

Topeka Housing Outlook in the New Year

Topeka Economic Outlook Conference
January 31, 2024

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WSU Center for Real Estate

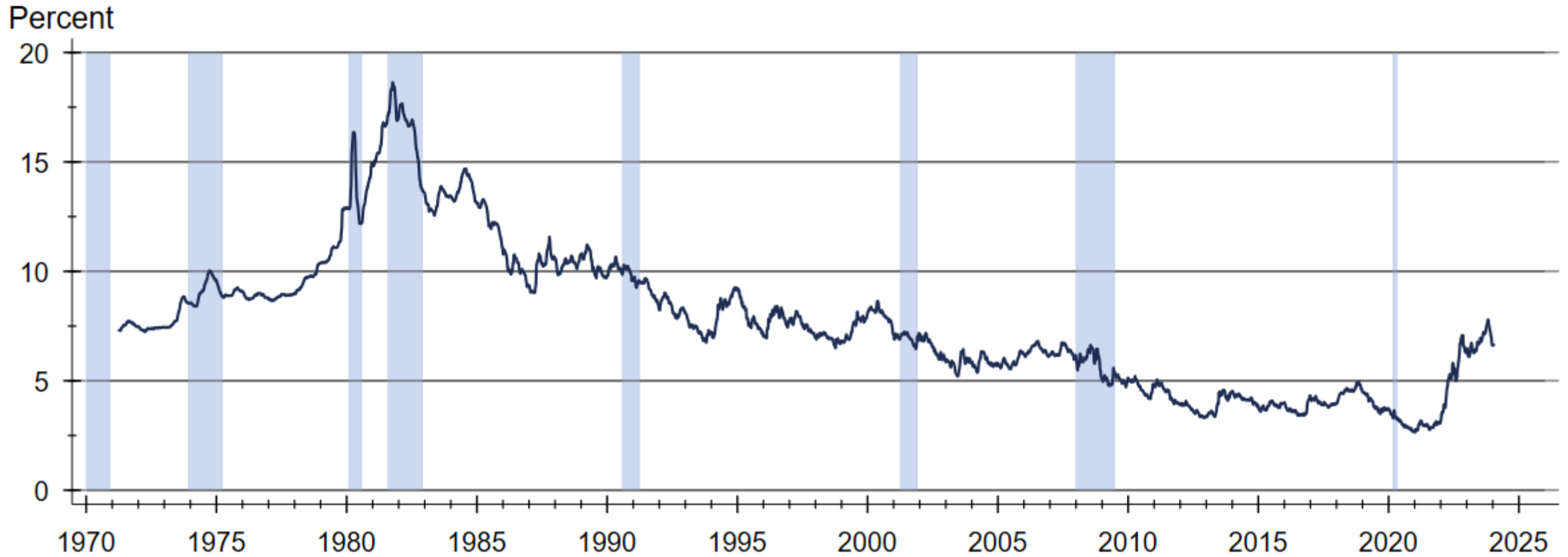


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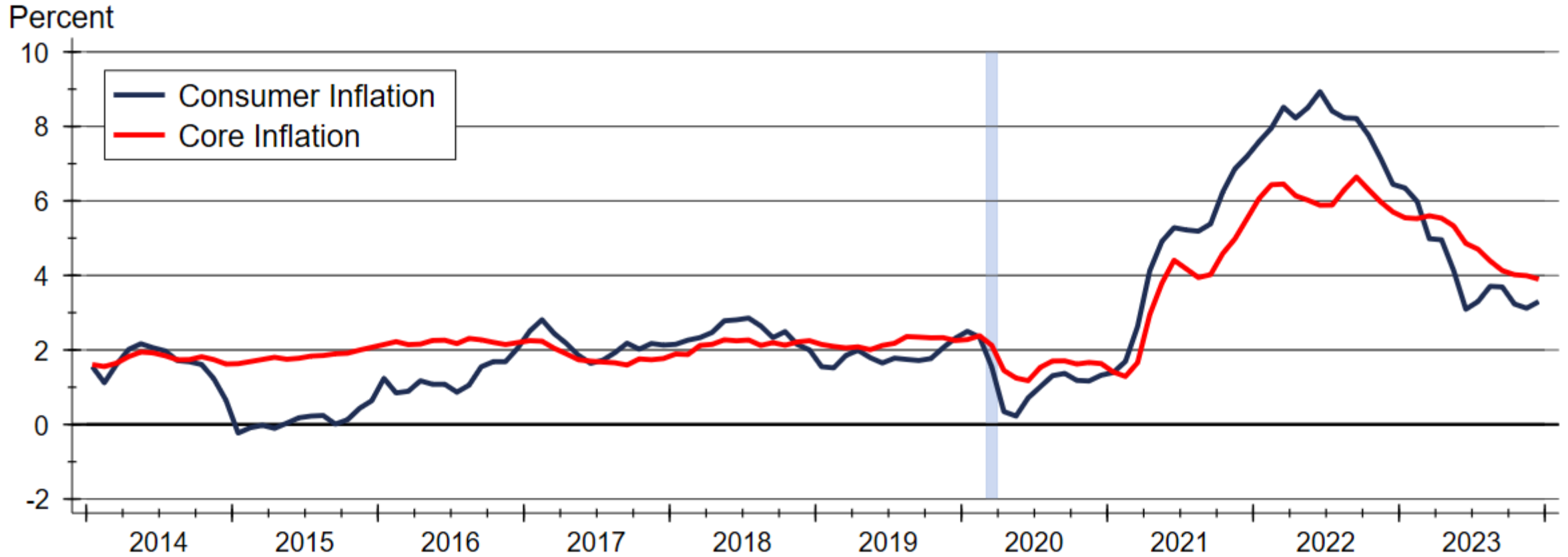
The slides from today's presentation
are available now at
realestate.wichita.edu

