

WICHITA 2024 HOUSING FORECAST

MARKET DISTORTIONS



Dr. Stanley D. Longhofer

October 17, 2023



2024 Wichita Housing Forecast Sponsors



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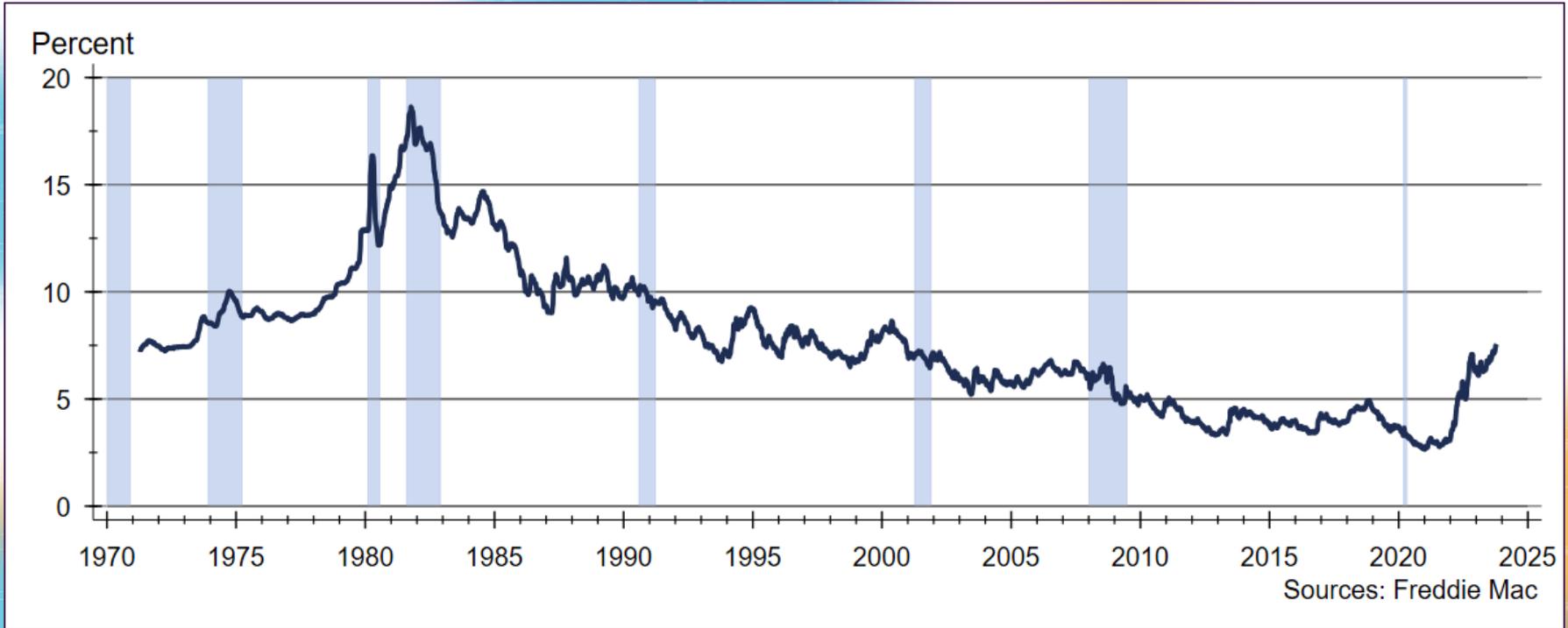
Thanks also to



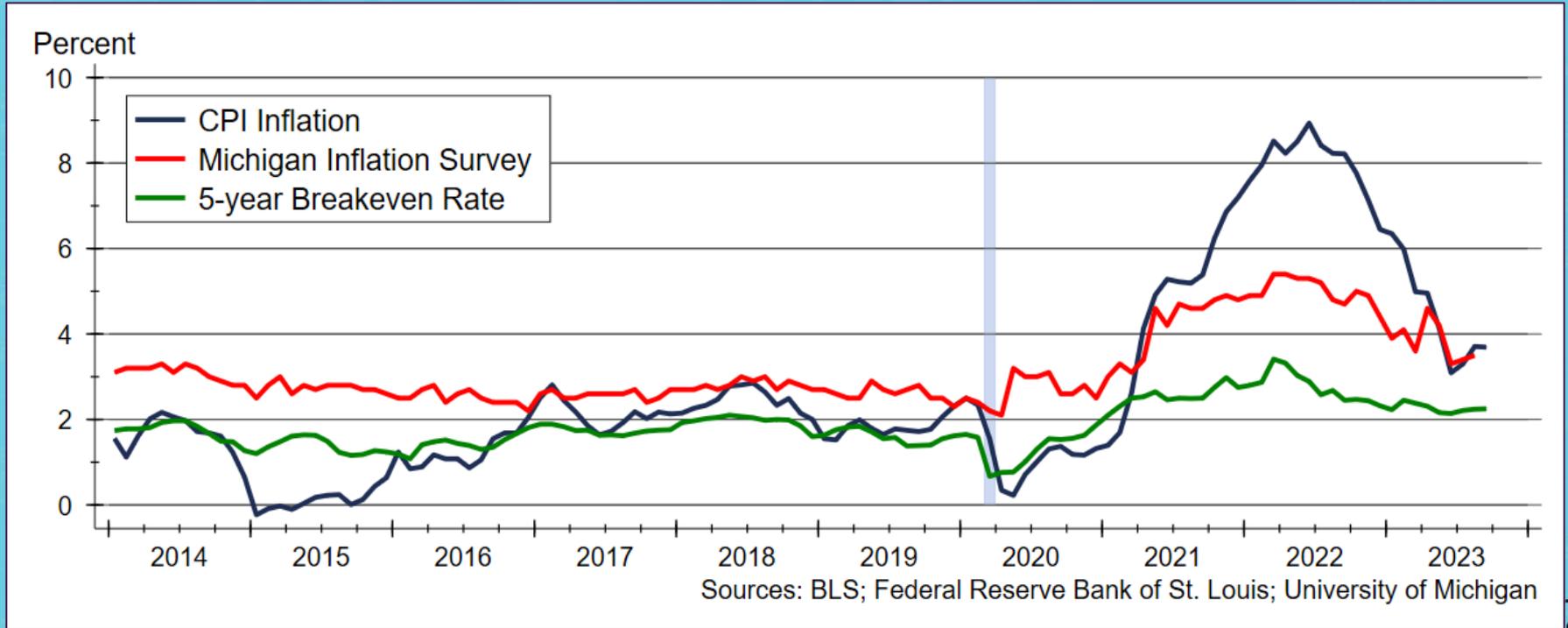
and participating REALTOR® MLS
systems across Kansas

