

# 2022 Wichita Housing Forecast

Dr. Stanley D. Longhofer  
January 11, 2022



WICHITA STATE  
UNIVERSITY  
W. FRANK BARTON  
SCHOOL OF BUSINESS

OUT OF THIS  
**WORLD**



# 2022 Forecast Sponsors



Security 1<sup>st</sup> Title

Meritrust  
HOME LOANS

20  
22

KANSAS HOUSING MARKETS FORECAST SERIES

# Thanks also to



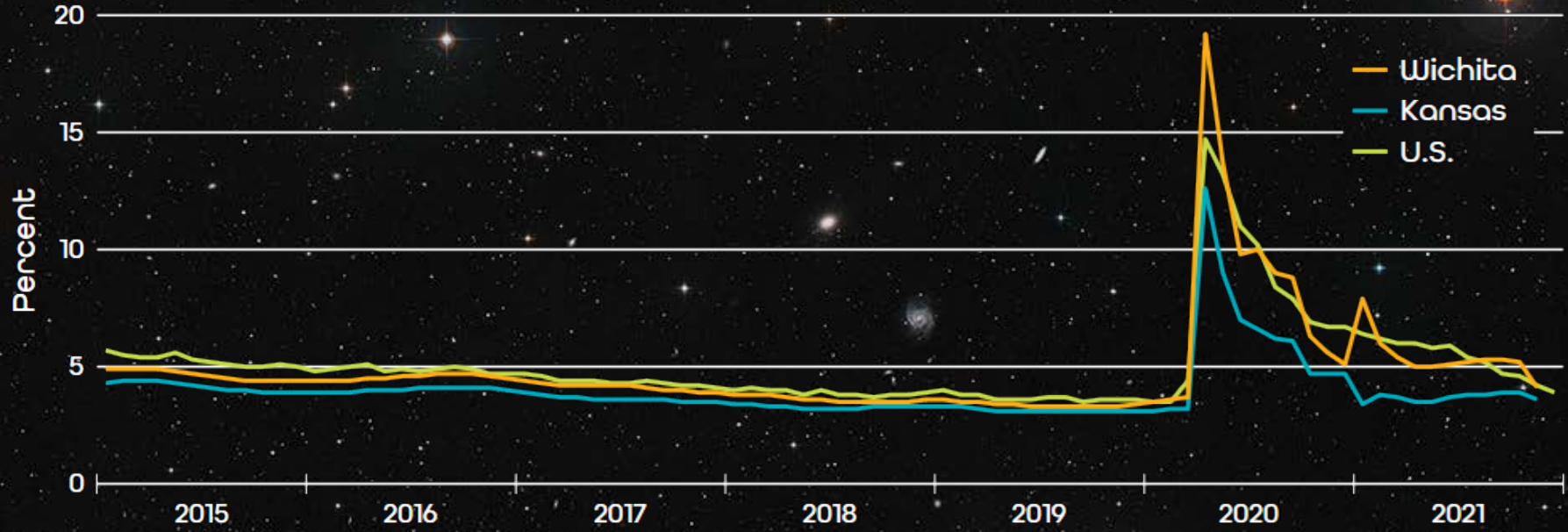
and participating  
REALTOR® MLS systems  
across Kansas



