



EMPORIA

2025 HOUSING OUTLOOK

Full Circle

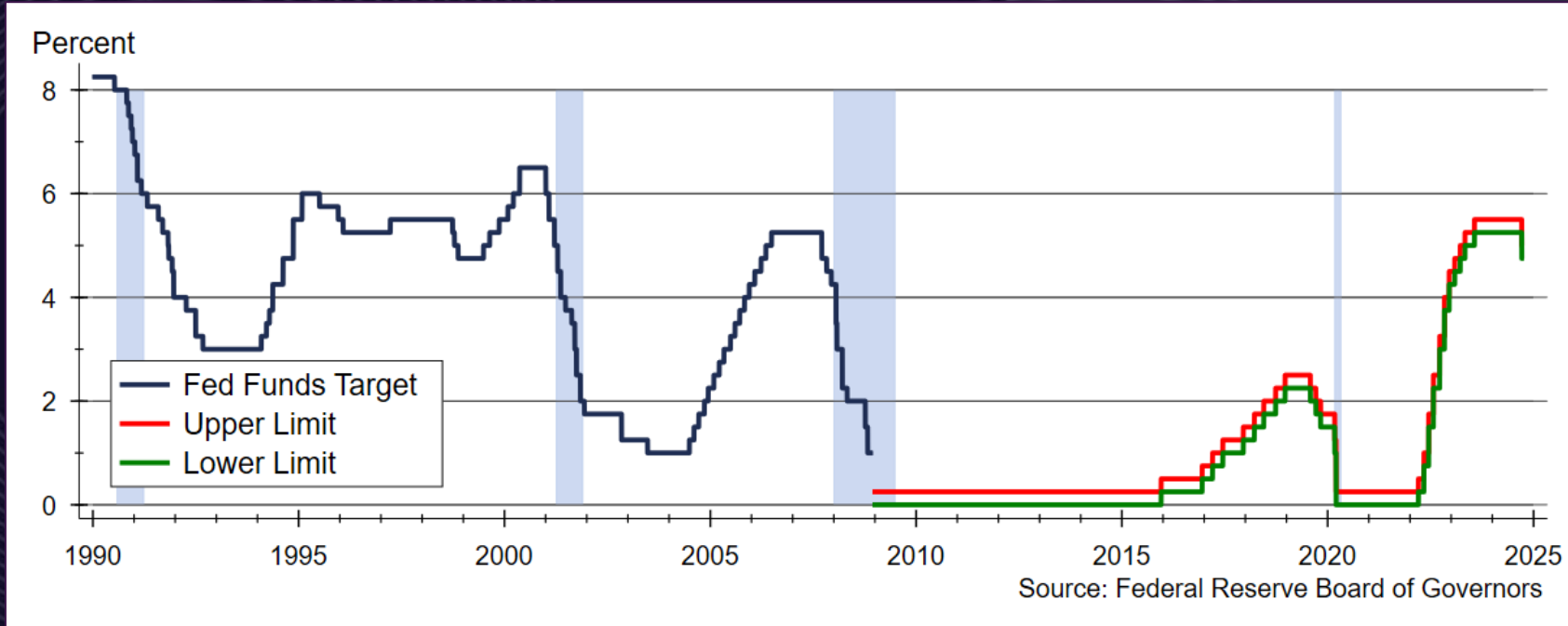
Dr. Stanley D. Longhofer
October 17, 2025

The slides from today's presentation are available on the WSU Center for Real Estate website at

