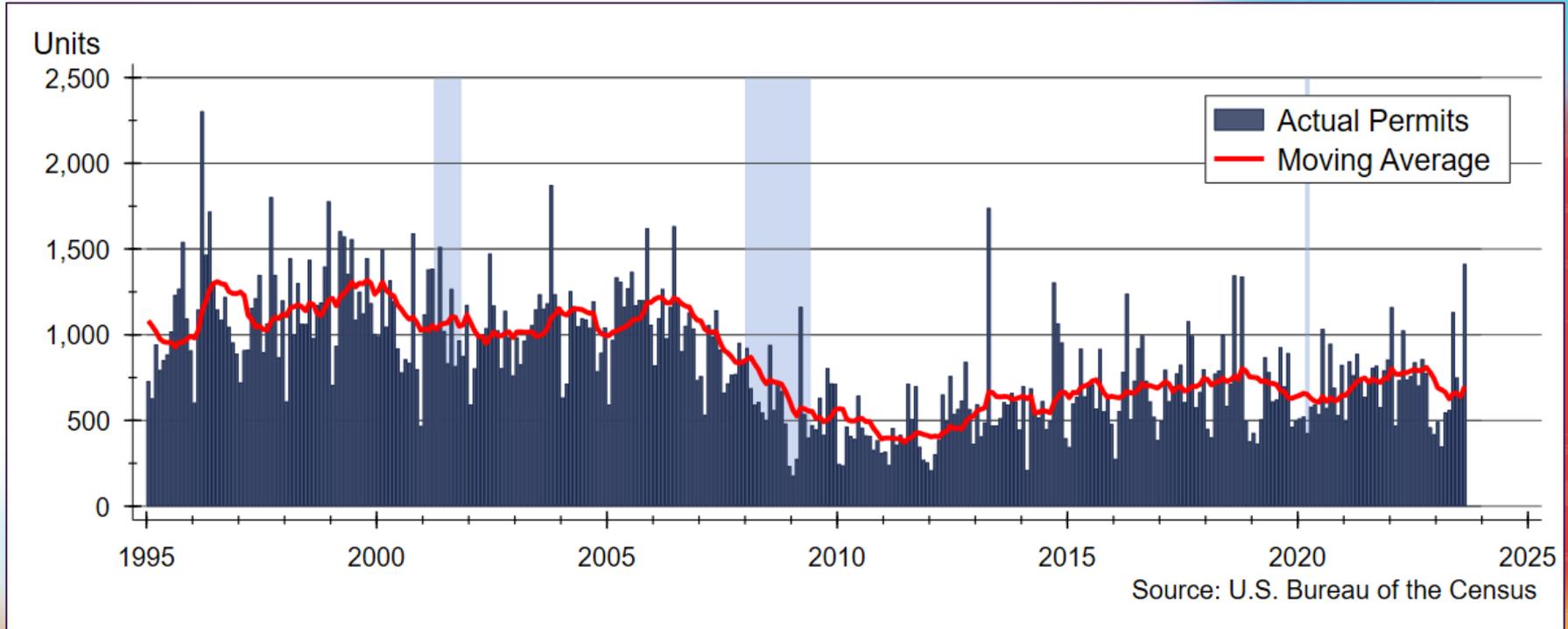
Home Price Appreciation Forecast



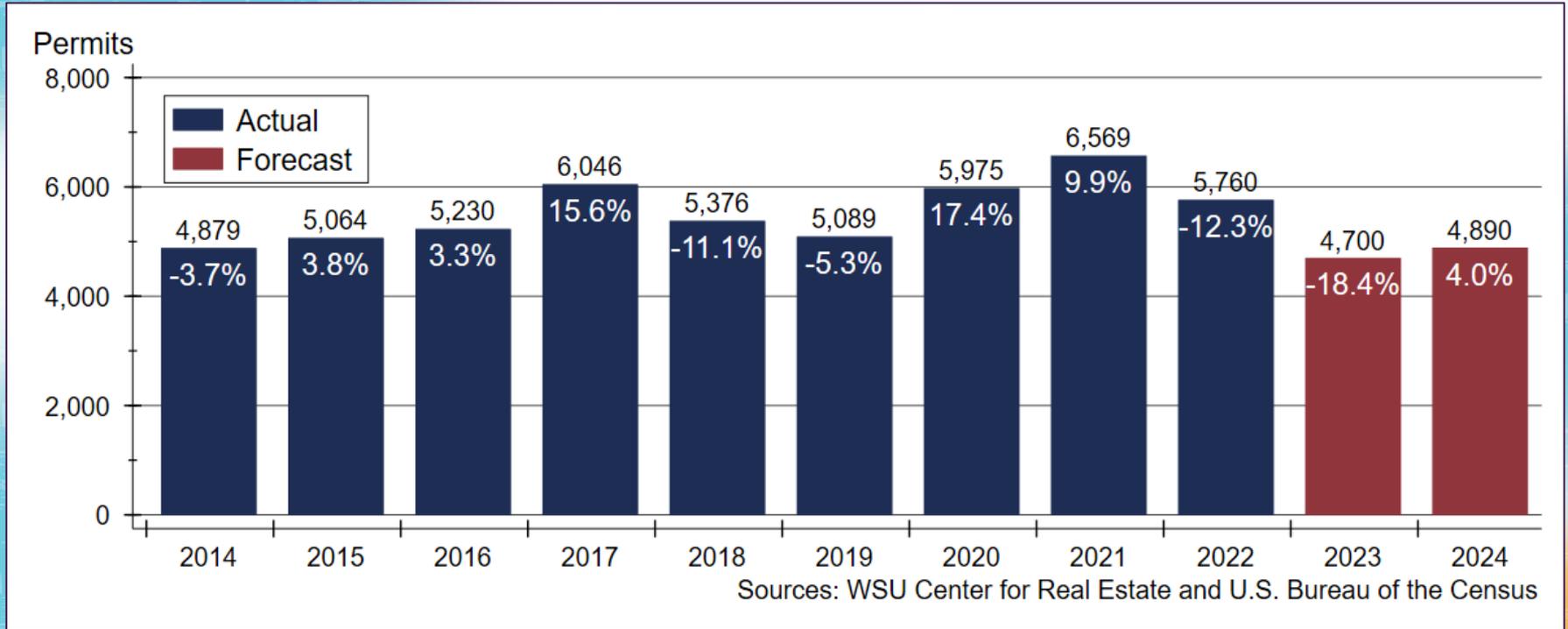
The Rebound in Single-Family Construction has Stalled



Adding in Multi-Family Doesn't Make it Much Better



Kansas New Home Construction Forecast



2024 Kansas Housing Forecast

	<u>2021 Actual</u>	<u>2022 Actual</u>	<u>2023 Forecast</u>	<u>2024 Forecast</u>
Total Home Sales	46,289 units +4.6%	40,696 units -12.1%	35,640 units -12.4%	35,630 units 0.0%
SF Building Permits	6,569 units +9.9%	5,760 units -12.3%	4,700 units -18.4%	4,890 units +4.0%
Home Price Appreciation	+14.5%	+10.6%	+5.5%	+3.5%

2024 Major Markets Forecast

	<u>KC</u>	<u>Lawrence</u>	<u>Manhattan</u>	<u>Topeka</u>	<u>Wichita</u>
Total Home Sales	33,740 units -0.2%	1,150 units -0.9%	1,880 units +5.0%	2,840 units -1.7%	9,390 units -0.8%
SF Building Permits	4,230 units +4.4%	230 units n/c	265 units +1.9%	400 units +3.9%	1,365 units +8.8%
Home Price Appreciation	+3.7%	+4.4%	+2.7%	+3.1%	+3.4%

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Laying a Foundation for Real Estate in Kansas

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