WICHITA STATE  
UNIVERSITY  
W. FRANK BARTON  
SCHOOL OF BUSINESS

OUT OF THIS  
WORLD

# Unemployment Rates

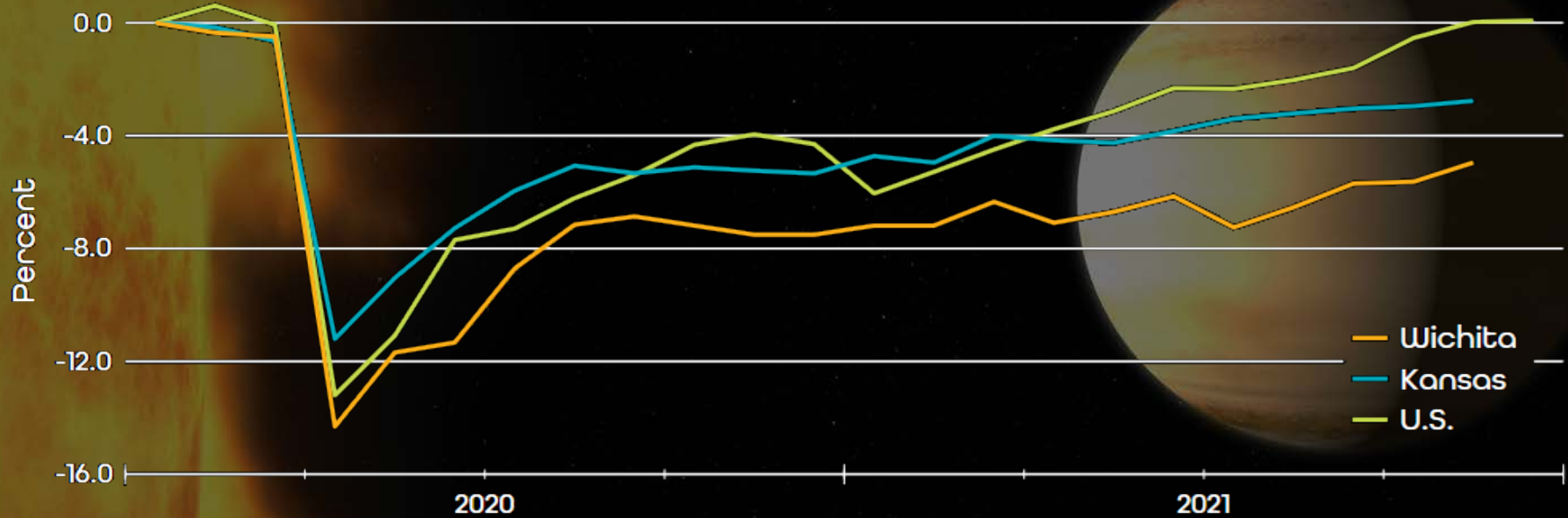


Source: U.S. Bureau of Labor Statistics

# Employment Losses since January 2020

20  
22

KANSAS HOUSING MARKETS FORECAST SERIES

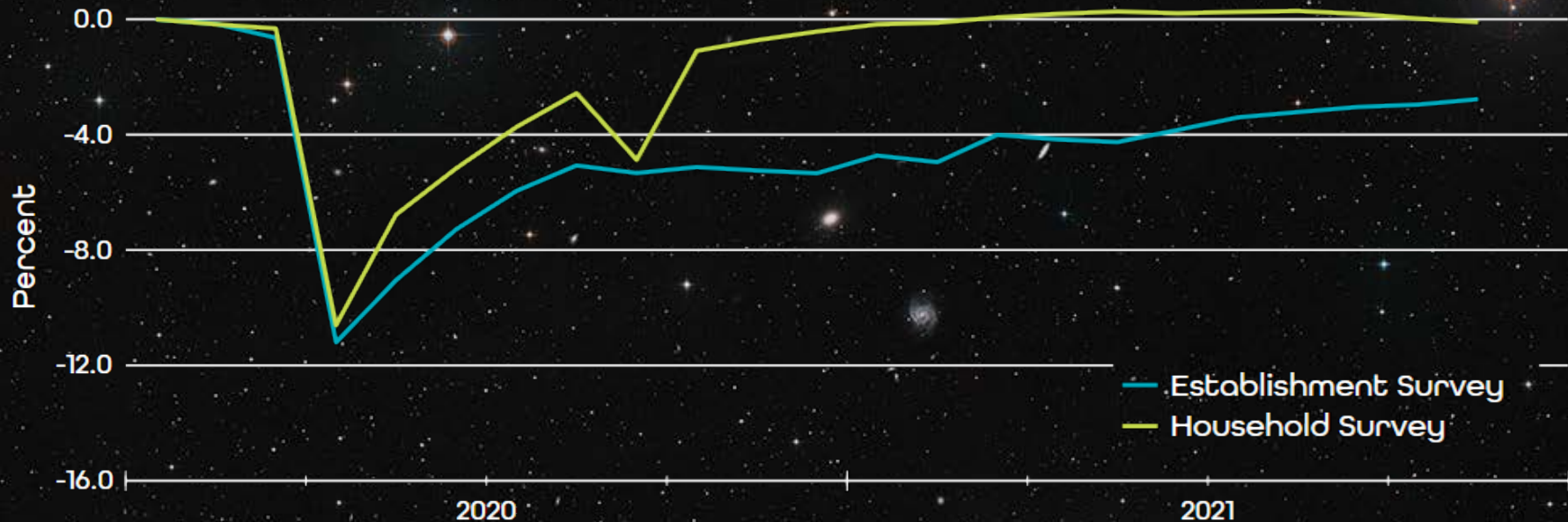


