

# 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](http://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 4<sup>th</sup> quarter values. Kansas City figures include transactions from both Kansas and Missouri.

## 2012

|                            | Kansas    | Kansas City | Lawrence  | Manhattan | Topeka    | Wichita   |
|----------------------------|-----------|-------------|-----------|-----------|-----------|-----------|
| 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 |

## 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%  |

FORECAST