

# 2024 South Central Kansas Housing Outlook

SCK IAAO

March 6, 2024

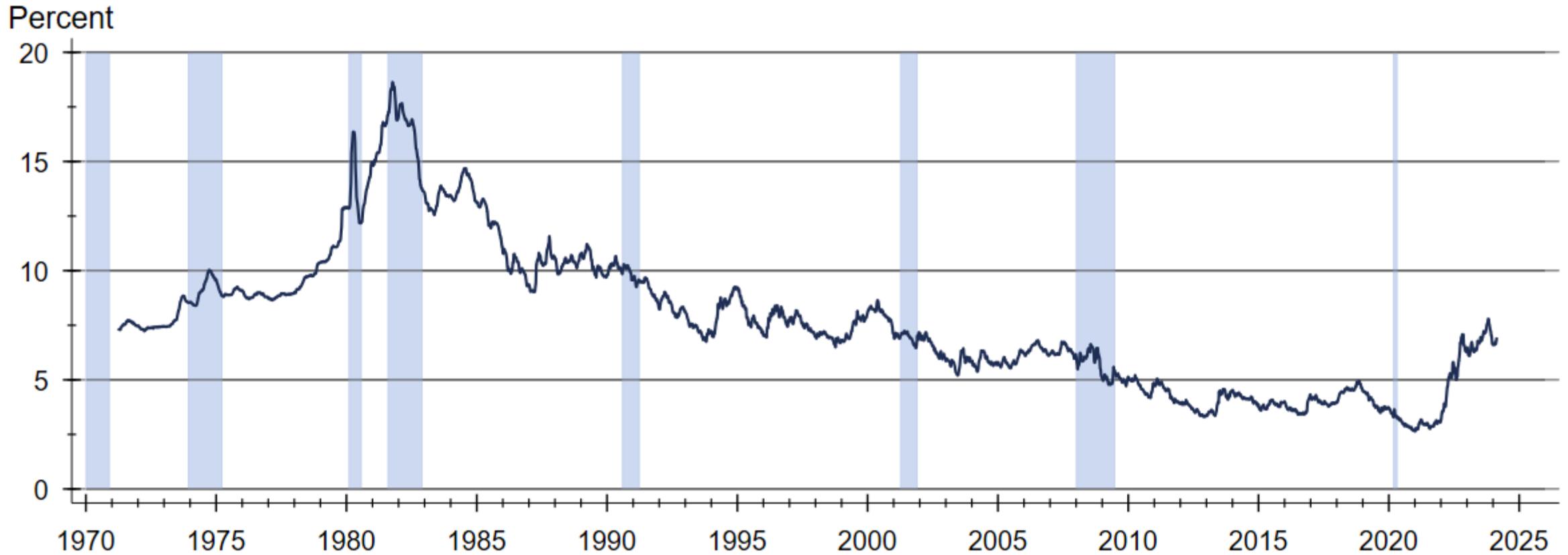
Dr. Stanley D. Longhofer  
WSU Center for Real Estate



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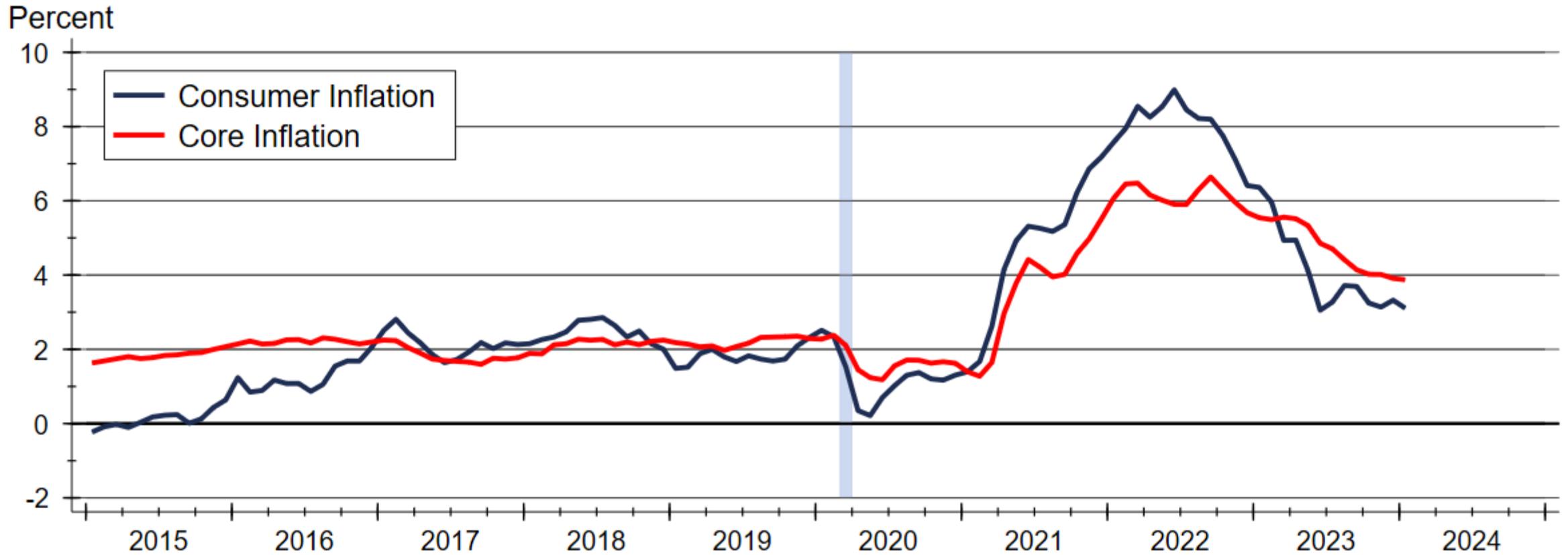


