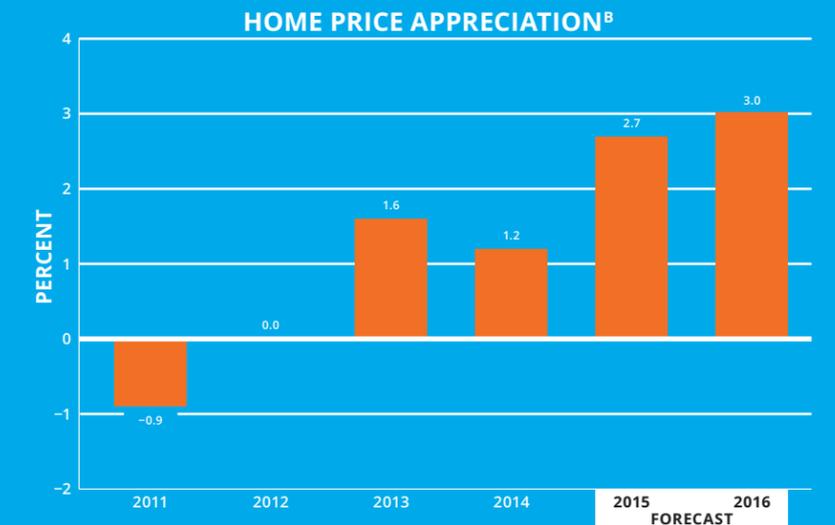
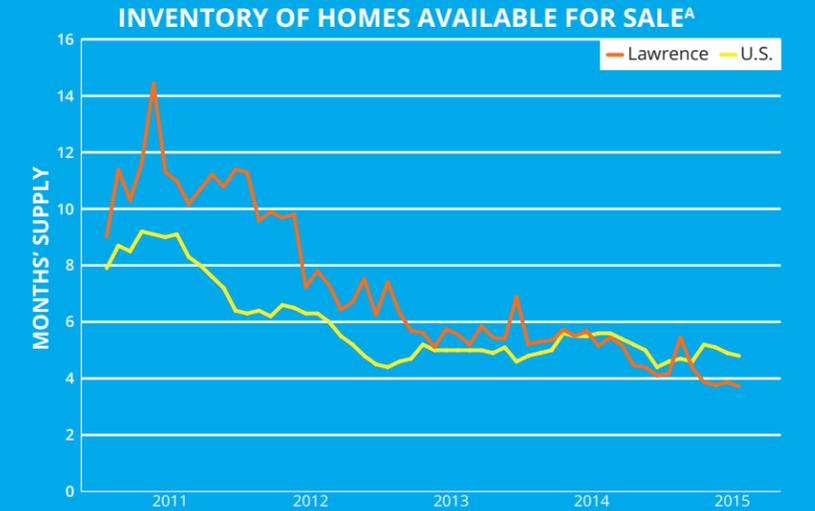


A LACK OF INVENTORY SHOULD CAUSE LAWRENCE HOME VALUES TO RISE BY 3 PERCENT IN 2016.

Home Prices

The inventory of homes available for sale in the Lawrence market continues to tighten, as new listings fail to keep pace with increased sales. Supplies are especially tight among mid-priced homes in popular neighborhoods, and real estate agents are regularly reporting listings that have sold in just a few days with multiple offers.

In response, Lawrence home values have begun to appreciate once again, with average values expected to rise by 2.7 percent this year, and another 3.0 percent in 2016.



Sources: Federal Housing Finance Agency, Lawrence Multiple Listing Service, National Association of REALTORS®, WSU Center for Real Estate

Notes: A) Ratio of active listings to home sales, seasonally adjusted B) Year-over-year percentage change in the Federal Housing Finance Agency all-transactions housing price index for the Lawrence metropolitan area, as measured using 4th quarter values