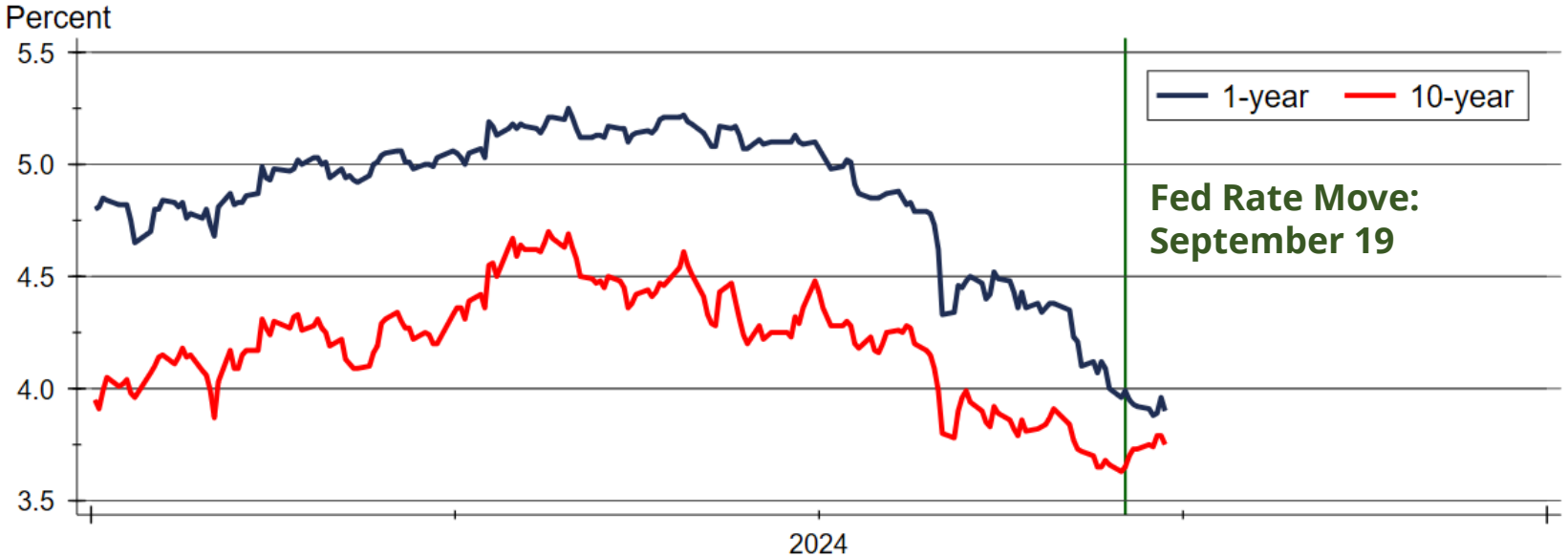
wichita.edu/realestate



Fed Funds Target Rate



Treasury Rates Following Fed Move

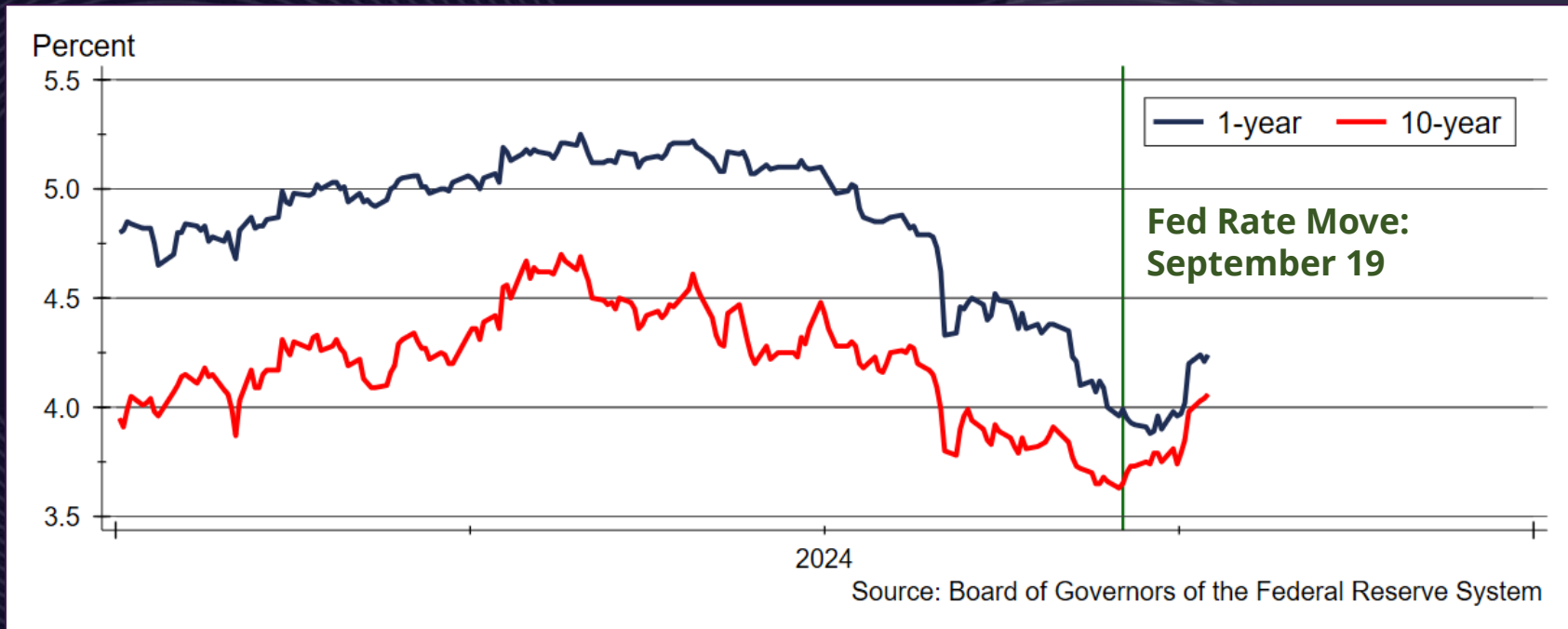