History of 30-year Fixed Mortgage Rates



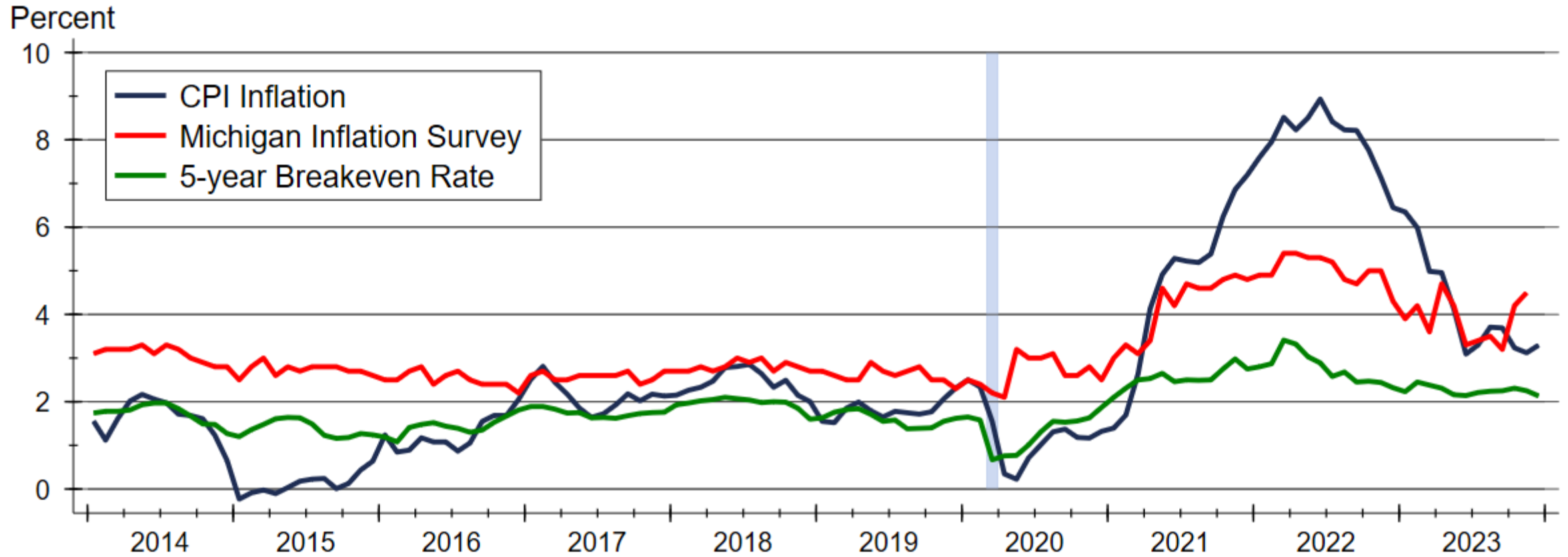
Source: Freddie Mac

Inflation Has Been Slowing



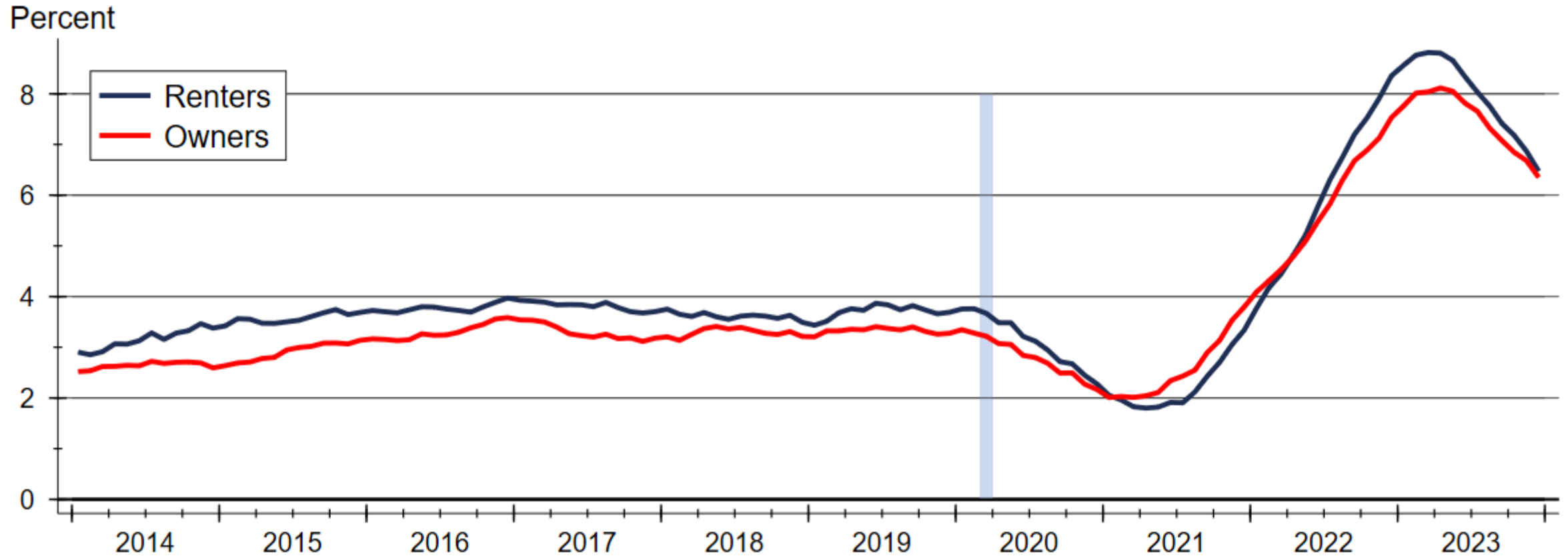