# History of 30-year Fixed Mortgage Rates



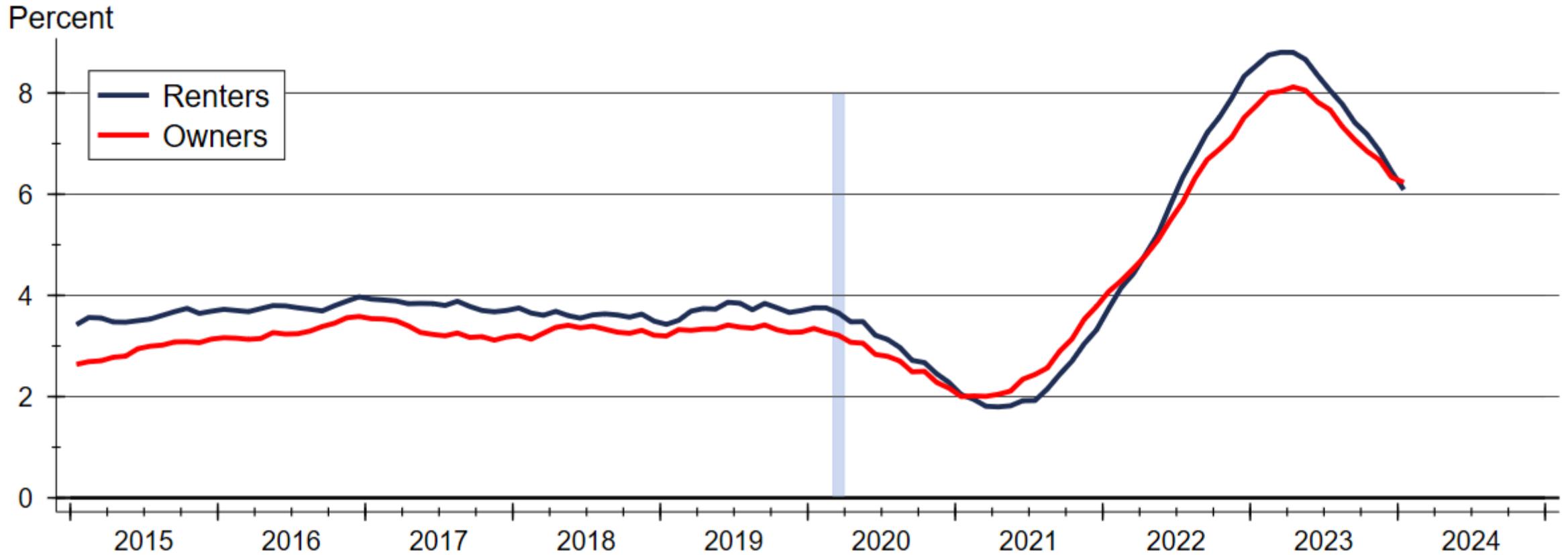
Source: Freddie Mac

# Inflation Has Been Slowing



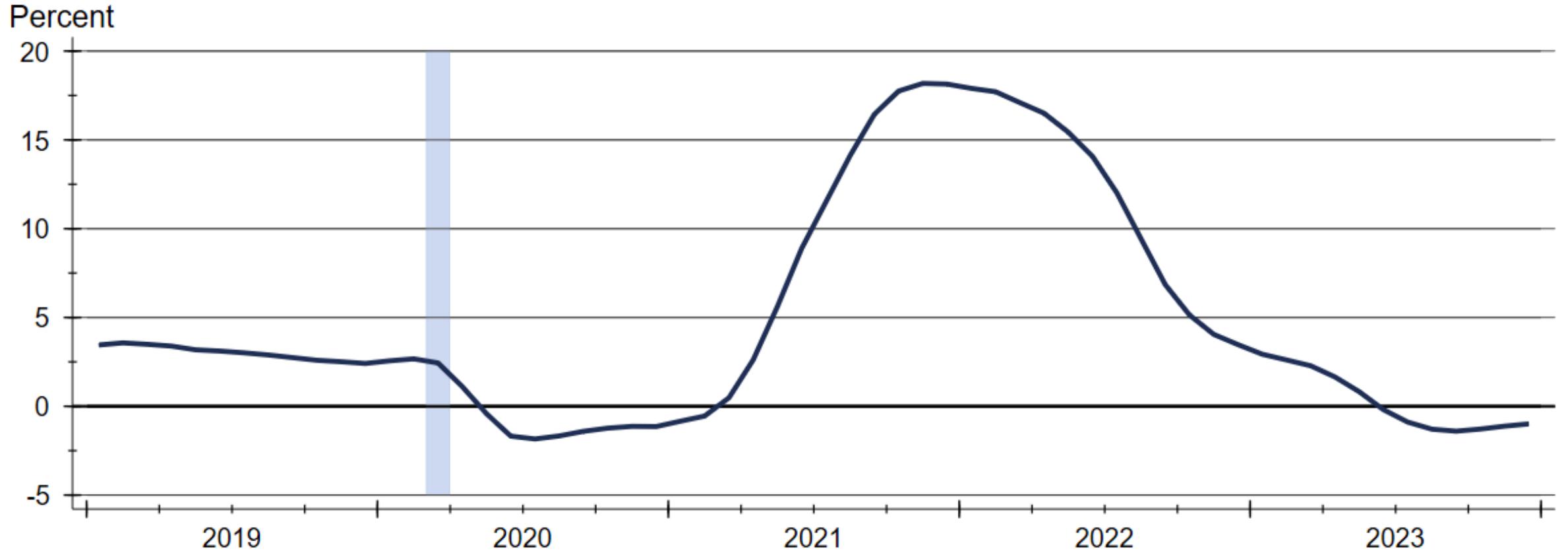