Source: Board of Governors of the Federal Reserve System

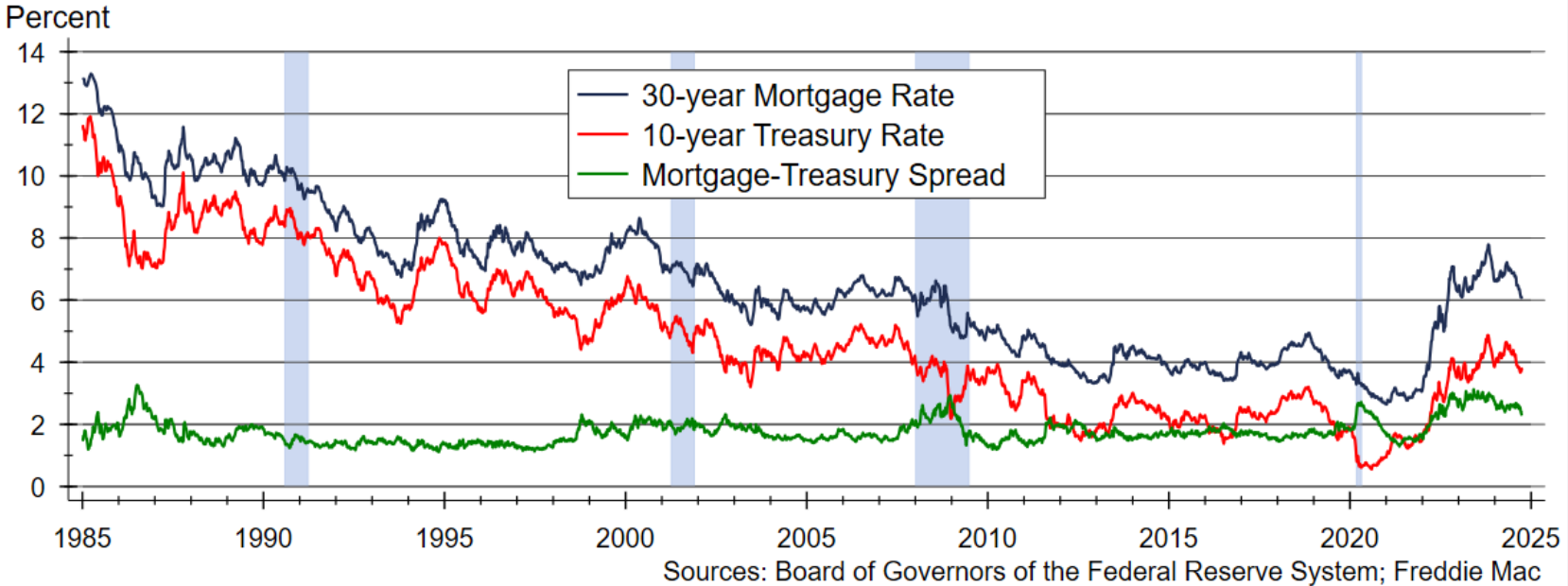
LYON COUNTY



Treasury Rates Following Fed Move and after Jobs Report