Source: U.S. Bureau of Labor Statistics

Inflation Expectations



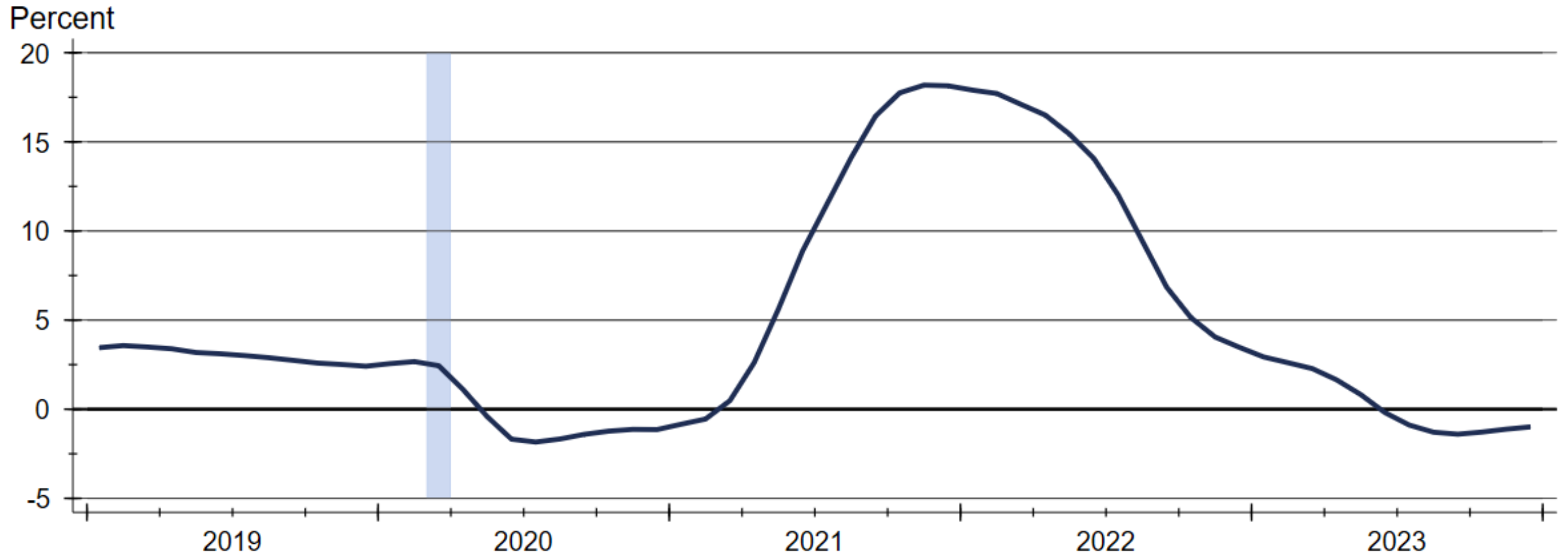
Sources: BLS; Federal Reserve Bank of St. Louis; University of Michigan