Source: U.S. Bureau of Labor Statistics

# Housing Components of Inflation are Easing



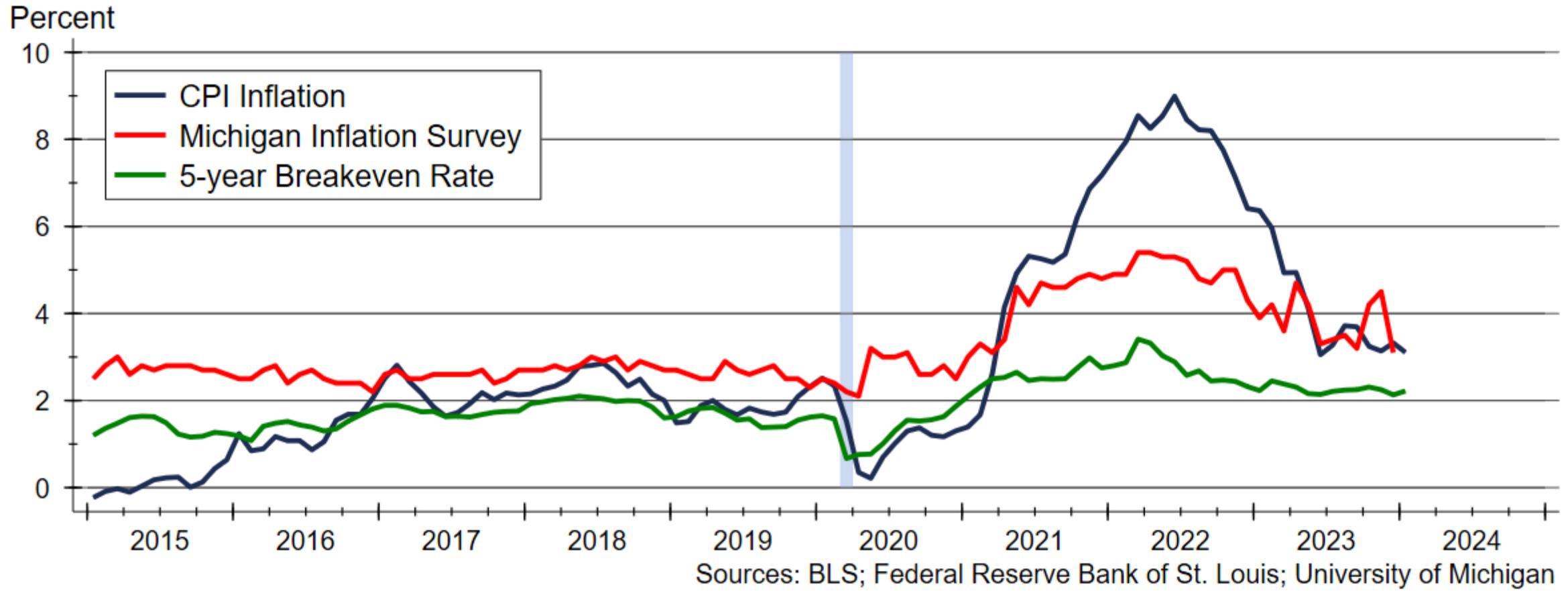
Source: U.S. Bureau of Labor Statistics

# Apartment Rents are Beginning