Source: U.S. Bureau of Labor Statistics

# Kansas Jobs vs. People Employed

2022

KANSAS HOUSING MARKETS FORECAST SERIES

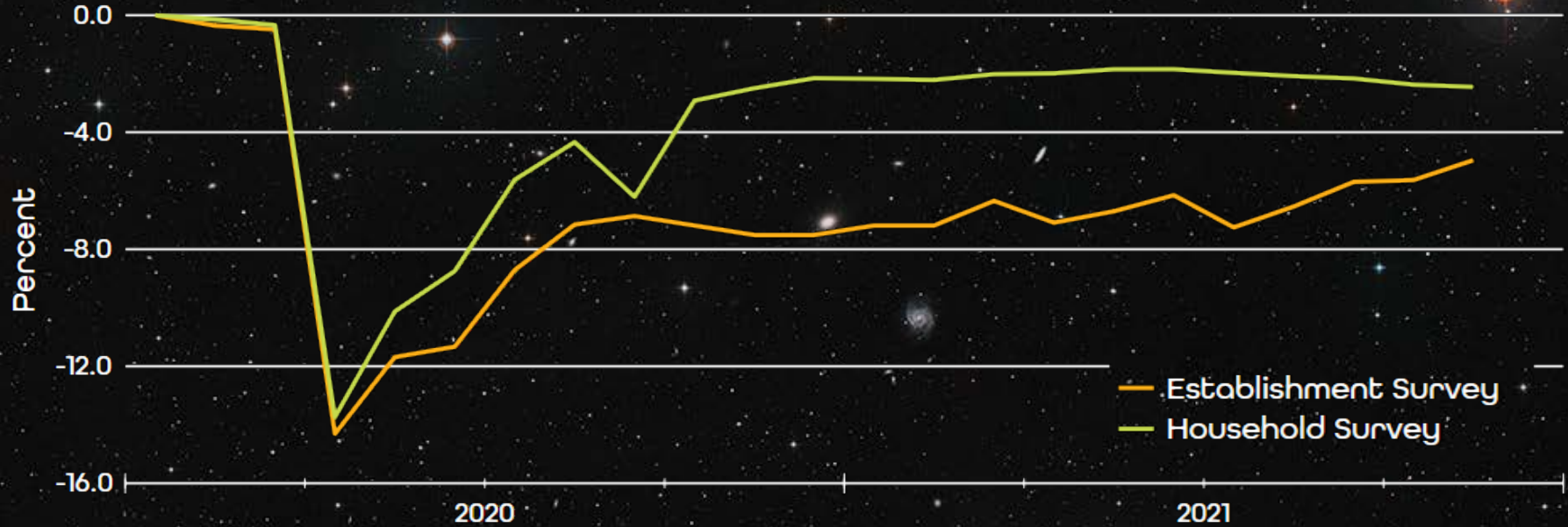


Source: U.S. Bureau of Labor Statistics

# Wichita Jobs vs. People Employed

2022

KANSAS HOUSING MARKETS FORECAST SERIES