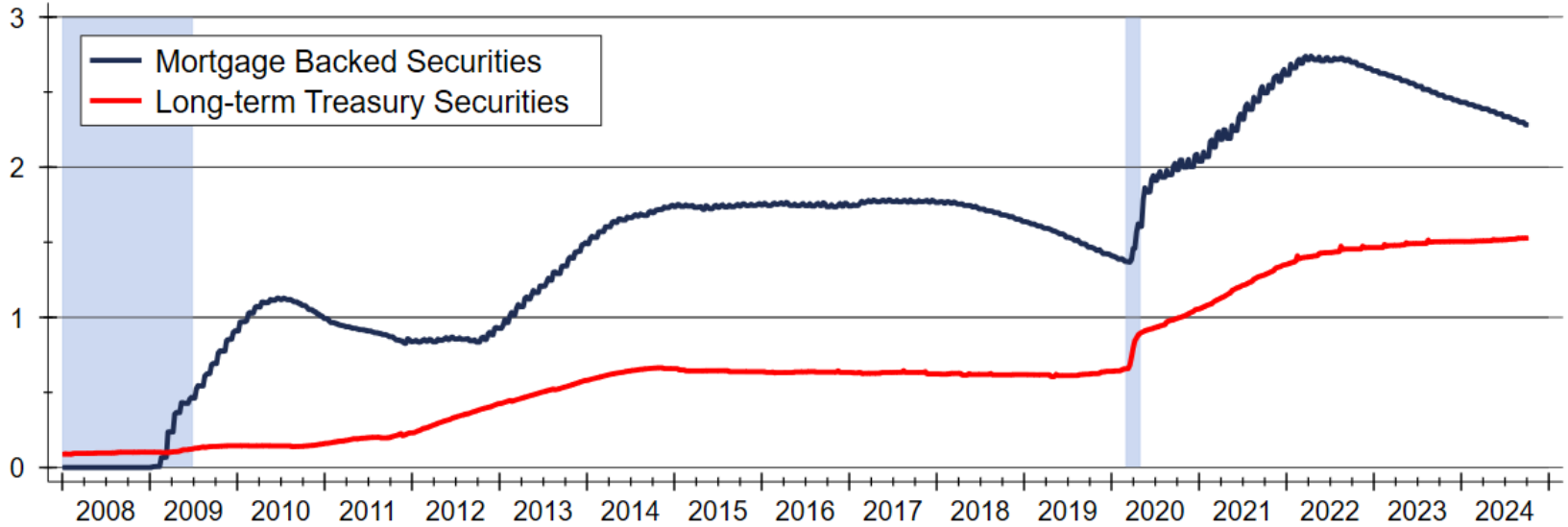


Mortgage Risk Premium Remains Higher than Normal



Federal Reserve is Reducing Its MBS Portfolio

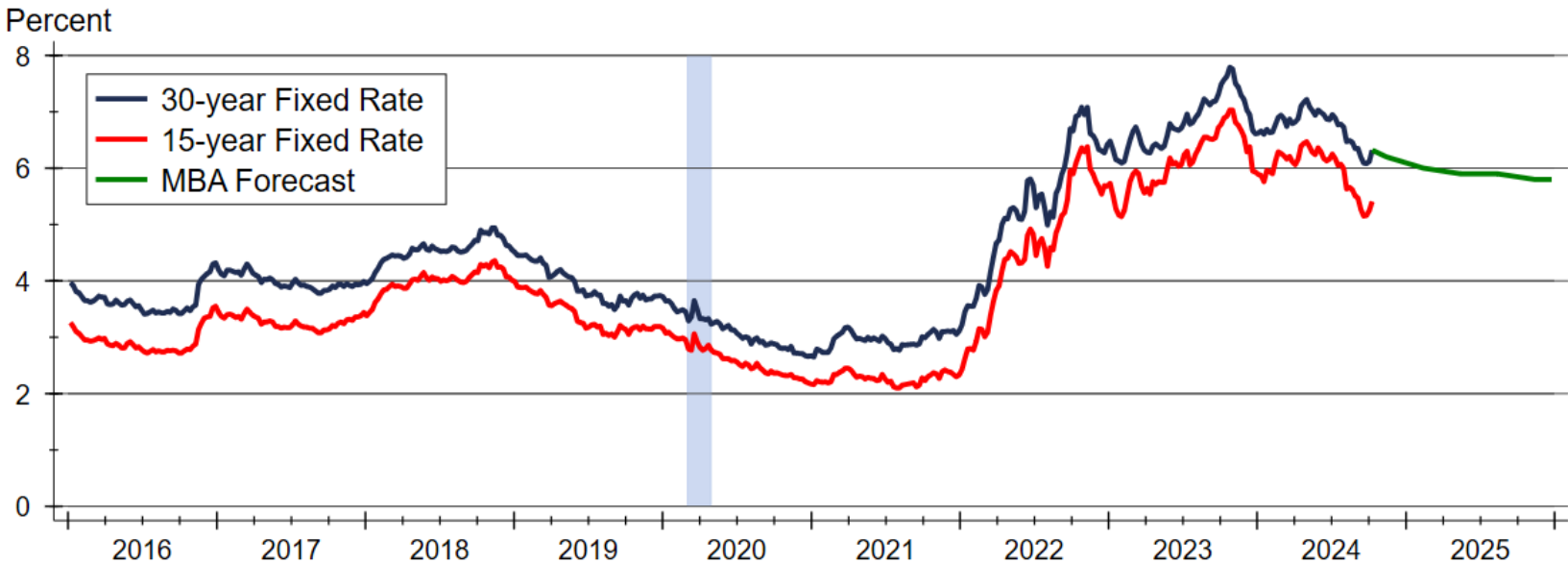