to Drop

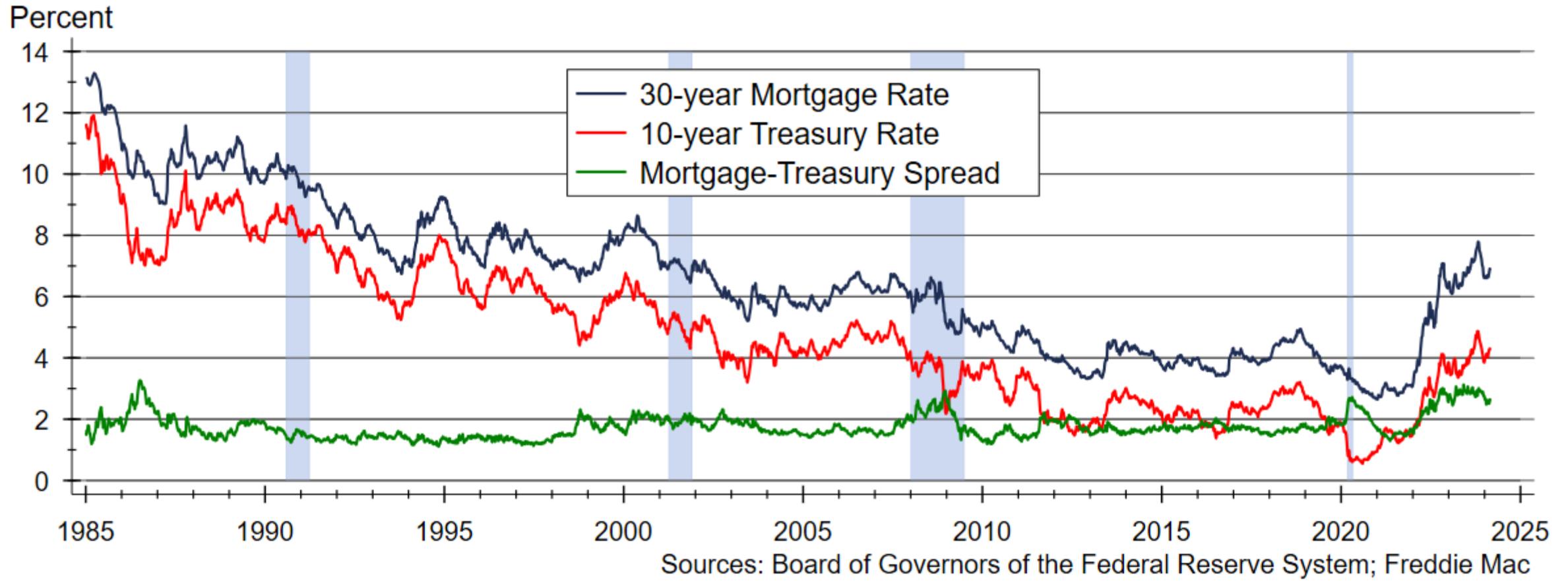


Source: Apartment List Rent Estimates

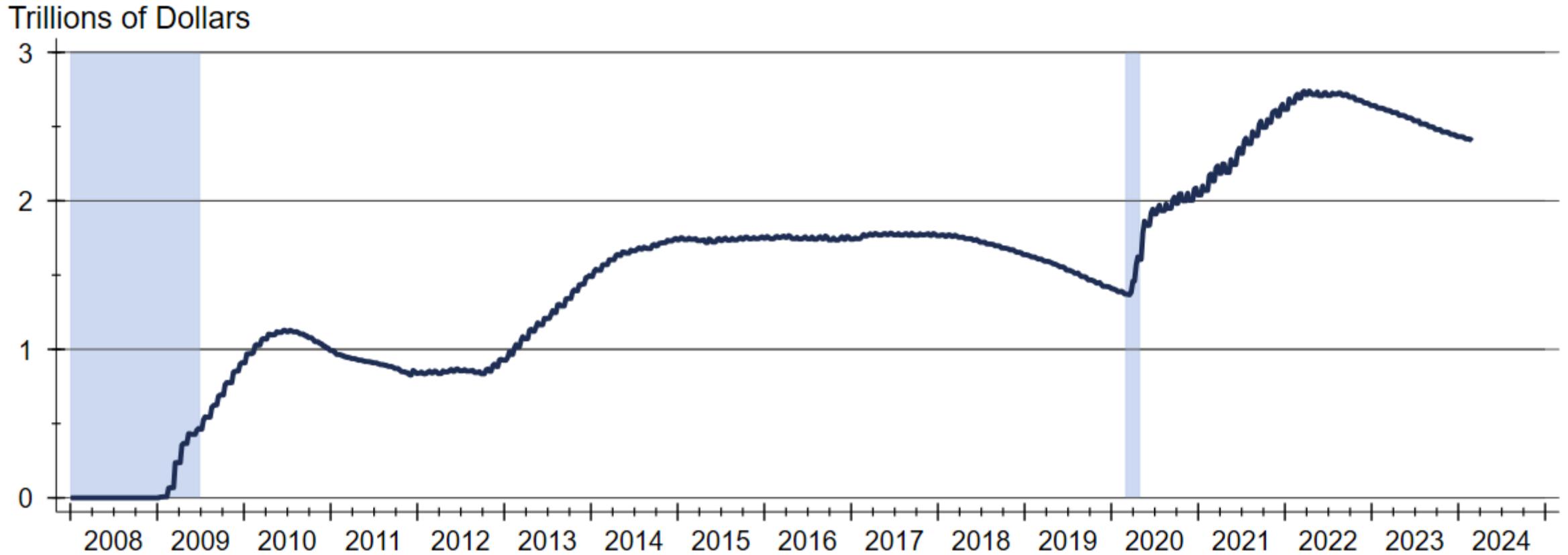
# Inflation Expectations



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