The slides from this
presentation are now
available on the
Center's website at
wichita.edu/realestate

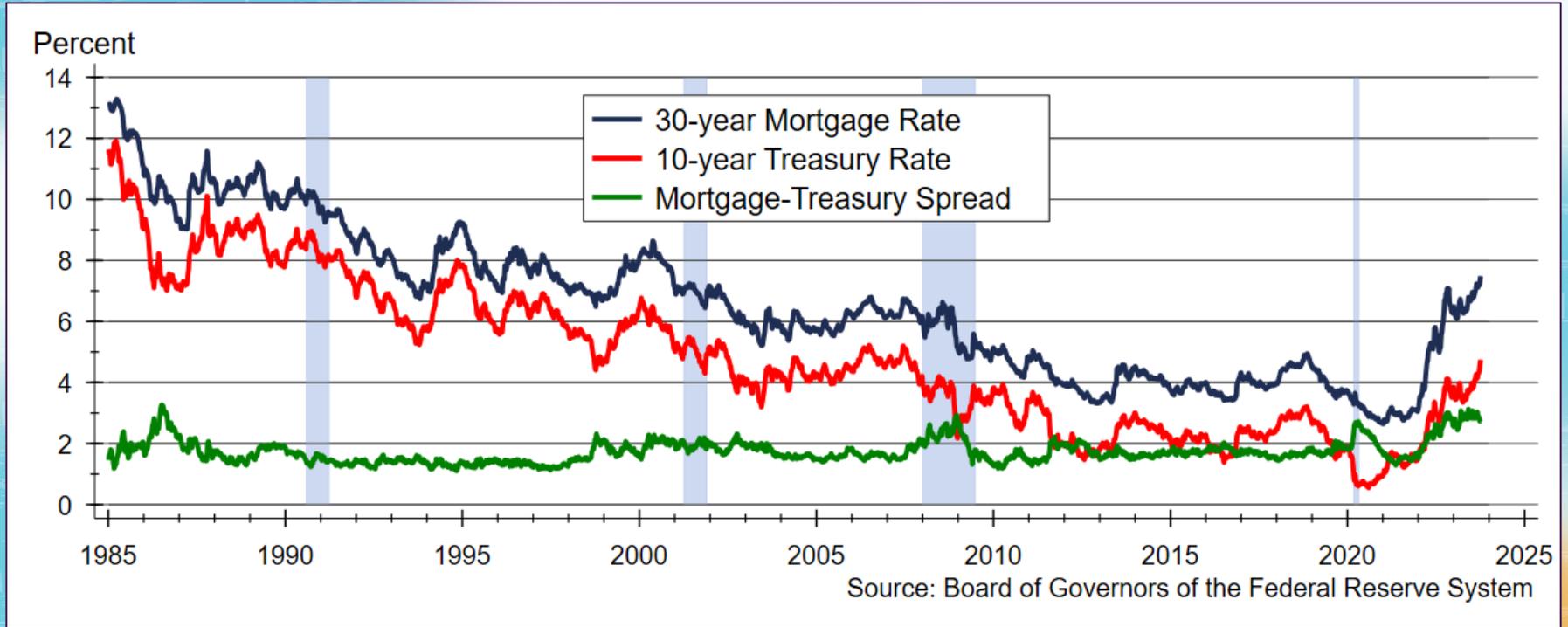