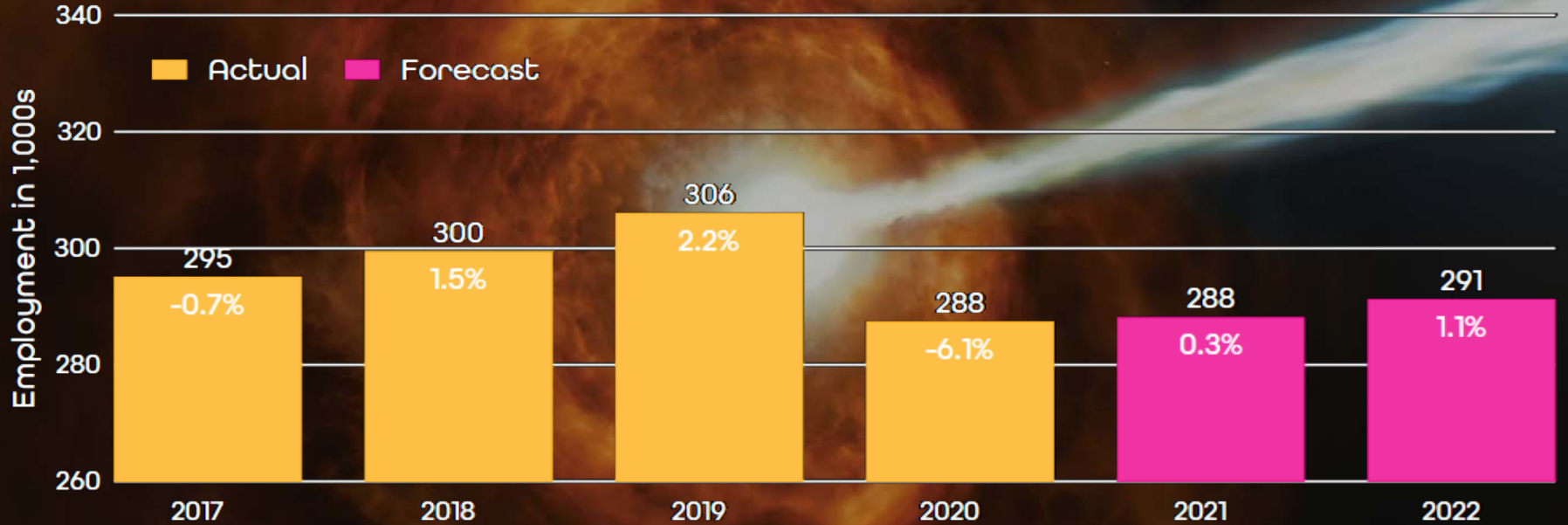
Establishment Survey  
Household Survey

Source: U.S. Bureau of Labor Statistics

# Wichita Employment Forecast

20  
22

KANSAS HOUSING MARKETS FORECAST SERIES



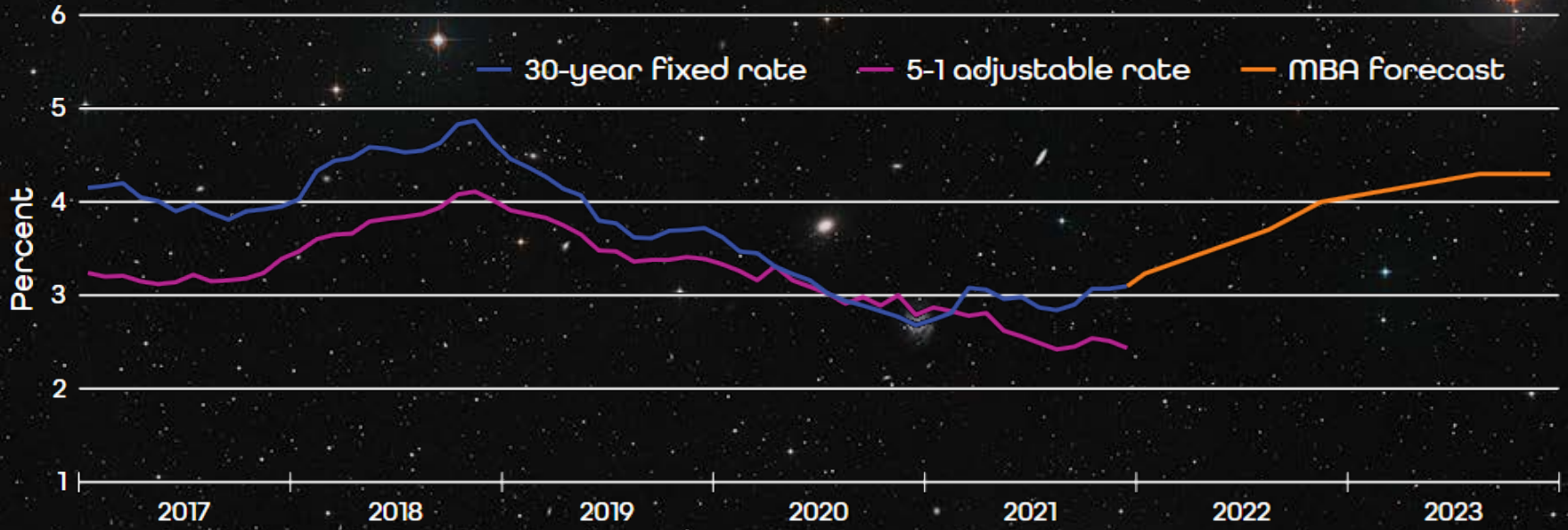
Sources: Kansas Department of Labor and WSU CEDBR