Housing Components of Inflation are Easing

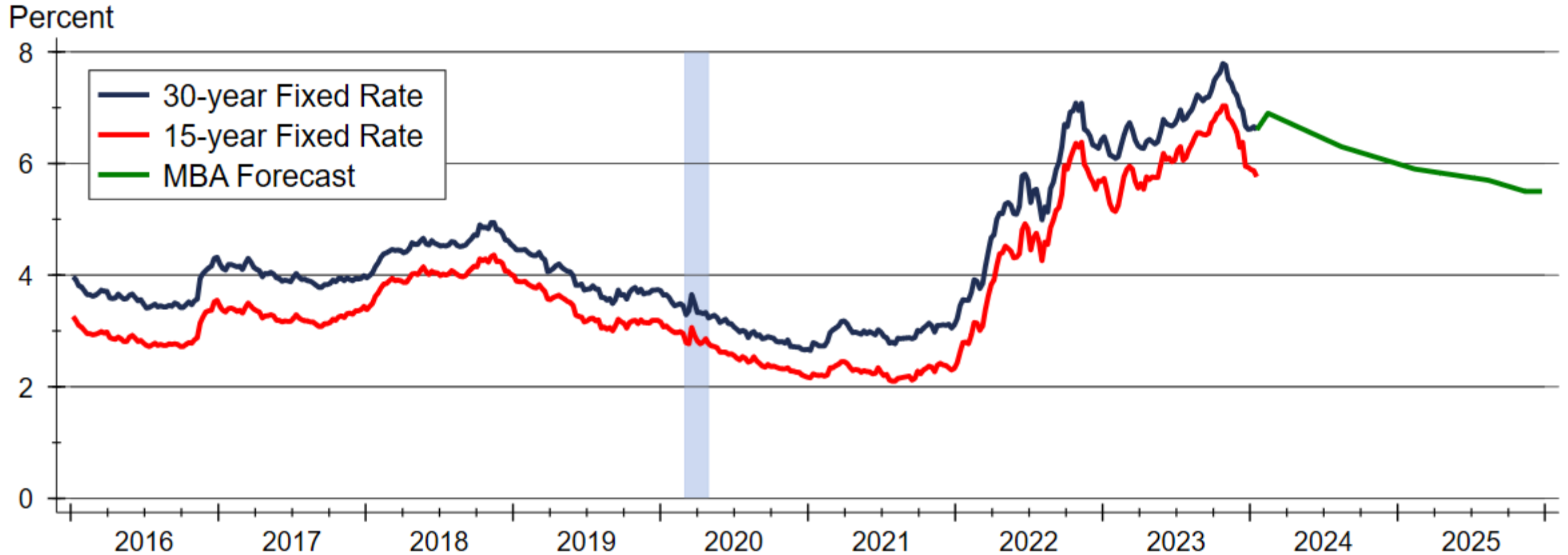


Source: U.S. Bureau of Labor Statistics

Apartment Rents are Beginning to Drop

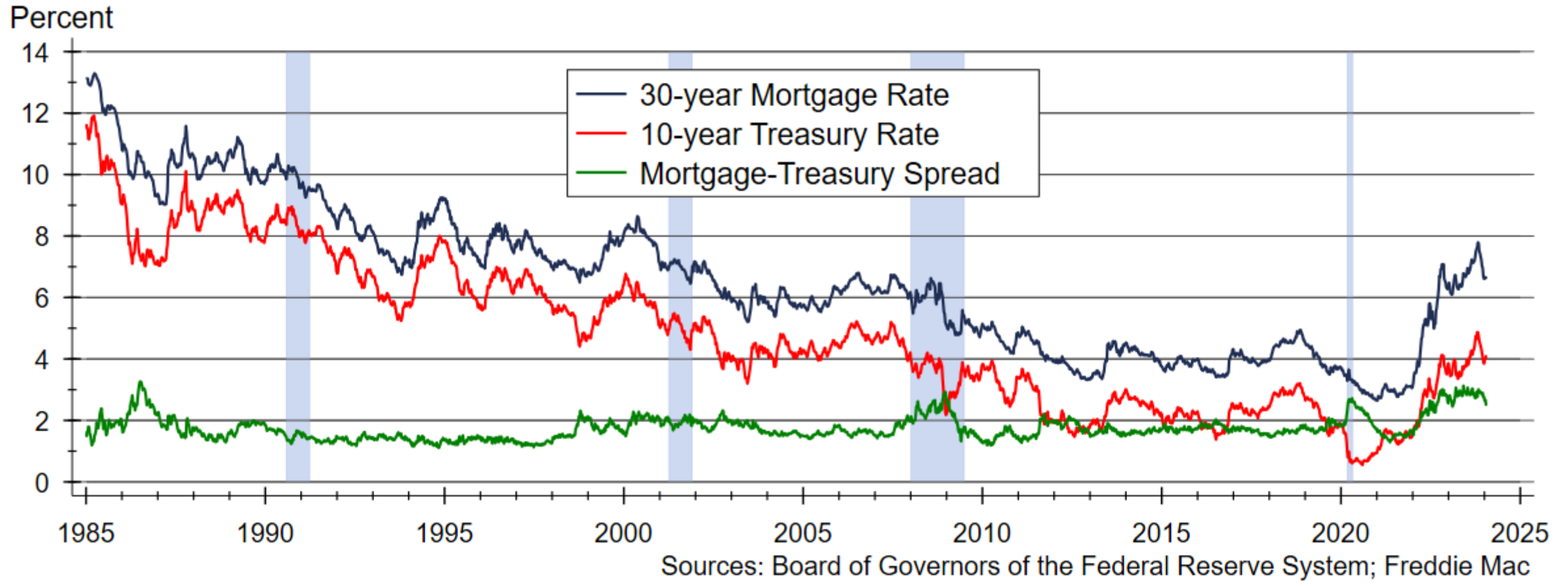