History of 30-year Fixed Mortgage Rates



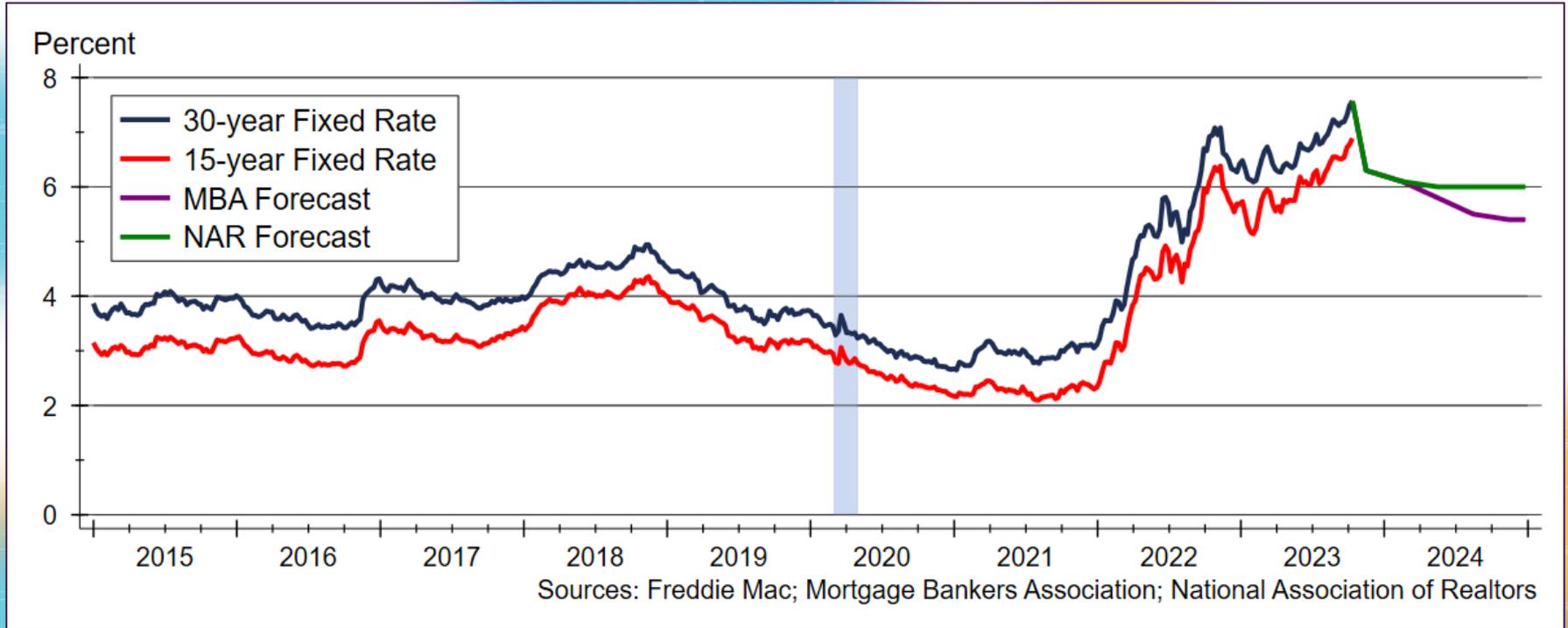
Inflation Expectations are Moderating



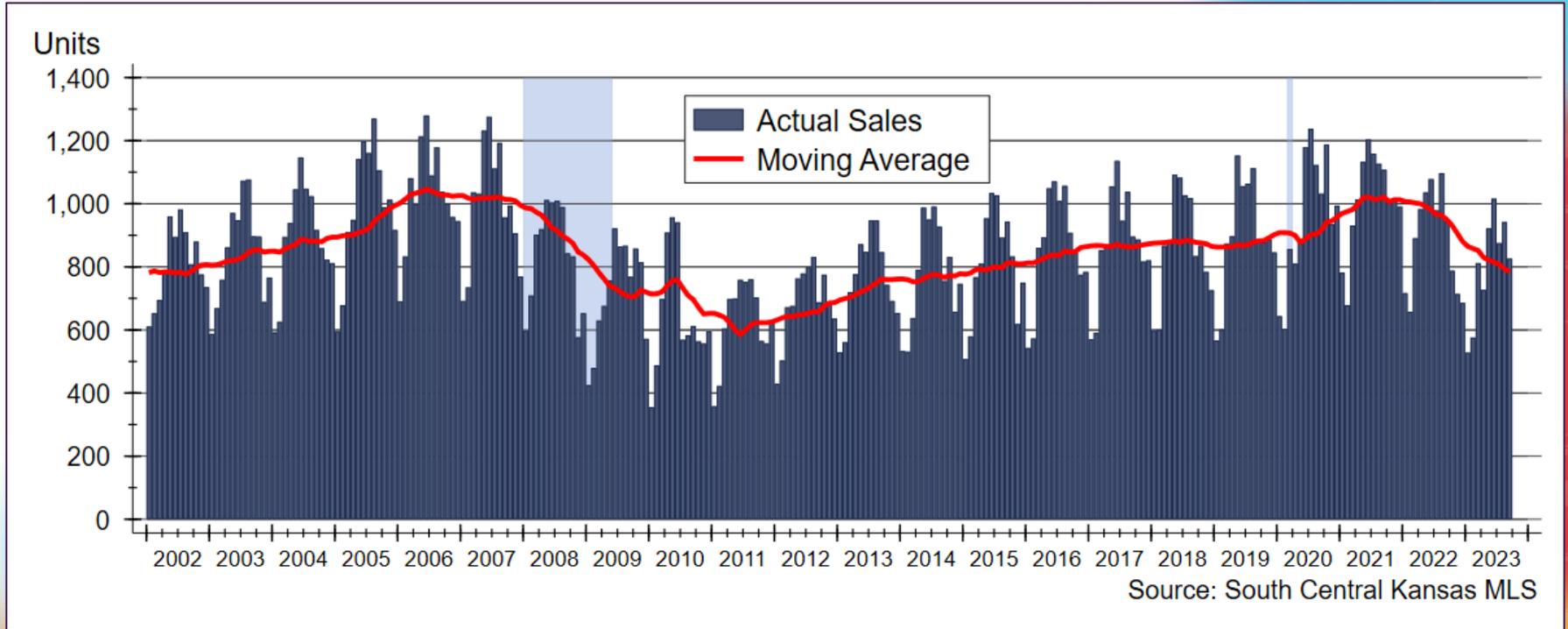
Mortgage Risk Premium Very High



