

Forecast Summary

The WSU Center for Real Estate prepares housing market forecasts for each of the major markets across the state. A summary of those forecasts is provided here.

To download a copy of the complete forecast for each market, visit our website at wichita.edu/realestate. While there, you can also explore the wealth of additional data and analysis we provide on housing markets across the state.

*The WSU Center for Real Estate:
Laying a Foundation for Real Estate in Kansas*

Sources:
City of Manhattan; Federal Housing Finance Agency; Heartland Multiple Listing Service; Kansas Association of REALTORS® and participating multiple listing services across Kansas; Lawrence Multiple Listing Service; Manhattan Association of REALTORS®; South Central Kansas Multiple Listing Service; Sunflower Association of REALTORS®; U.S. Bureau of the Census; Wichita Area Builders Association; WSU Center for Real Estate

Notes:
Total home sales, average price and sales volume figures include both existing and new home sales. Building permits reflect single-family residential building permits. Home price appreciation figures are the year-over-year percentage change in the Federal Housing Finance Agency all-transactions house price index, as measured using 4th quarter values. Kansas City figures include transactions from both Kansas and Missouri.

	Kansas	Kansas City	Lawrence	Manhattan	Topeka	Wichita	
2012							
Total Home Sales	31,090	28,895	1,290	700	2,787	8,207	
Building Permits	3,801	3,229	165	188	263	781	
Home Price Appreciation	-0.1%	-0.9%	0.0%	1.8%	-0.6%	-1.1%	
Sales Volume (in millions)	\$4,988	\$4,859	\$235	\$137	\$333	\$1,080	
Average Price	\$160,435	\$168,176	\$181,947	\$196,020	\$119,422	\$131,642	
2013							
Total Home Sales	35,078	32,062	1,538	762	3,003	9,024	
Building Permits	4,459	4,209	212	174	270	995	
Home Price Appreciation	1.0%	1.3%	1.6%	1.1%	0.5%	0.4%	
Sales Volume (in millions)	\$5,978	\$5,863	\$299	\$153	\$374	\$1,262	
Average Price	\$170,423	\$182,874	\$194,646	\$200,300	\$124,423	\$139,839	
2014							
Total Home Sales	35,340	32,265	1,628	790	2,965	9,225	
Building Permits	4,334	4,129	179	193	262	1,012	
Home Price Appreciation	3.8%	4.8%	1.2%	3.4%	1.8%	3.0%	
Sales Volume (in millions)	\$6,239	\$6,204	\$301	\$163	\$366	\$1,347	
Average Price	\$176,536	\$192,278	\$184,826	\$206,163	\$123,411	\$146,001	
FORECAST	2015						
	Total Home Sales	38,790	35,690	1,880	870	3,280	9,650
	Building Permits	5,105	4,740	235	165	305	1,015
	Home Price Appreciation	4.0%	6.1%	2.7%	3.9%	0.4%	3.6%
	2016						
	Total Home Sales	42,110	38,280	2,020	950	3,430	9,970
	Building Permits	5,530	5,260	225	175	315	1,065
Home Price Appreciation	4.7%	6.3%	3.0%	4.9%	0.9%	3.0%	