# Mortgage Rates Forecast

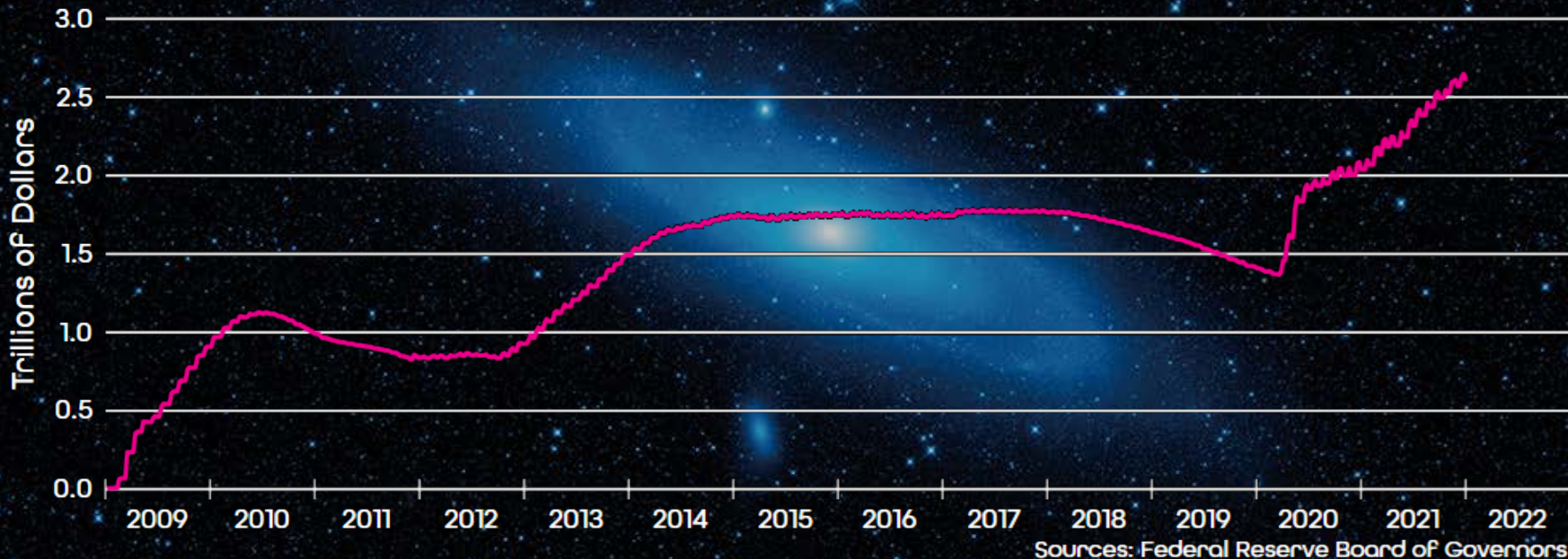
20  
22

KANSAS HOUSING MARKETS FORECAST SERIES



Sources: Freddie Mac; Mortgage Bankers Association

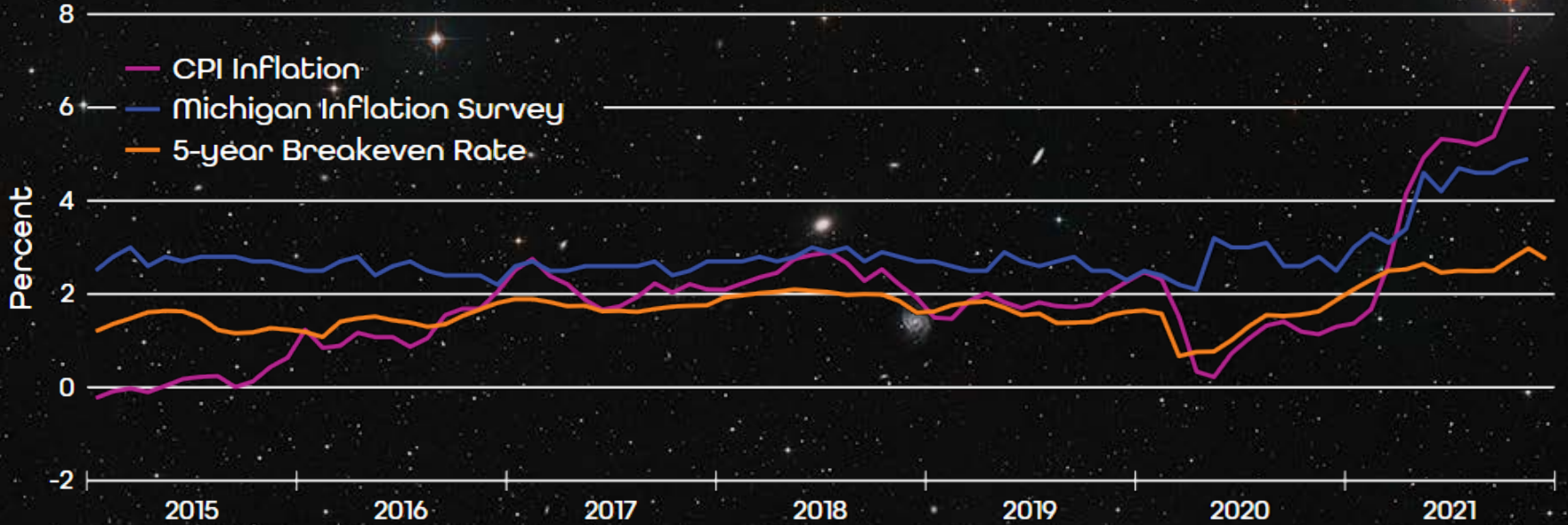
# Federal Reserve Holdings of Mortgage-backed Securities