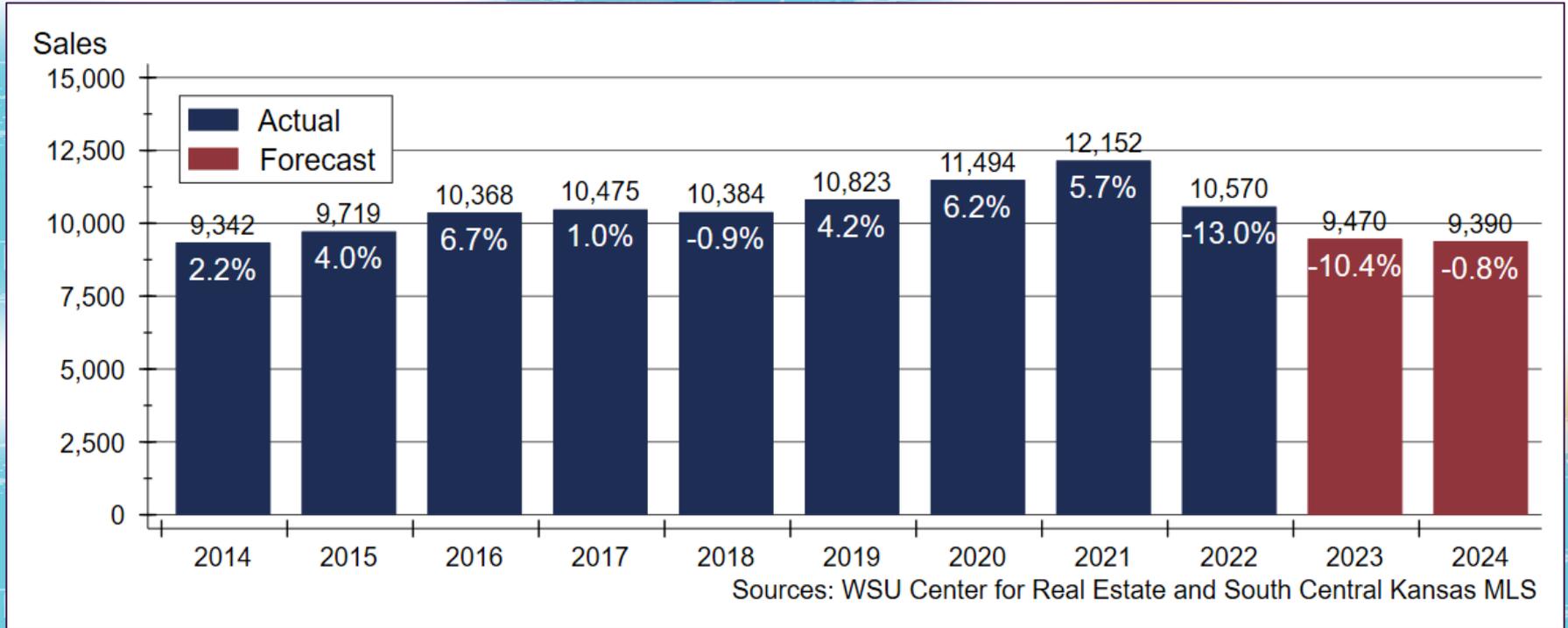
Mortgage Rate Forecast



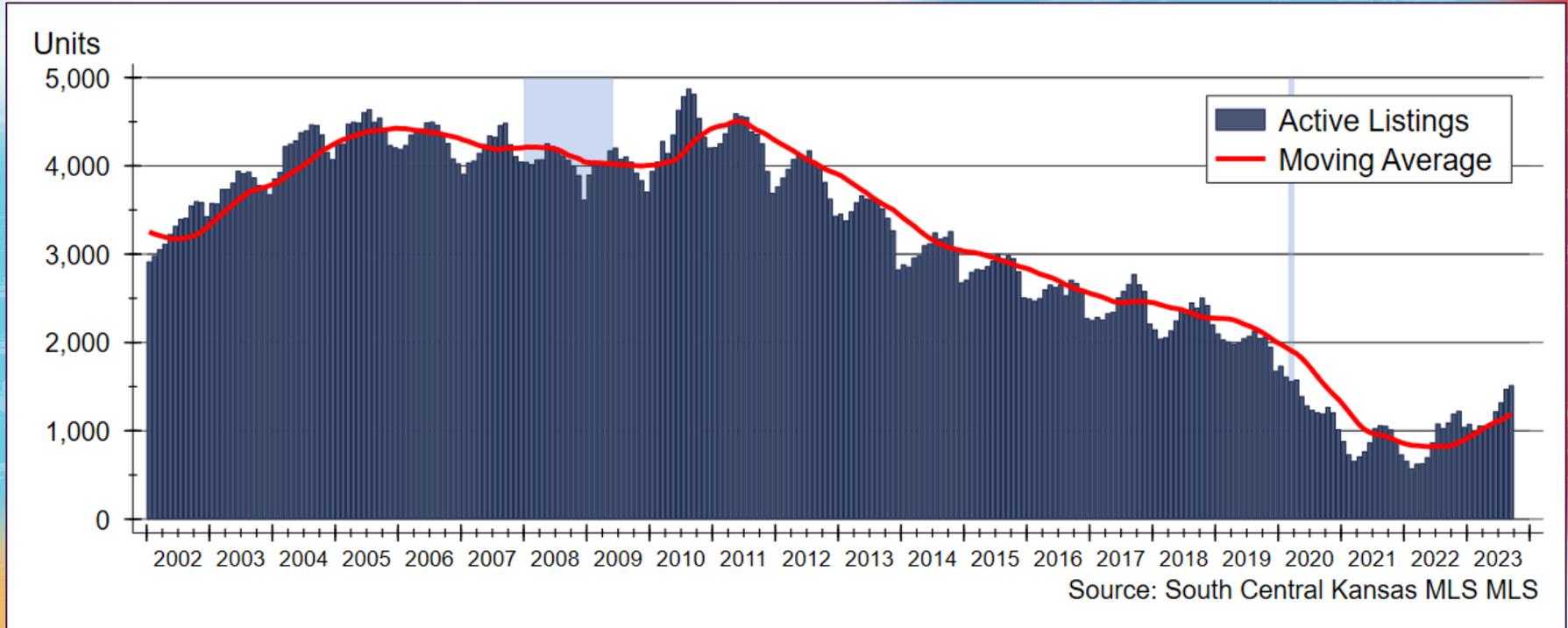
Wichita Area Home Sales Activity