Trillions of Dollars



Source: Federal Reserve Board of Governors

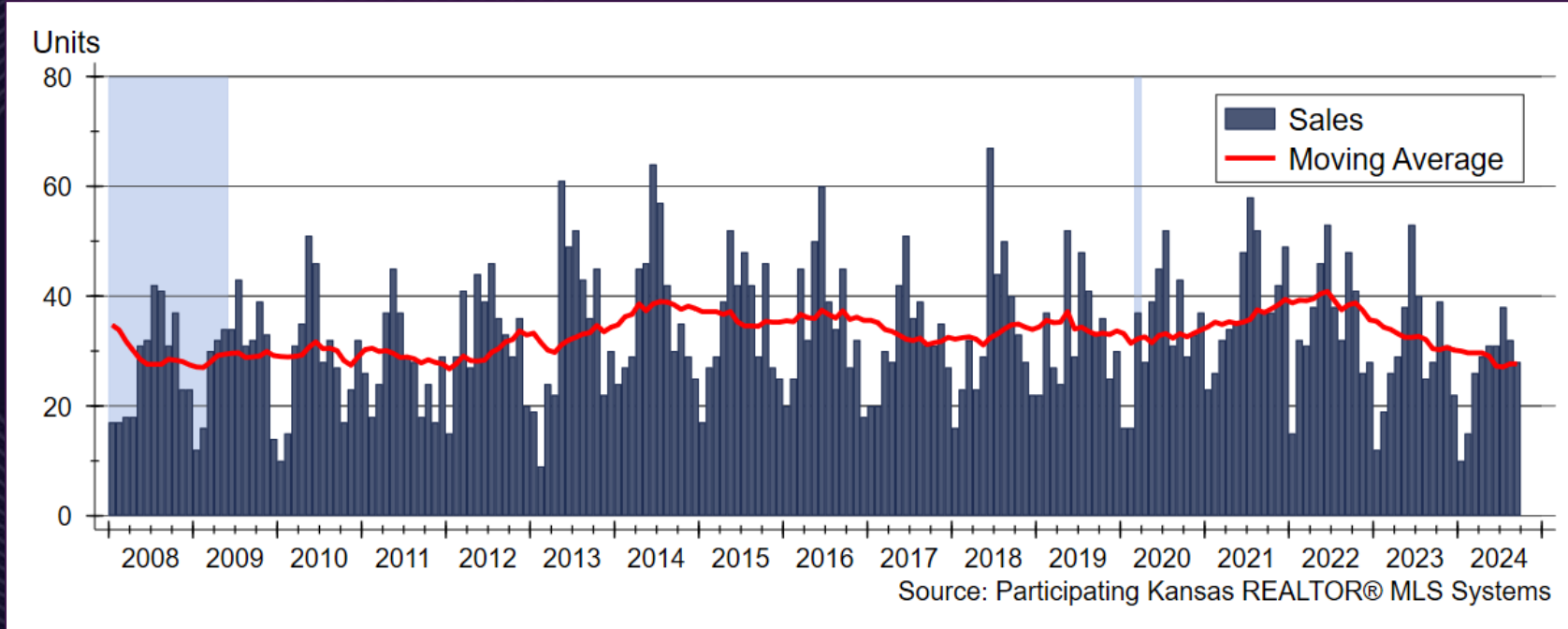
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MBA Mortgage Rate Forecast