20  
22

KANSAS HOUSING MARKETS FORECAST SERIES

# Inflation Expectations

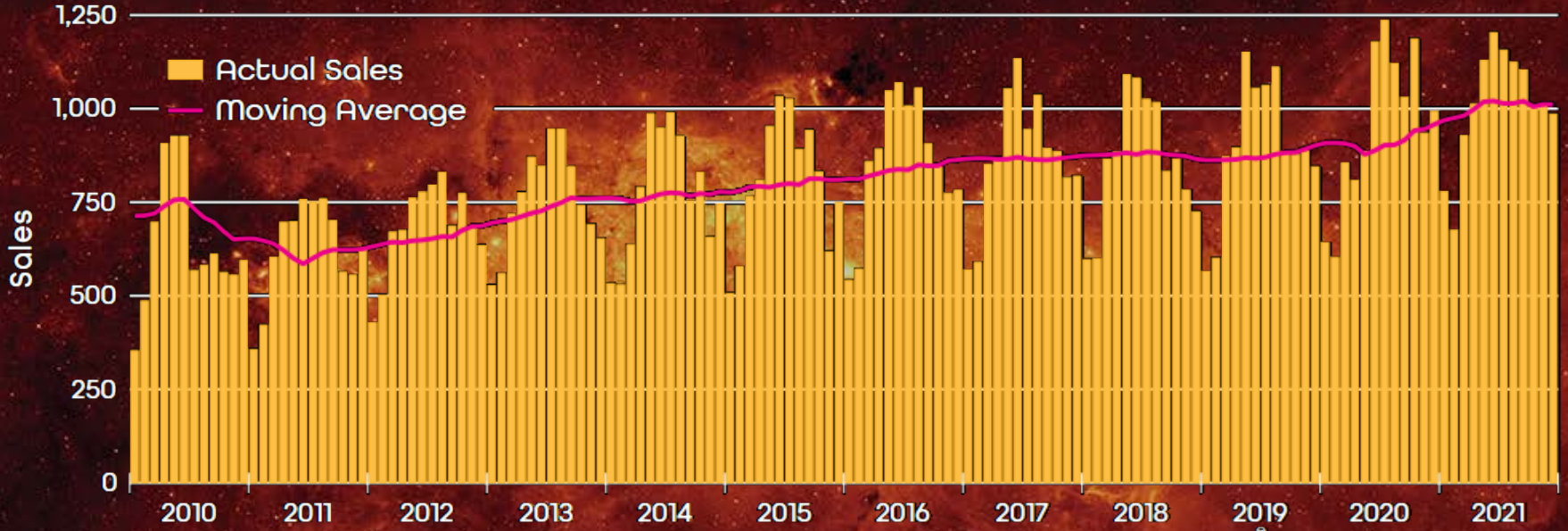


Sources: BLS; Federal Reserve Bank of St. Louis; University of Michigan

# Wichita Home Sales Activity

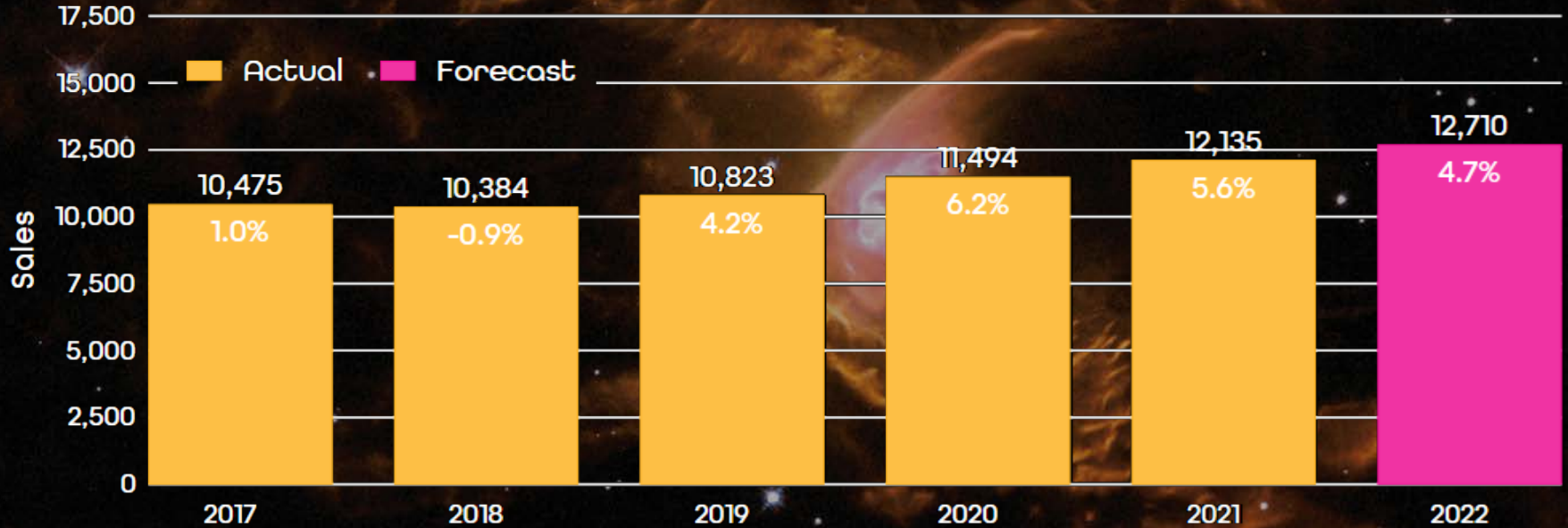
20  
22

KANSAS HOUSING MARKETS FORECAST SERIES



Source: REALTORS® of South Central Kansas

# Wichita Home Sales Forecast



Sources: WSU Center for Real Estate and REALTORS® of South Central Kansas

# Inventory of Homes for Sale

20  
22

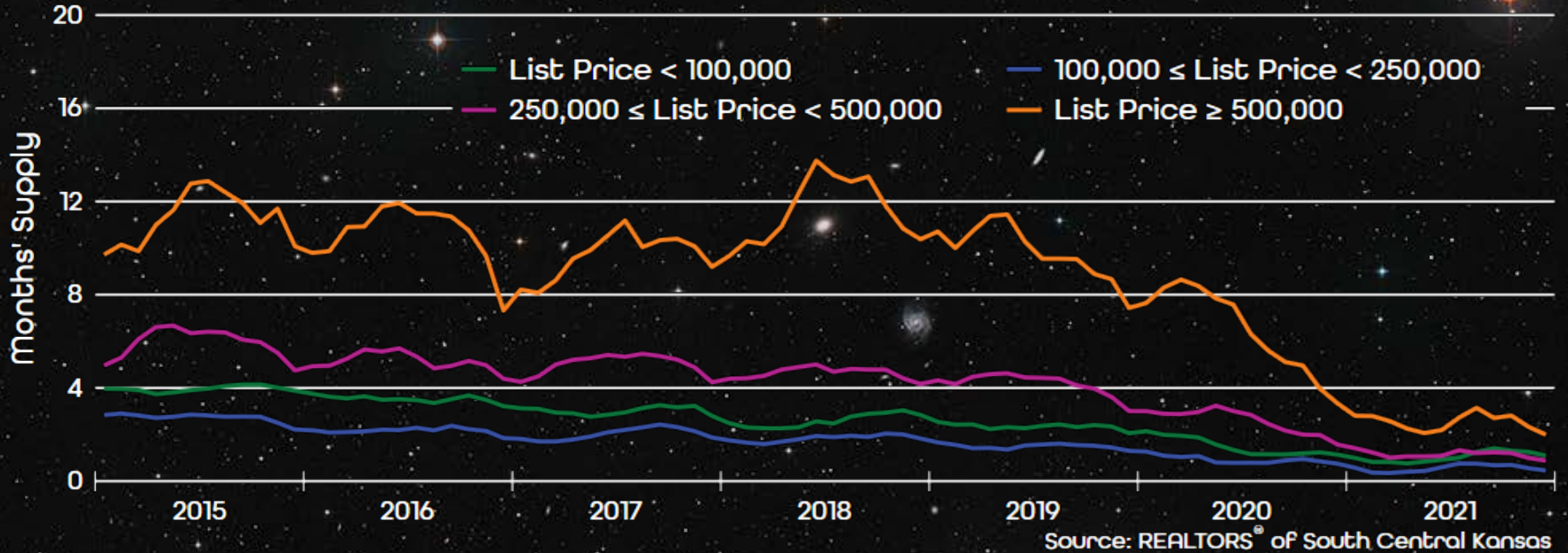
KANSAS HOUSING MARKETS FORECAST SERIES