MBA 30-Year Mortgage Rate Forecast

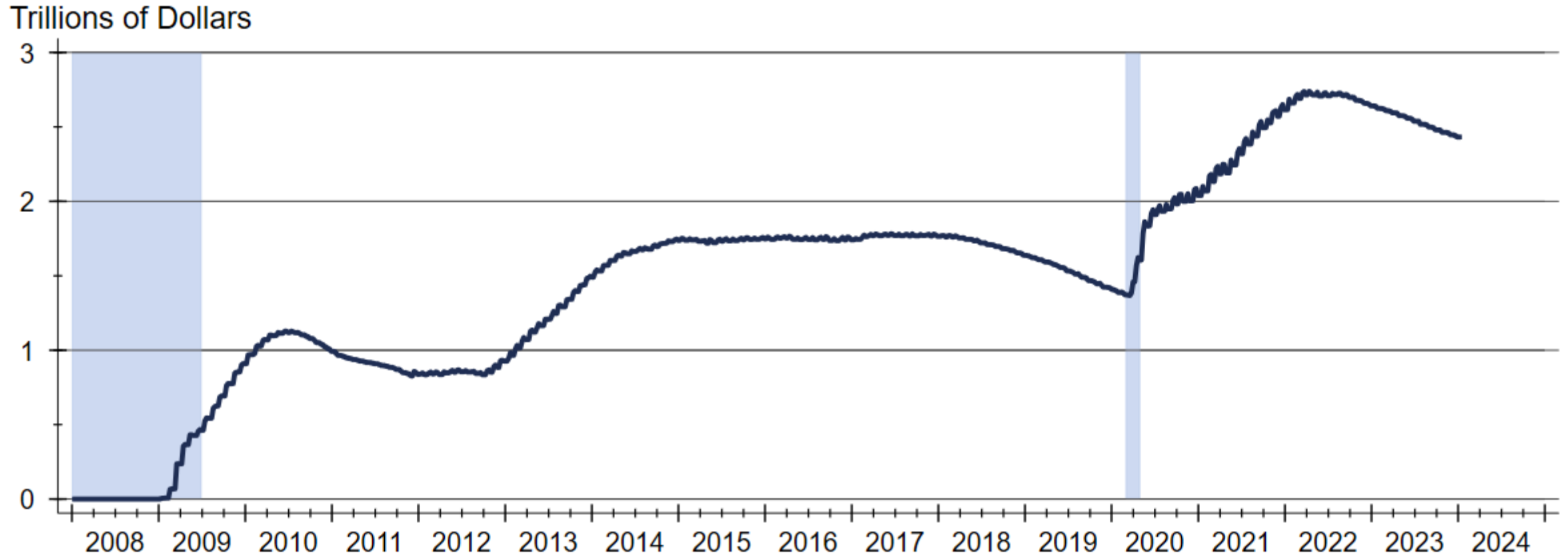


Sources: Freddie Mac; Mortgage Bankers Association

Spread between Mortgage Rates and the 10-year Treasury Near All-Time High