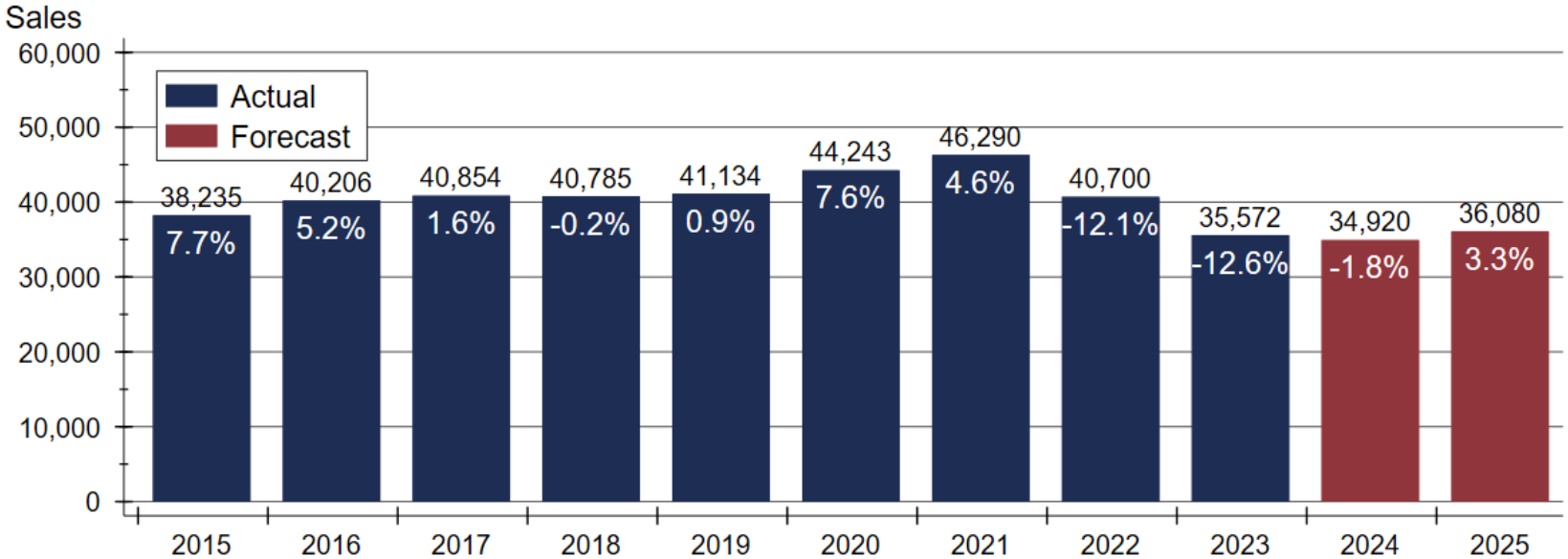


Sources: Freddie Mac; Mortgage Bankers Association

Lyon County Home Sales Activity



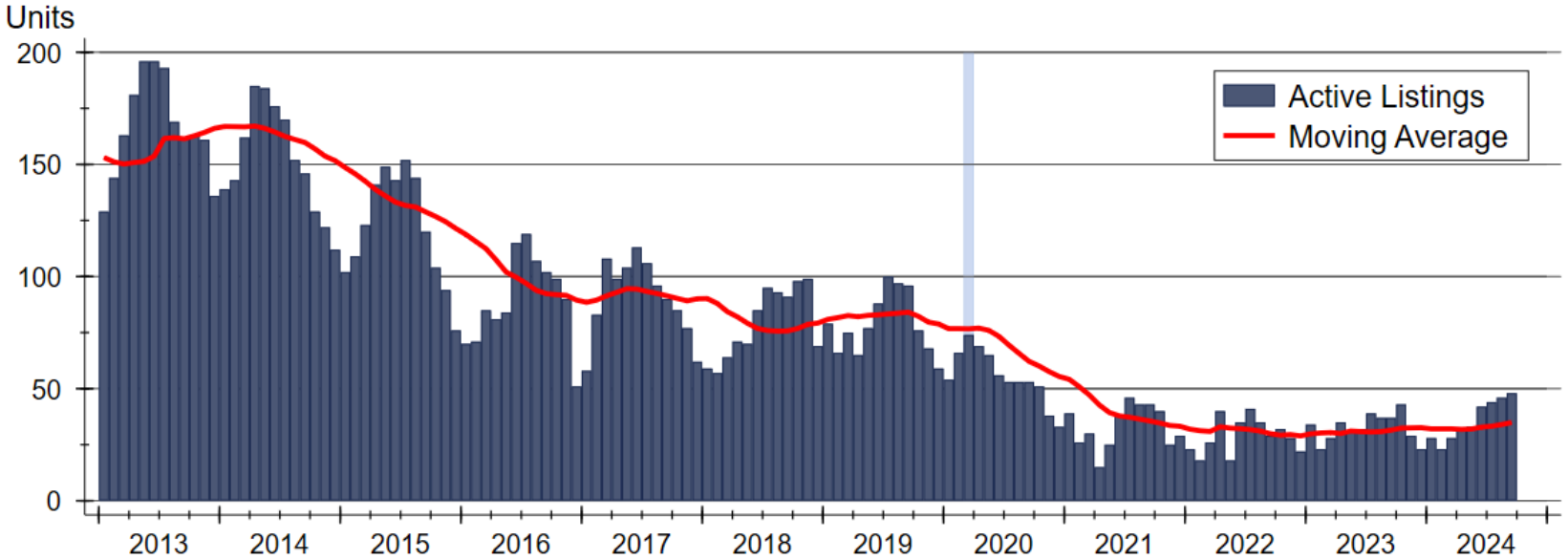
Kansas Home Sales Forecast



Sources: WSU Center for Real Estate and participating Kansas REALTOR® MLS systems