# Wichita Inventories by List Price

20  
22

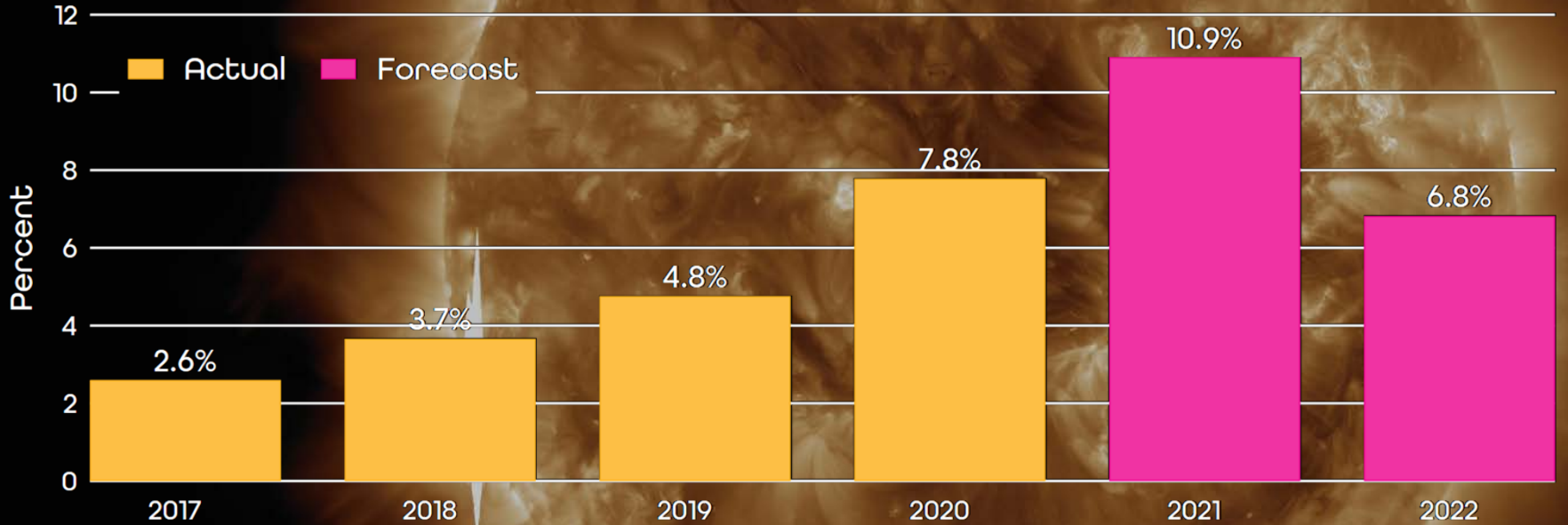
KANSAS HOUSING MARKETS FORECAST SERIES



# Wichita Home Prices Forecast

20  
22

KANSAS HOUSING MARKETS FORECAST SERIES



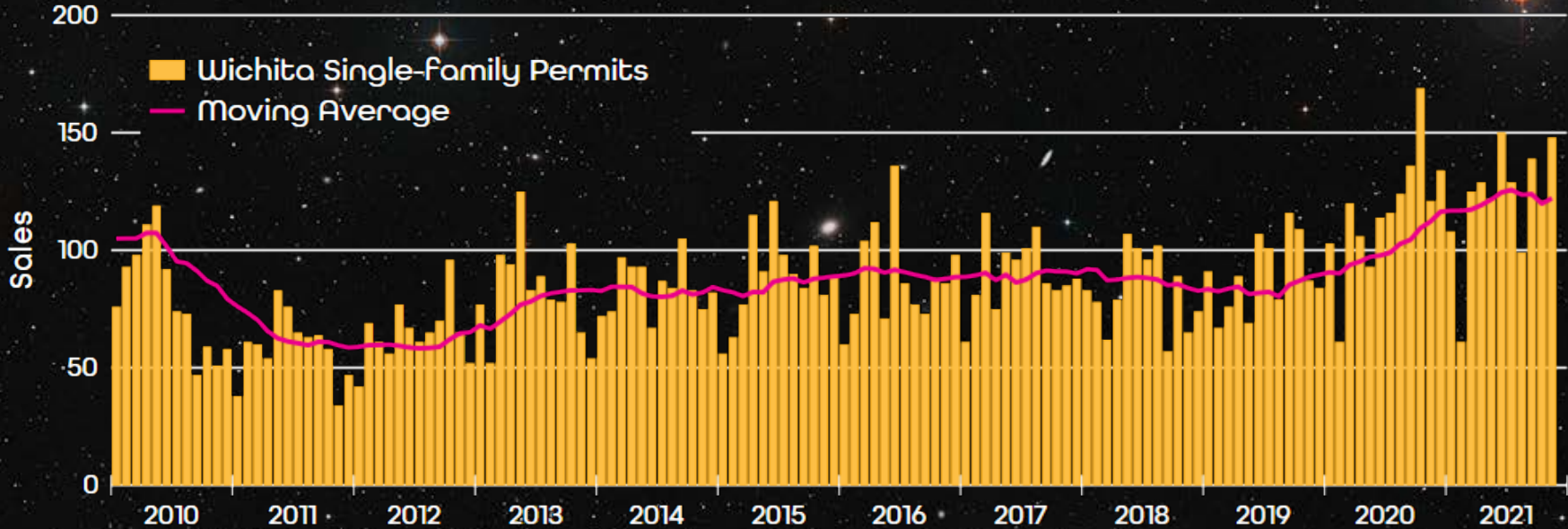
Sources: Federal Housing Finance Agency; WSU Center for Real Estate



# Wichita New Home Construction Activity

2022

KANSAS HOUSING MARKETS FORECAST SERIES

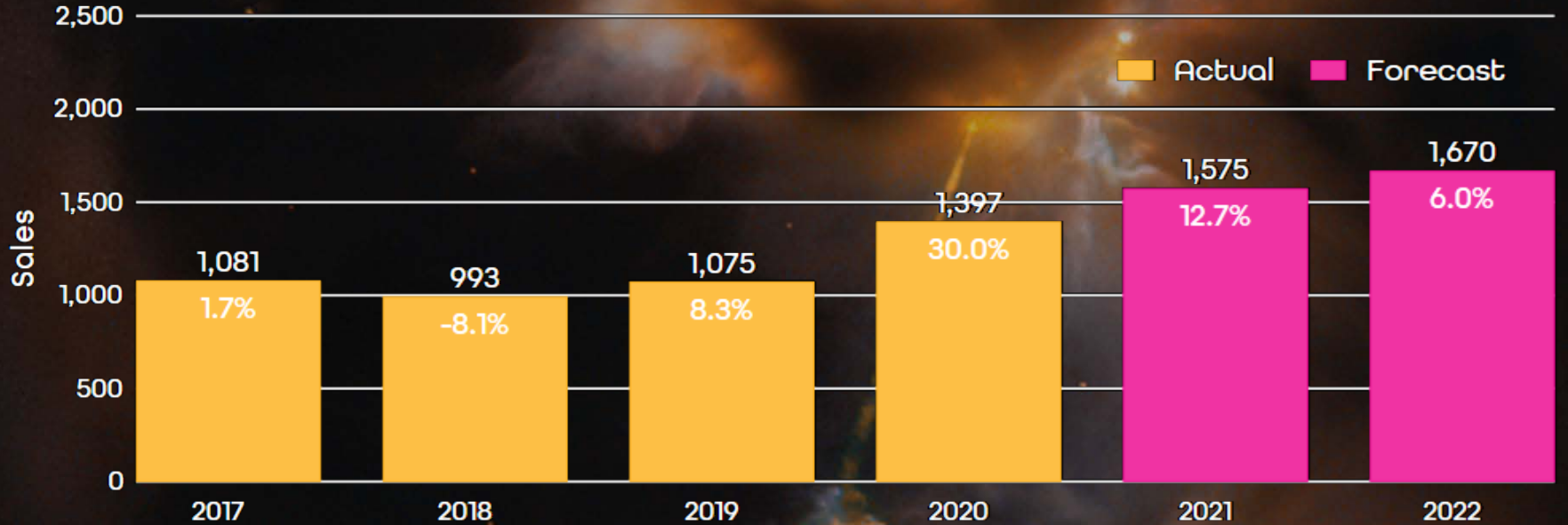


Source: Wichita Area Builders Association

# New Home Construction Forecast

2022

KANSAS HOUSING MARKETS FORECAST SERIES



Sources: WSU Center for Real Estate and Wichita Area Builders Association

# 2022 Wichita Housing Forecast



	2019 Actual	2020 Actual	2021 Actual/Fcst.	2022 Forecast
Total Home Sales	10,823 units +4.2%	11,494 units +6.2%	12,2135 units +5.6%	12,710 units +4.7%
SF Building Permits	1,075 units +8.3%	1,397 units +30.0%	1,575 units +12.7%	1,670 units +6.0%
Home Price Appreciation	+4.8%	+7.6%	+10.9%	+6.8%

Thanks once again to



Security 1<sup>st</sup> Title

Meritrust  
HOME LOANS

20  
22

KANSAS HOUSING MARKETS FORECAST SERIES

# HOUSING FORECAST

20  
—  
22

OUT OF THIS  
WORLD