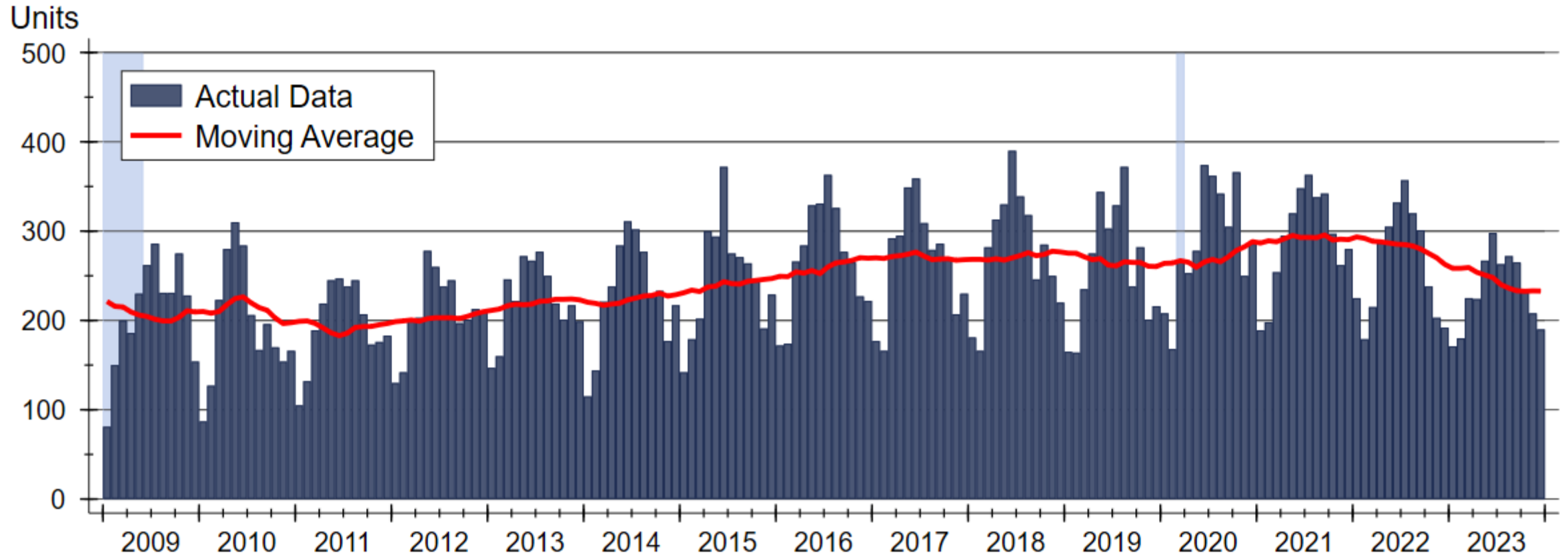


Federal Reserve MBS Holdings

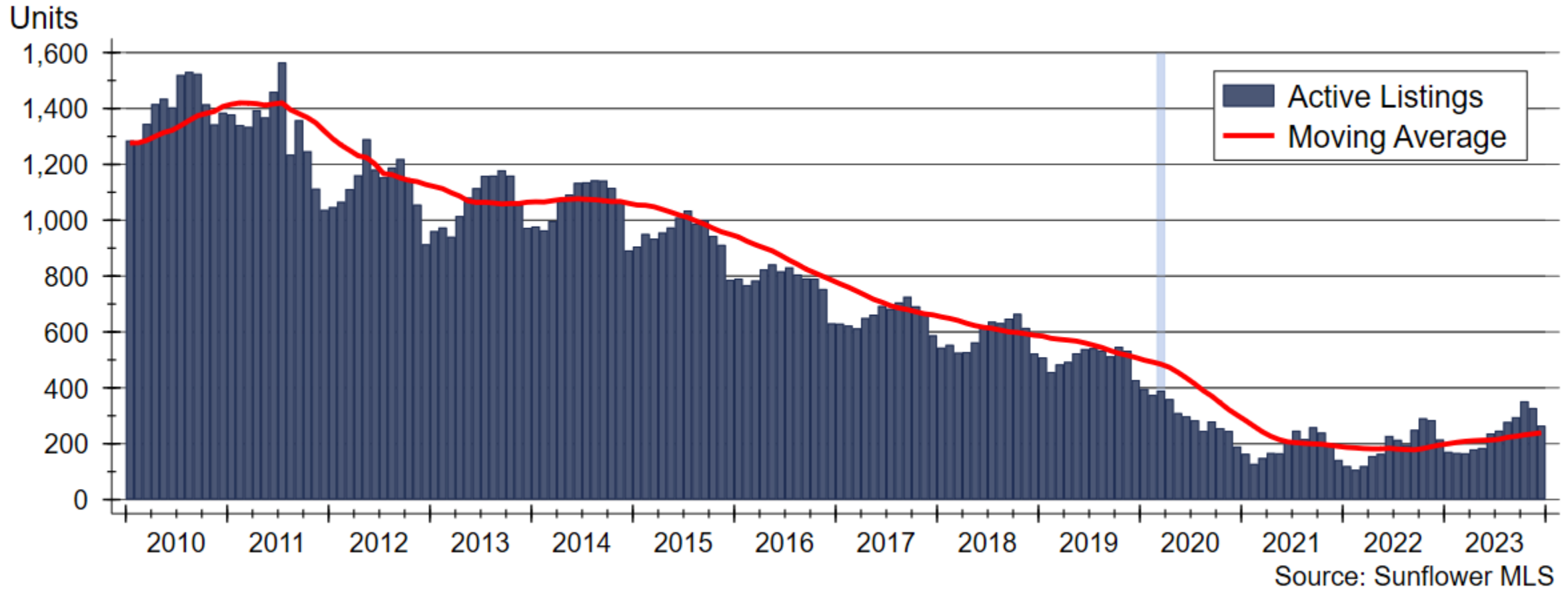


Source: Federal Reserve Board of Governors

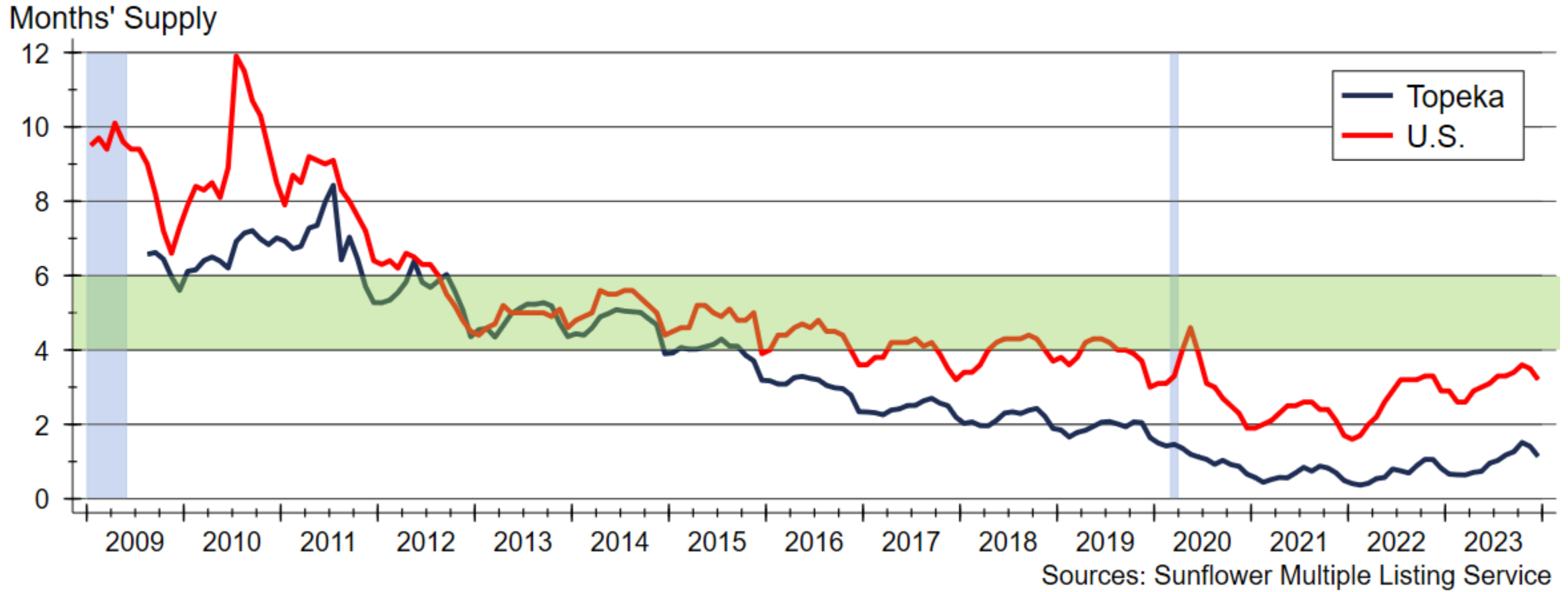