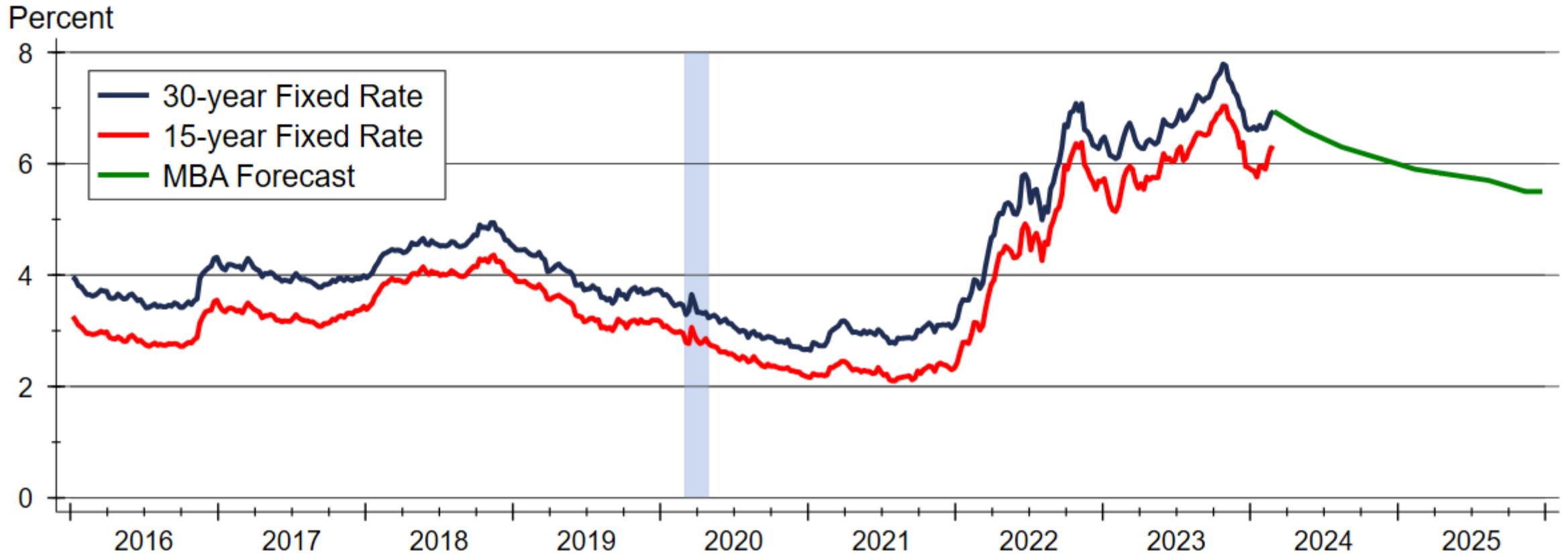


# Federal Reserve MBS Holdings



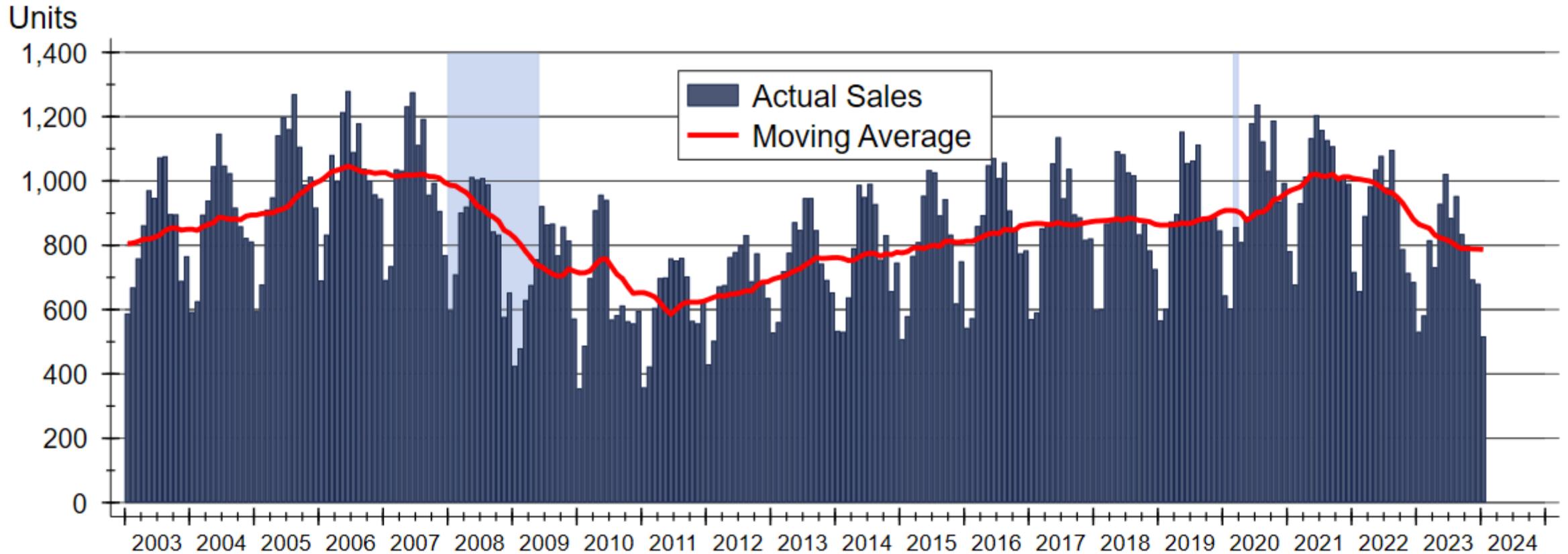
Source: Federal Reserve Board of Governors