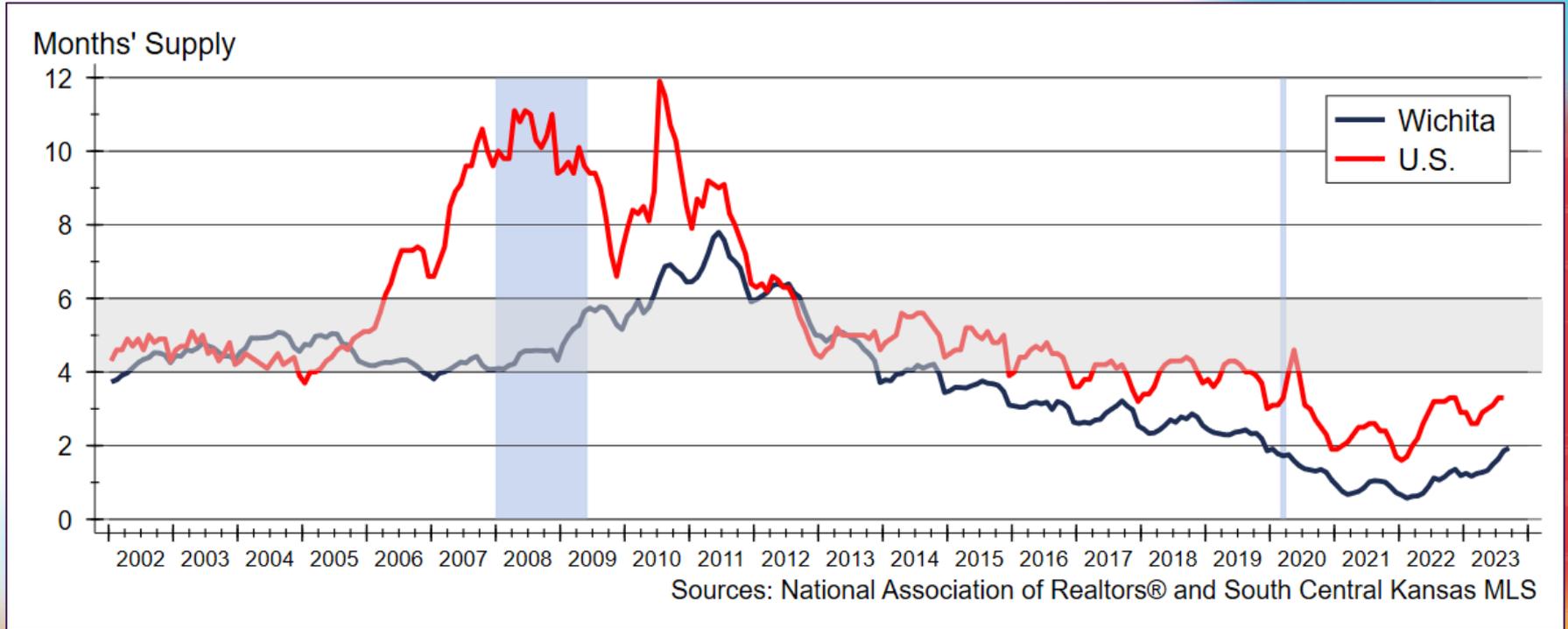
Wichita Home Sales Forecast



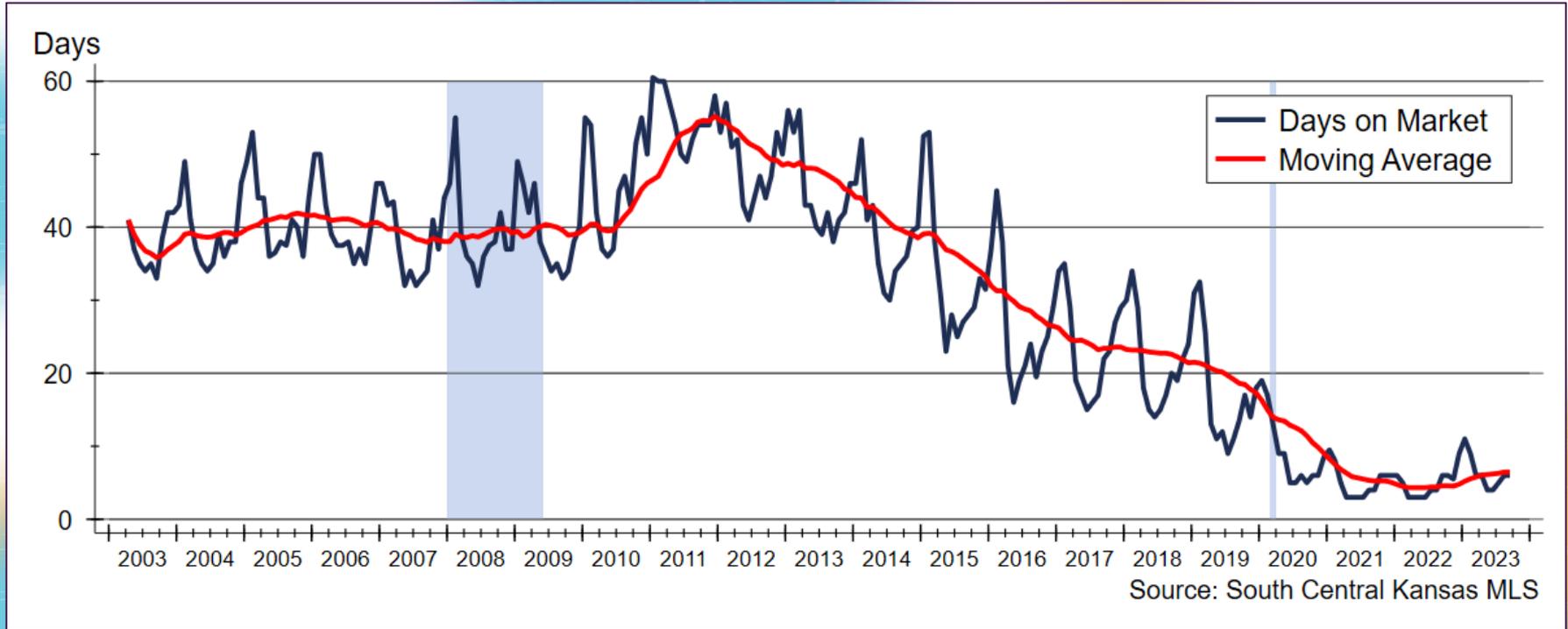
Active Listings are Rising, but Still Incredibly Low