Topeka Area Total Home Sales



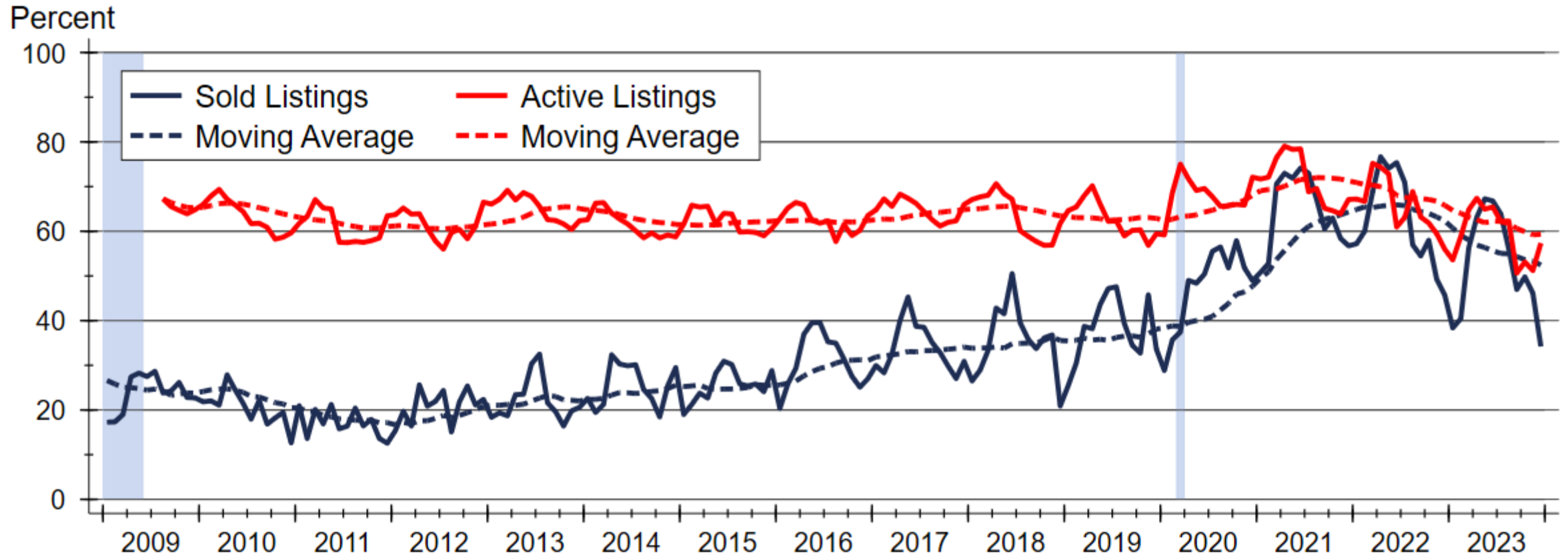
Topeka Area Total Active Listings



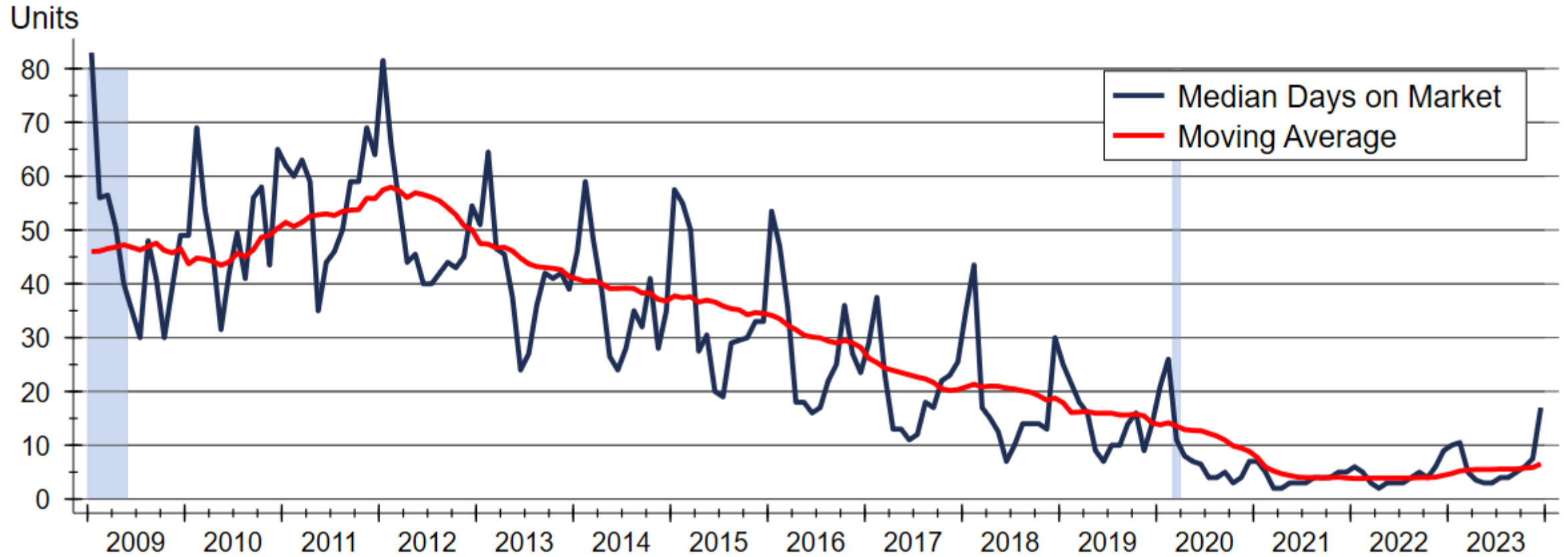
Months' Supply of Homes Available for Sale