# MBA 30-Year Mortgage Rate Forecast



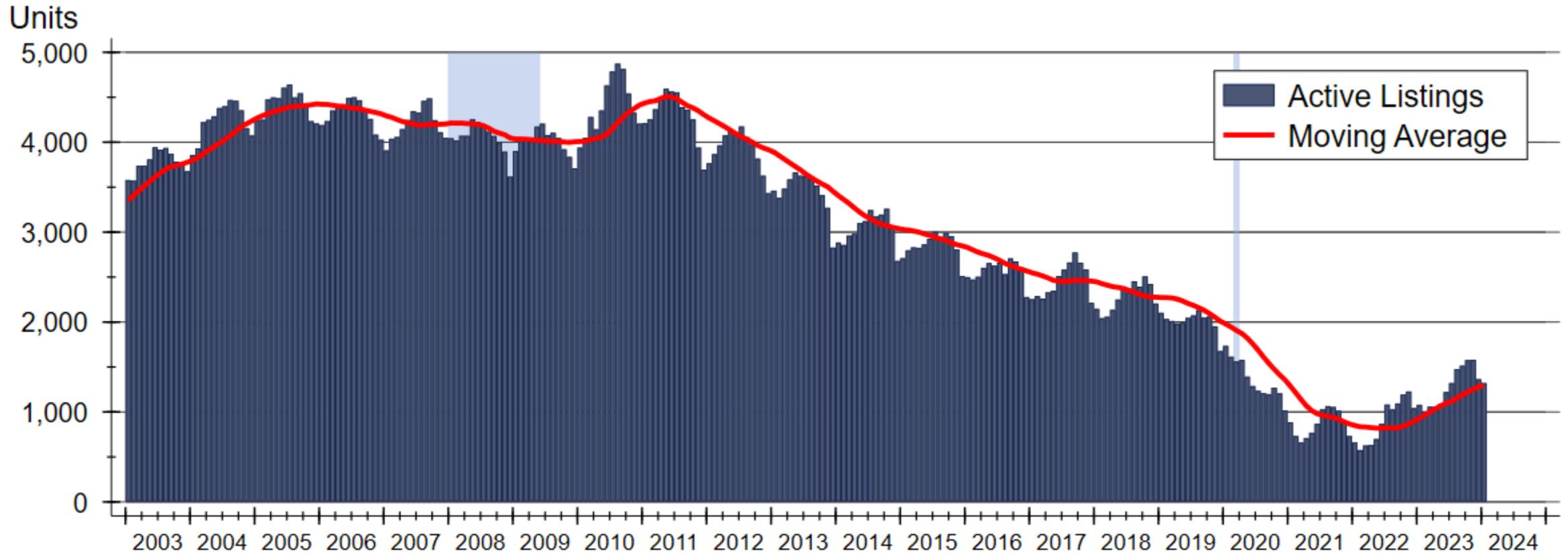
Sources: Freddie Mac; Mortgage Bankers Association