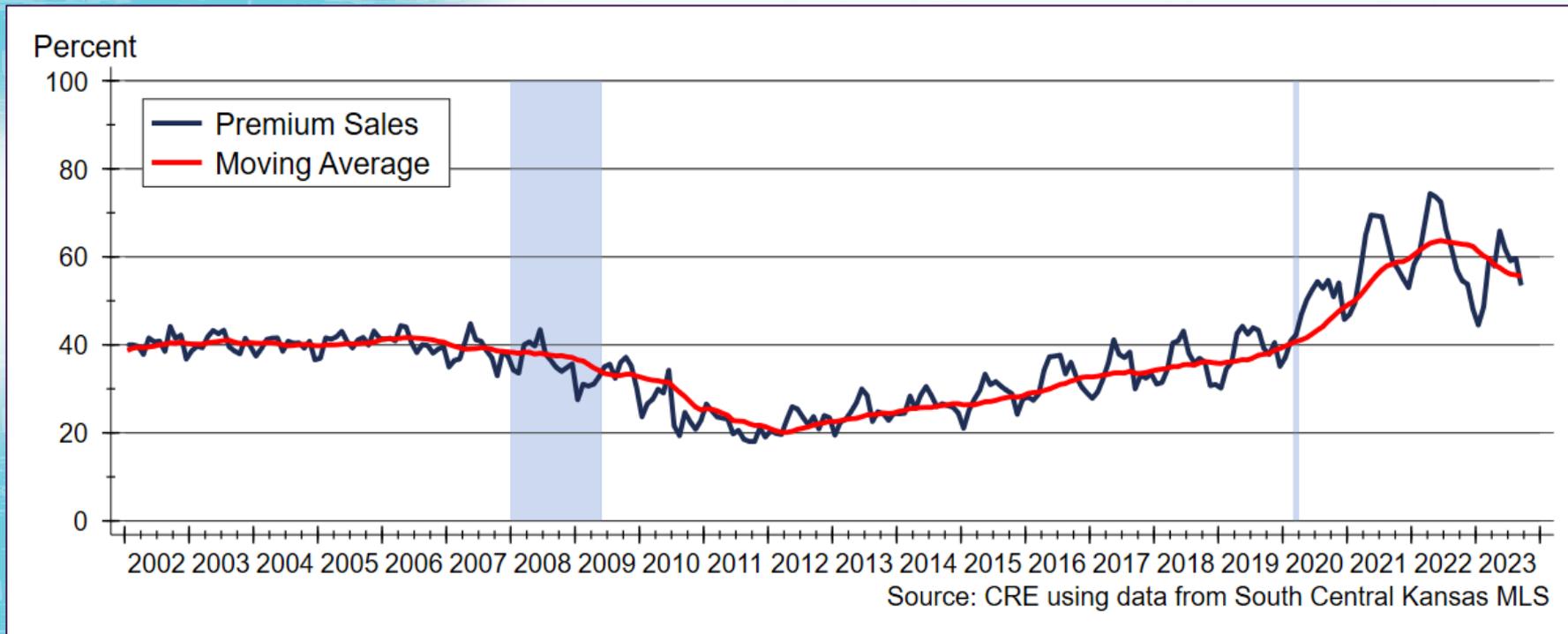
Inventories are Still Well Below What is Needed for a Balanced Market