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Lyon County Active Listings



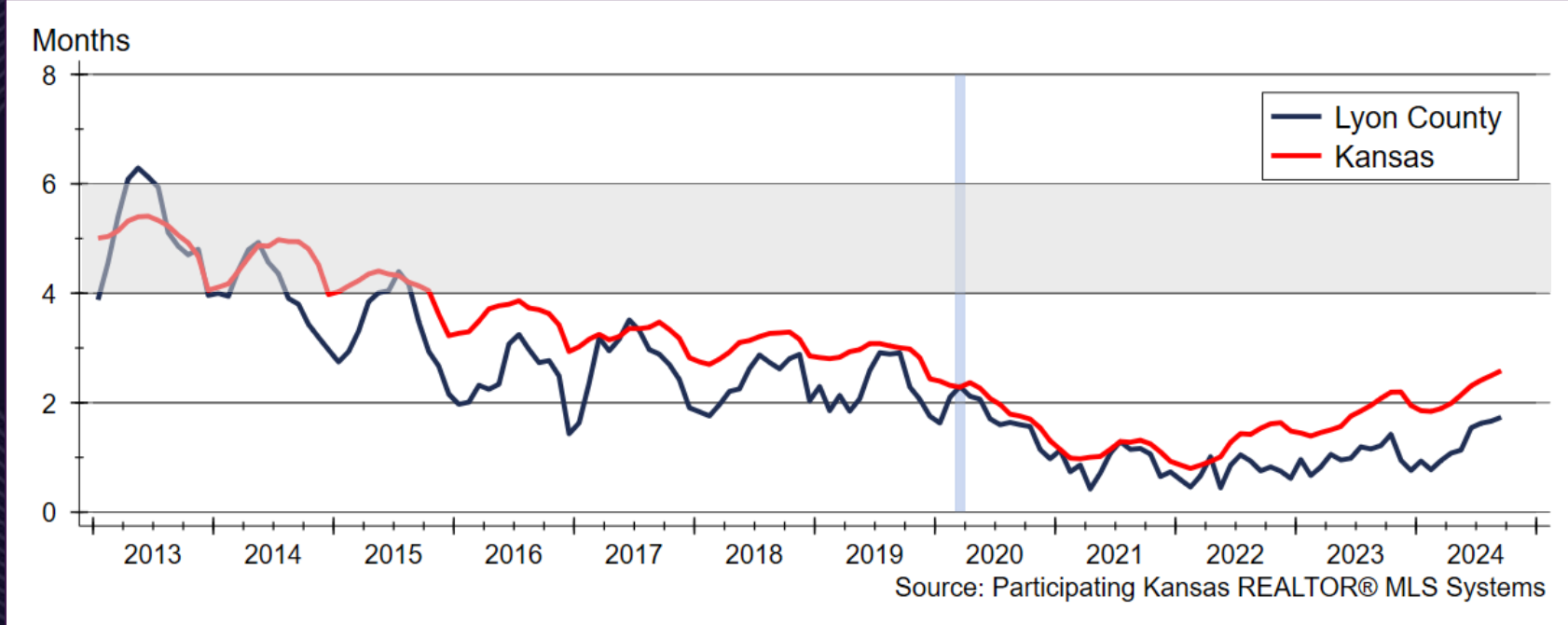
Source: Participating Kansas REALTOR® MLS Systems