# Wichita Home Sales Activity



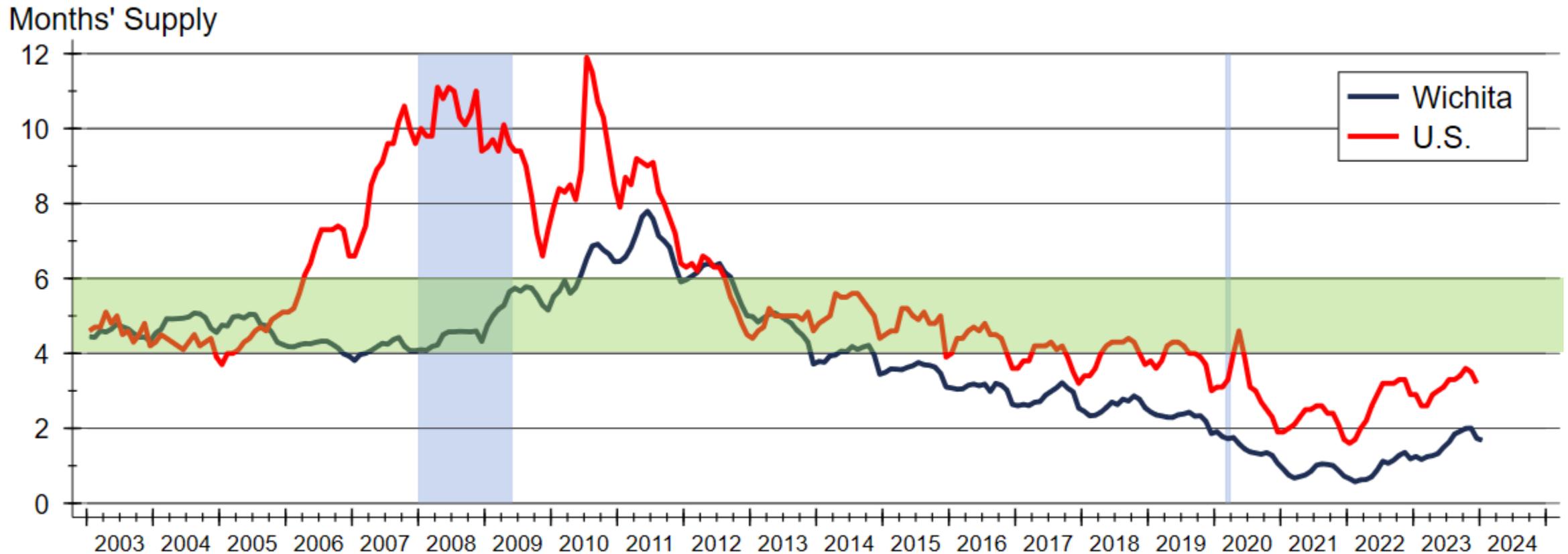
Source: South Central Kansas MLS

# Homes Available for Sale in Wichita



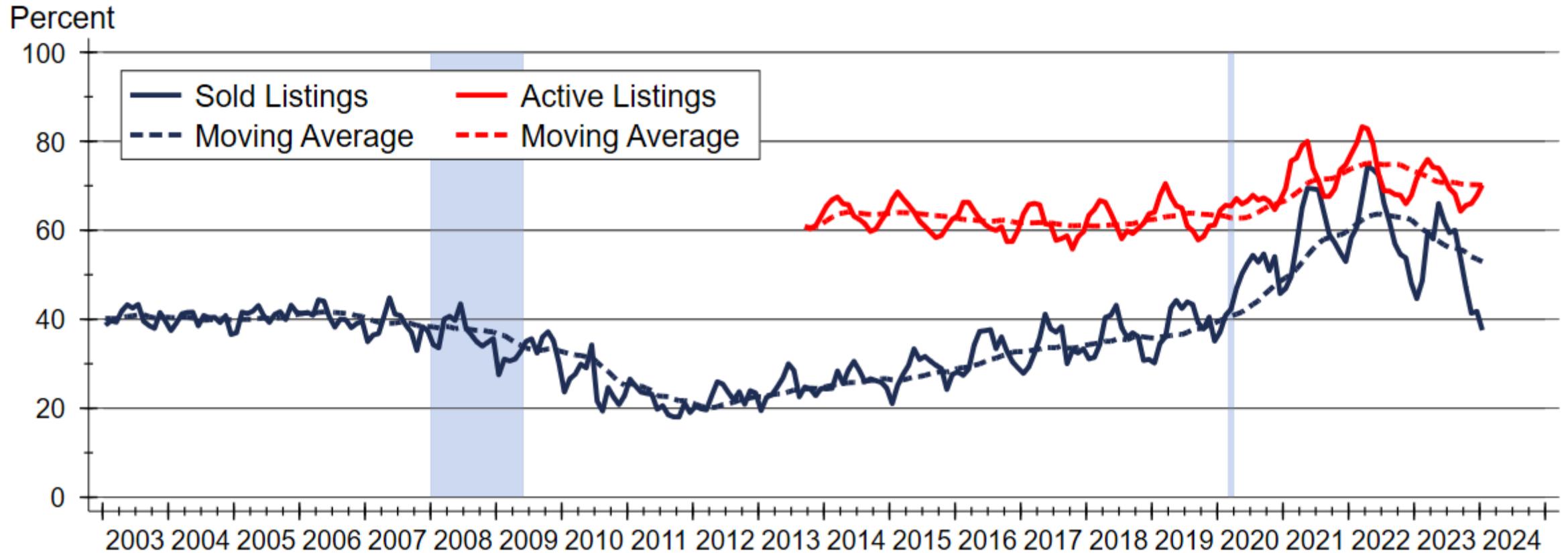
Source: South Central Kansas MLS MLS

# Months' Supply of Homes Available for Sale



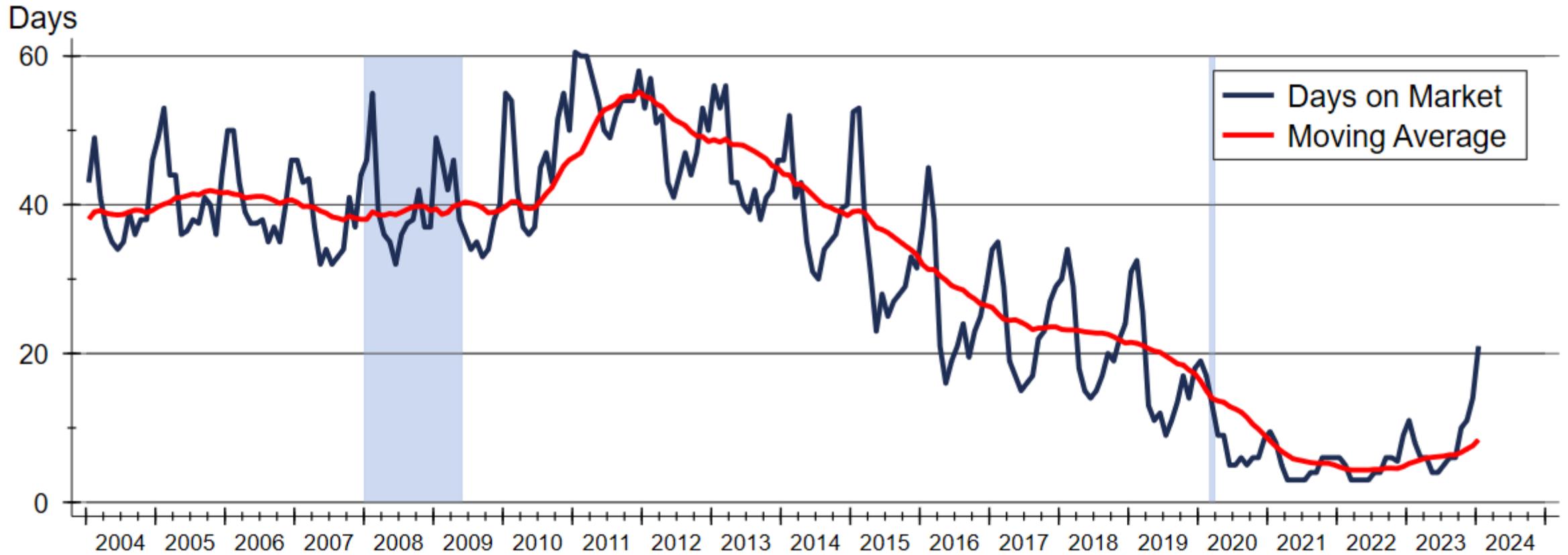
Sources: National Association of Realtors® and South Central Kansas MLS