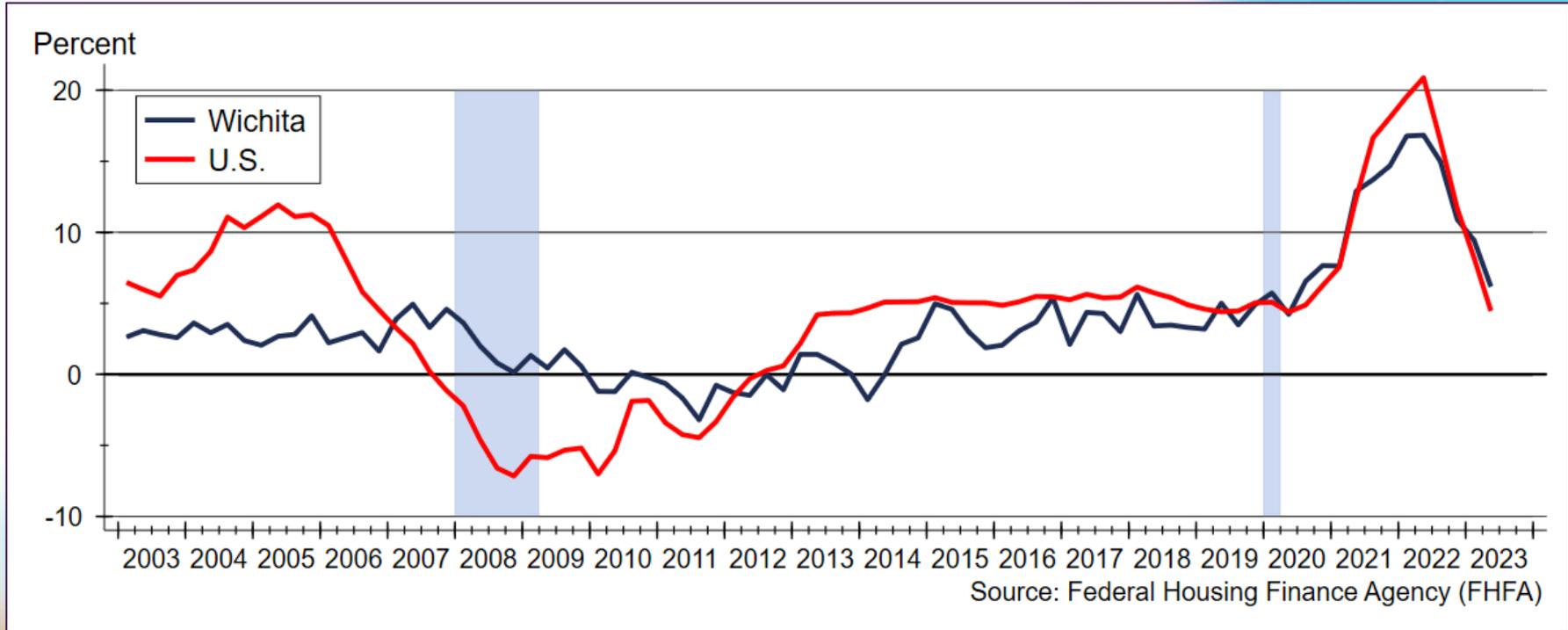
Homes are Still Selling *Very* Quickly



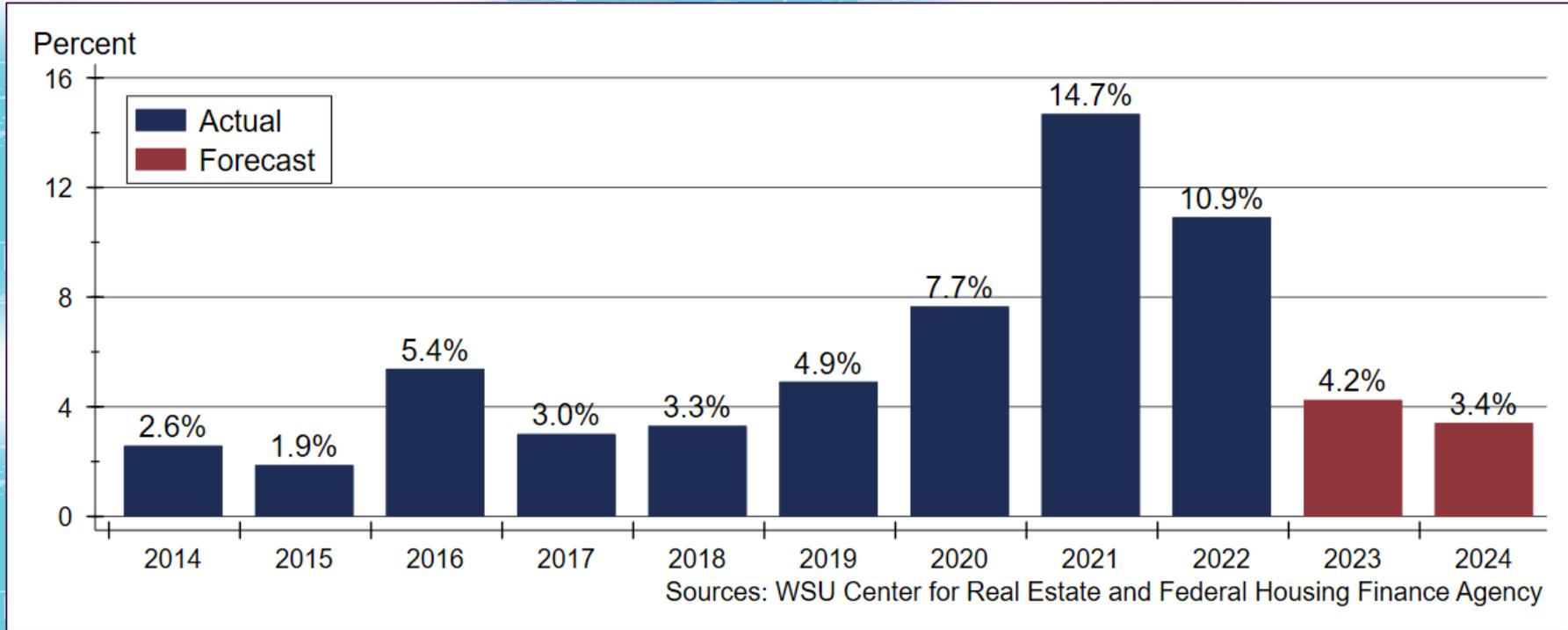
Most Homes are Selling At or Above Original List Price



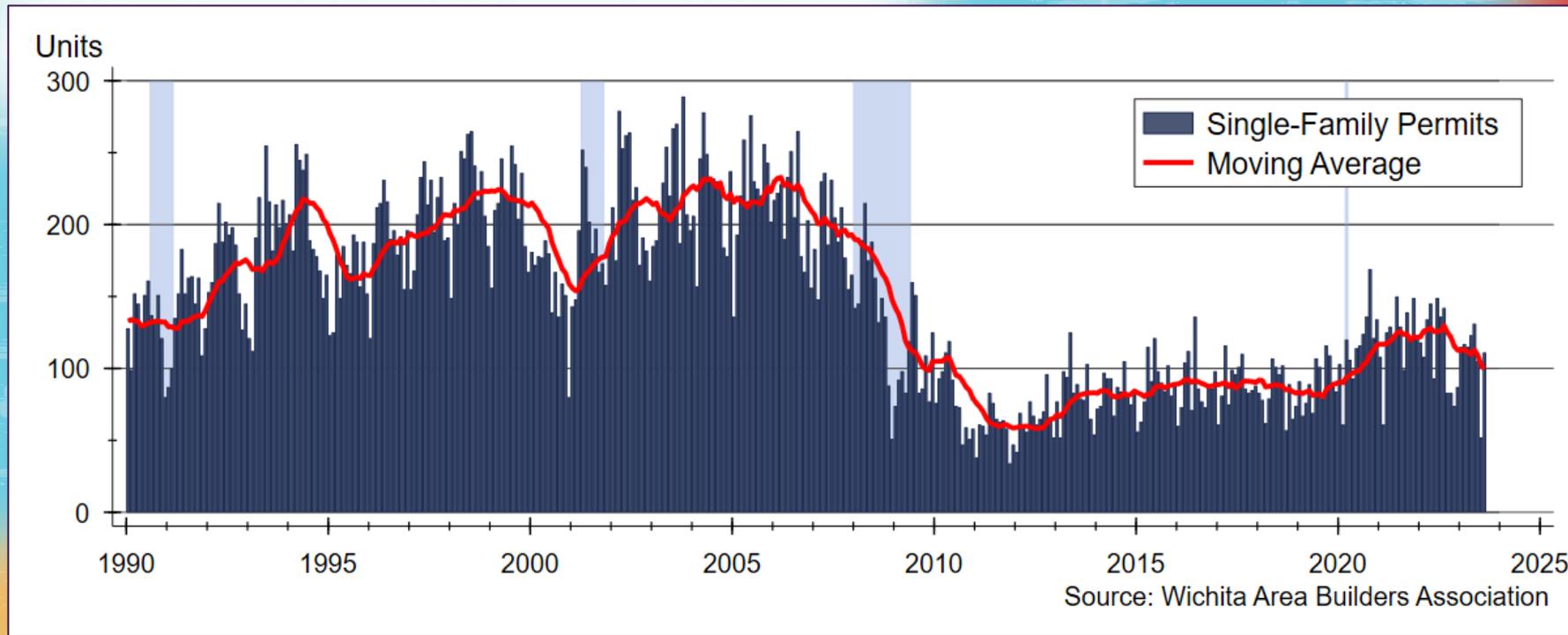
Home Price Appreciation is Slowing but Remains Strong