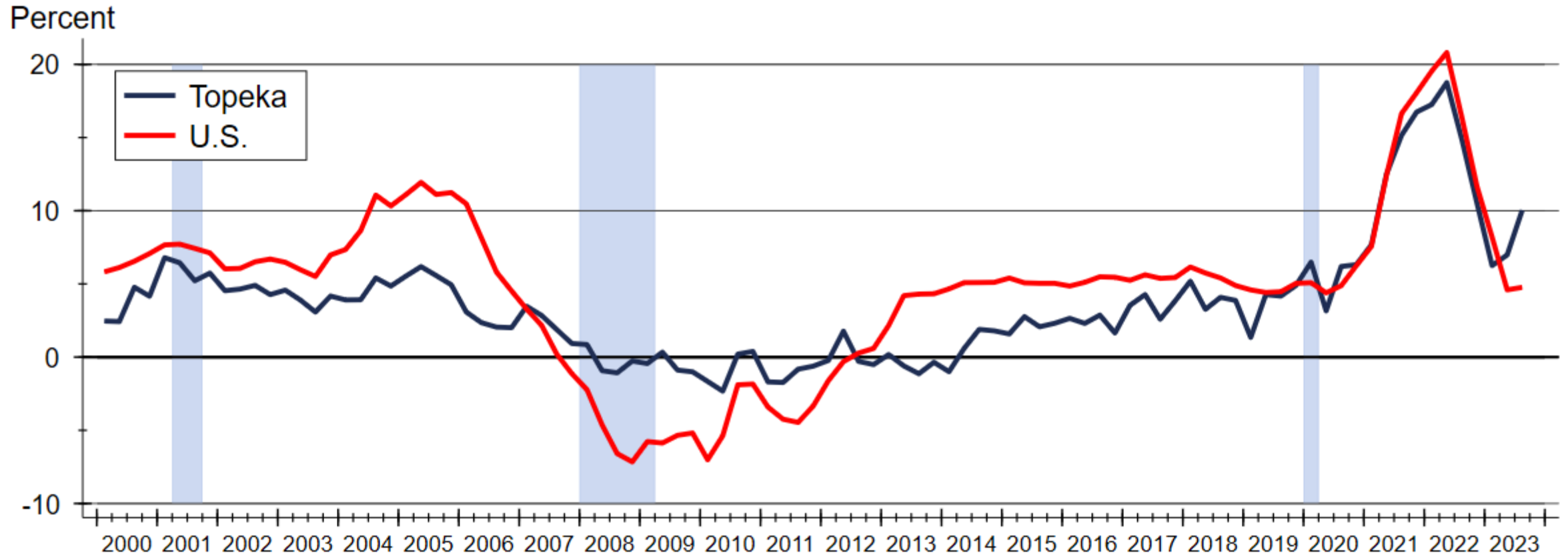
Premium Sales and Active Listings



Topeka-Area Median Days on Market

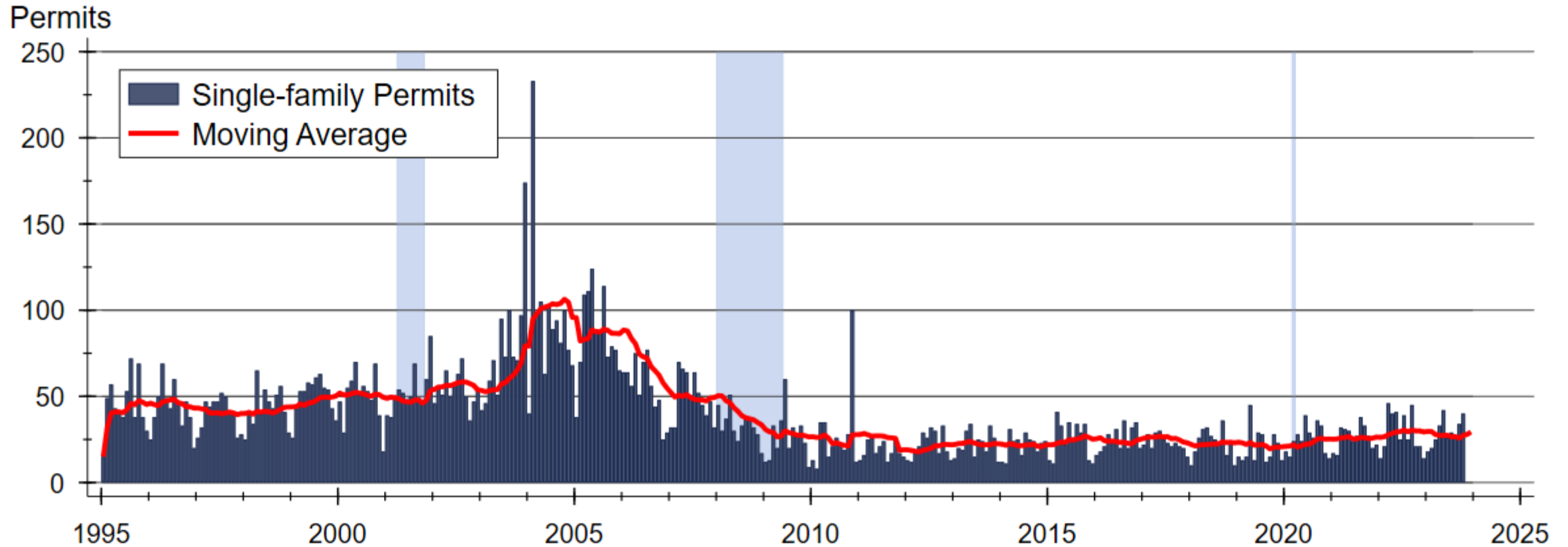


Home Price Appreciation



Source: Federal Housing Finance Agency (FHFA)

Topeka MSA New Home Construction



WSU Center for Real Estate

Laying a Foundation for Real Estate in Kansas

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