# Premium Sales and Listings



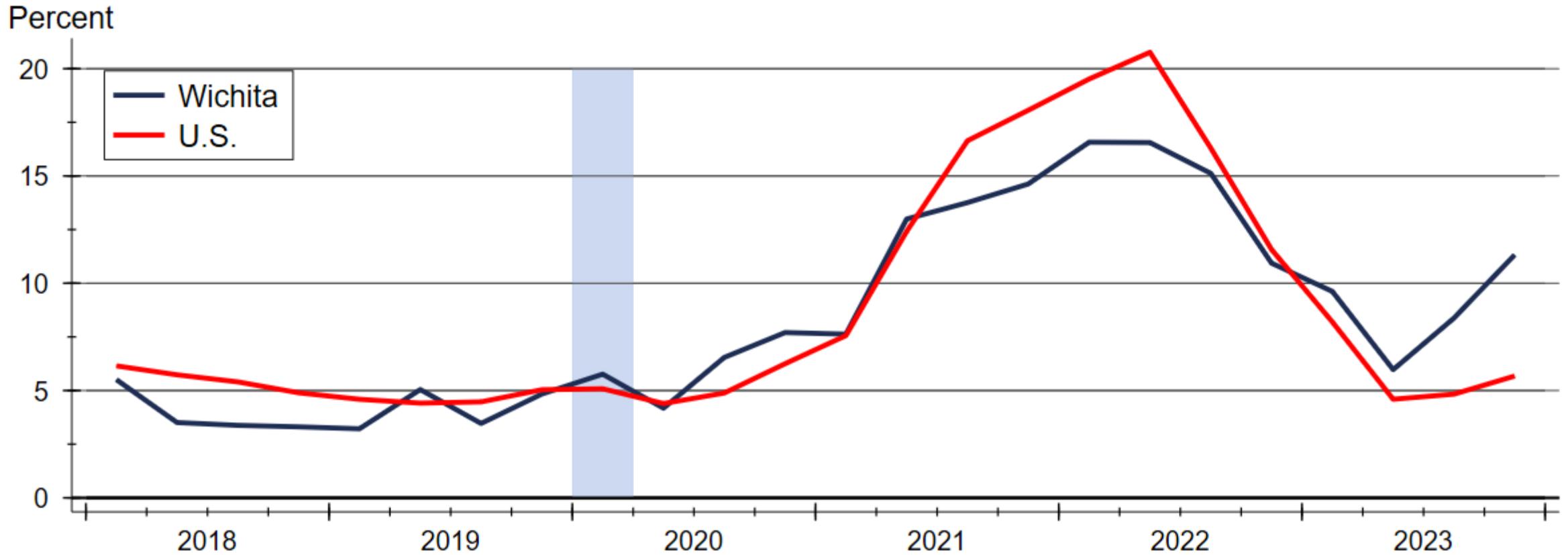
Source: CRE using data from South Central Kansas MLS

# Days on Market



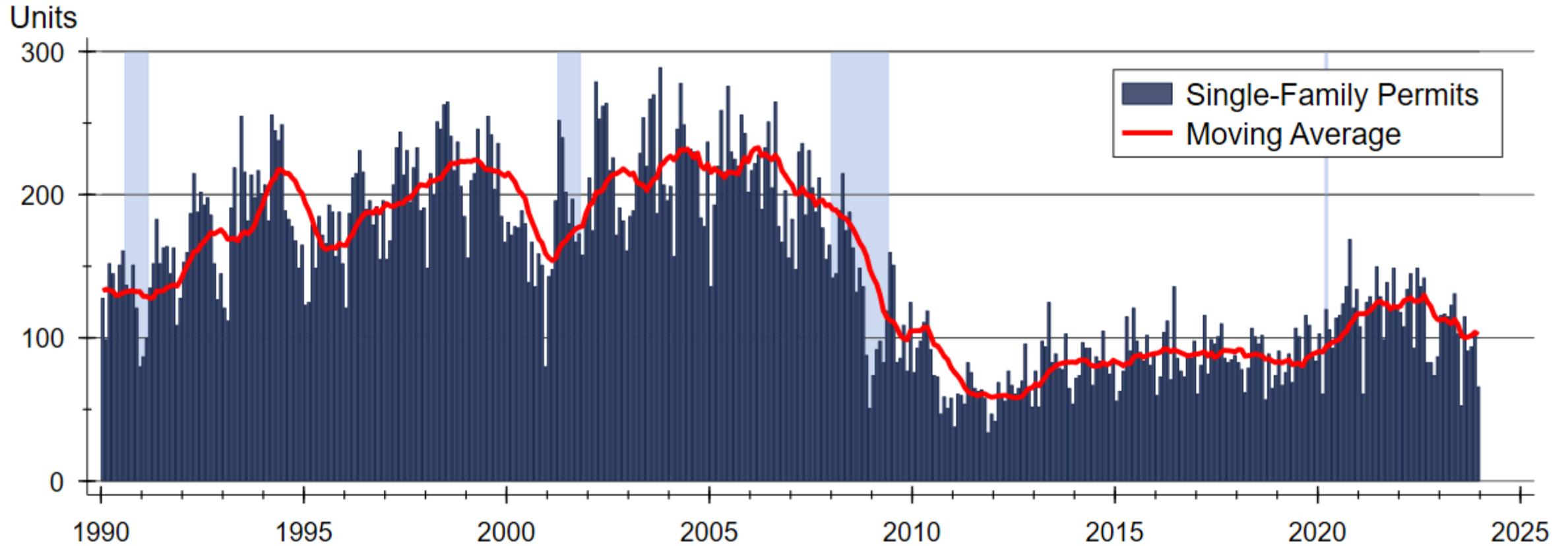
Source: South Central Kansas MLS

# Home Price Appreciation



Source: Federal Housing Finance Agency (FHFA)

# New Home Construction



Source: Wichita Area Builders Association

# 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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