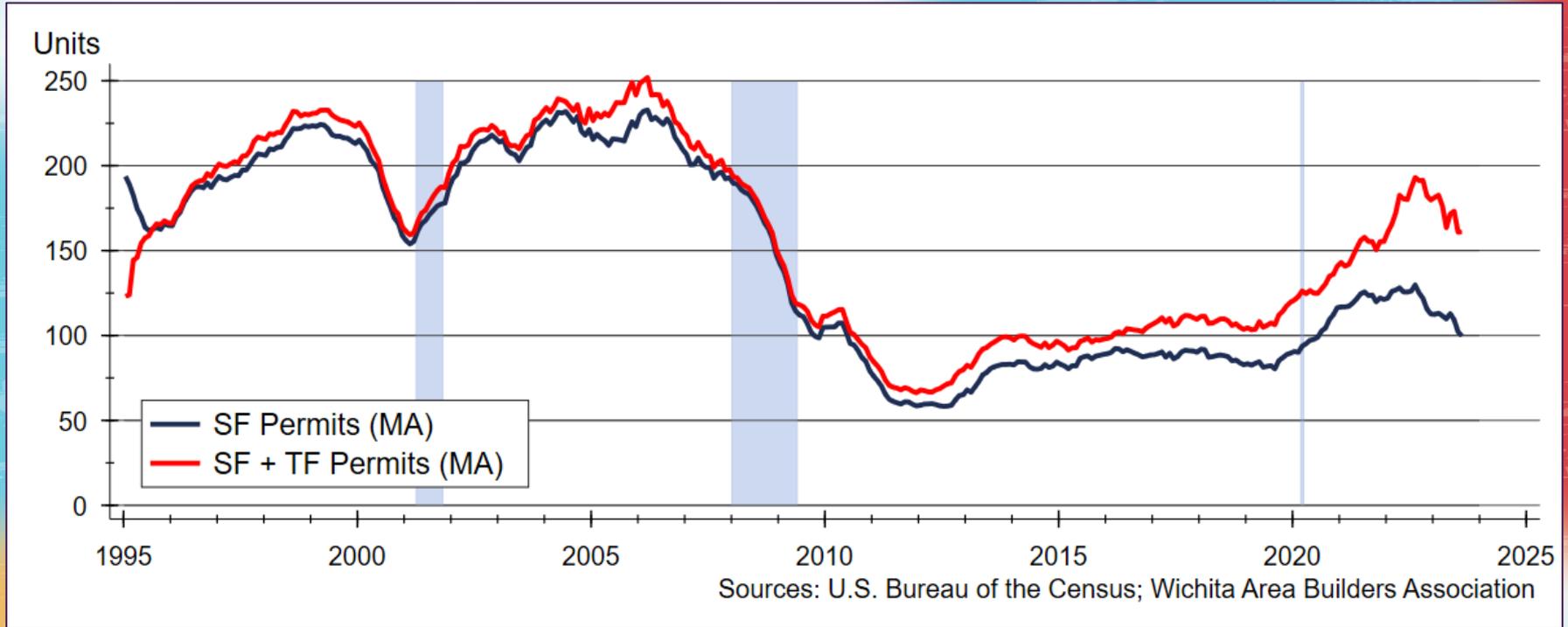
Wichita Home Price Appreciation Forecast



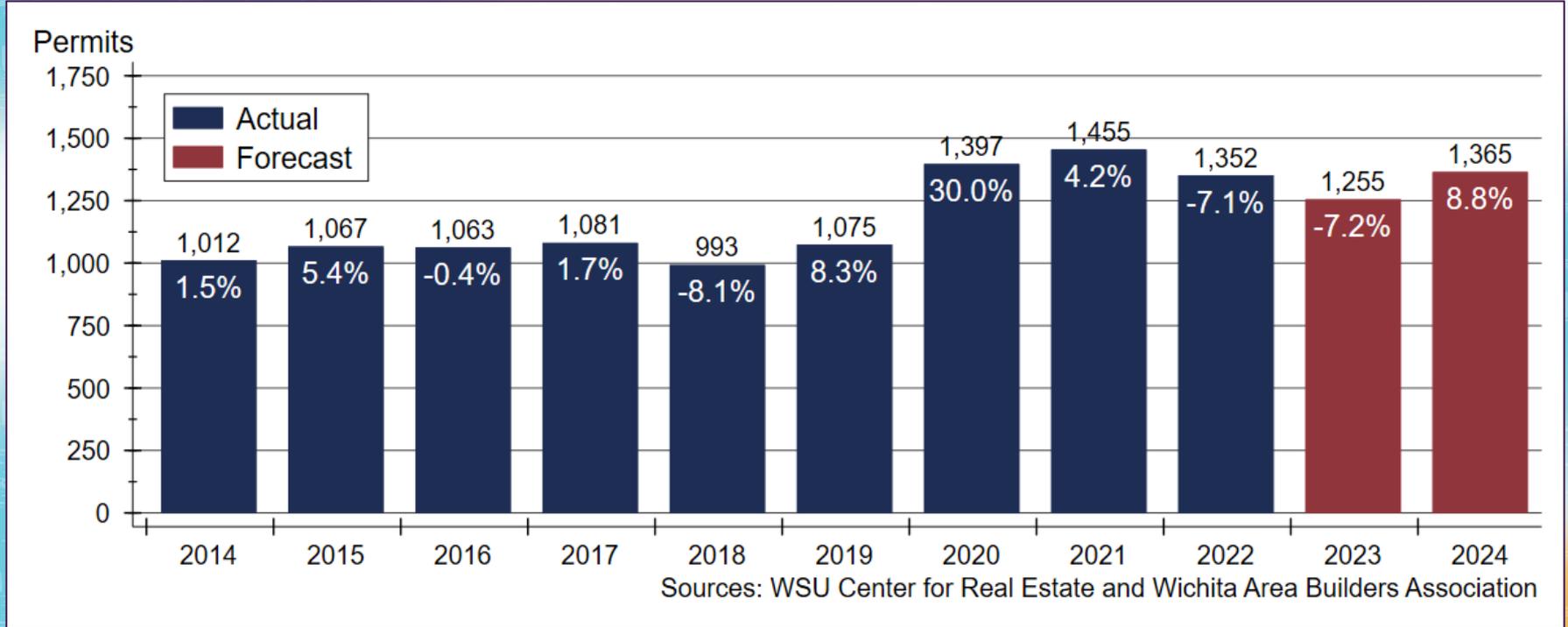
Single-Family Home Construction Never Recovered after the Financial Crisis



Two-Family Homes Are Helping to Fill the Gap



Wichita Single-Family Construction Forecast



2024 Wichita Housing Forecast

	2021 <u>Actual</u>	2022 <u>Actual</u>	2023 <u>Forecast</u>	2024 <u>Forecast</u>
Total Home Sales	12,152 units +5.7%	10,570 units -13.0%	9,470 units -10.4%	9,390 units -0.8%
SF Building Permits	1,455 units +4.2%	1,352 units -7.1%	1,255 units -7.2%	1,365 units +8.8%
Home Price Appreciation	+14.7%	+10.9%	+4.2%	+3.4%

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