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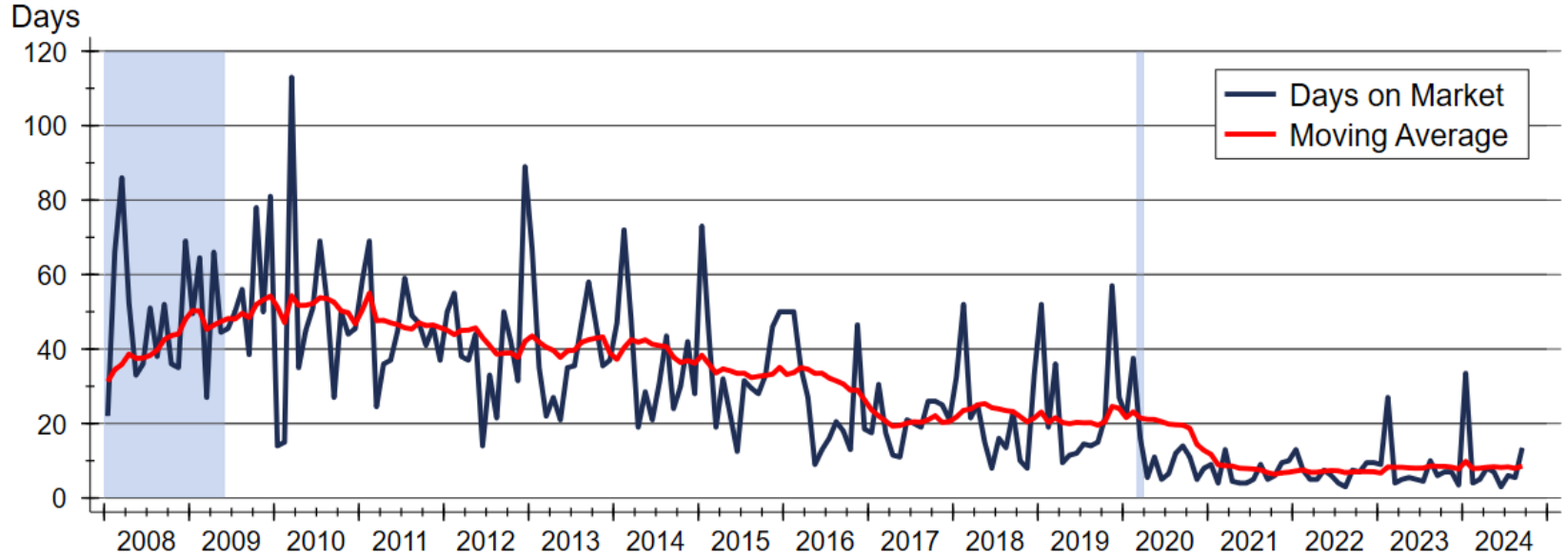
Inventory of Homes Available for Sale





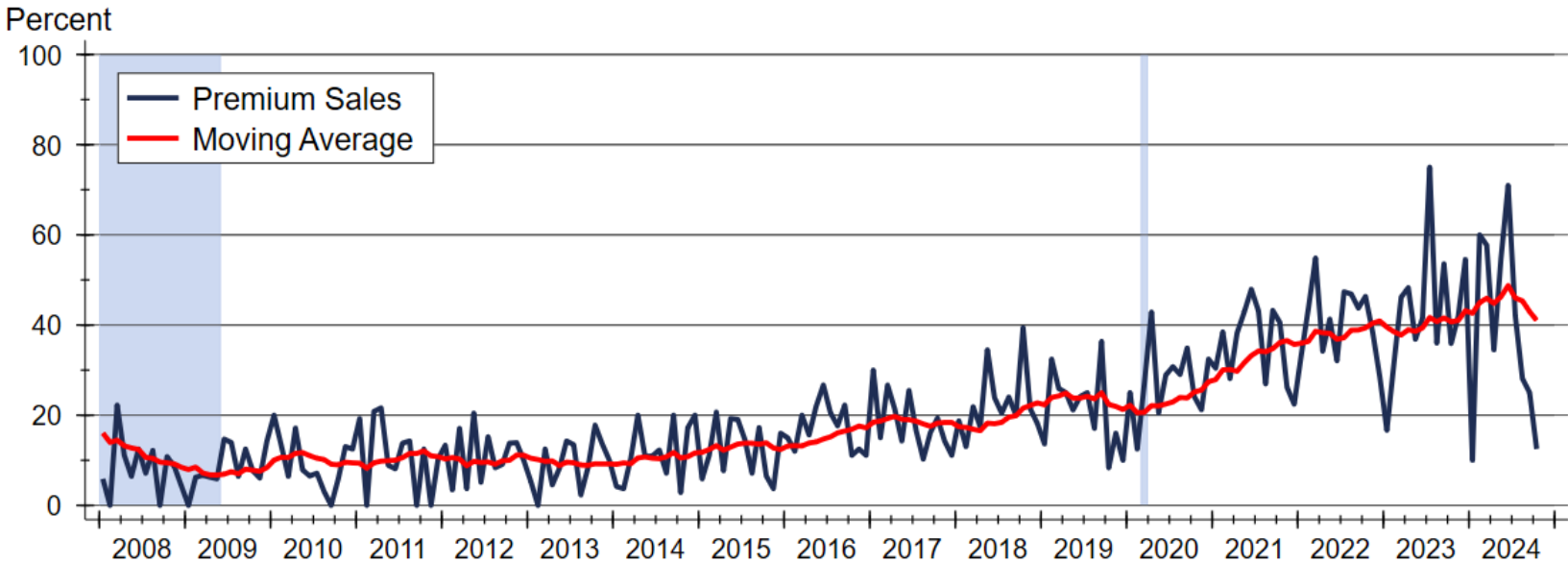
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Lyon County Median Days On Market



Source: Participating Kansas REALTOR® MLS Systems

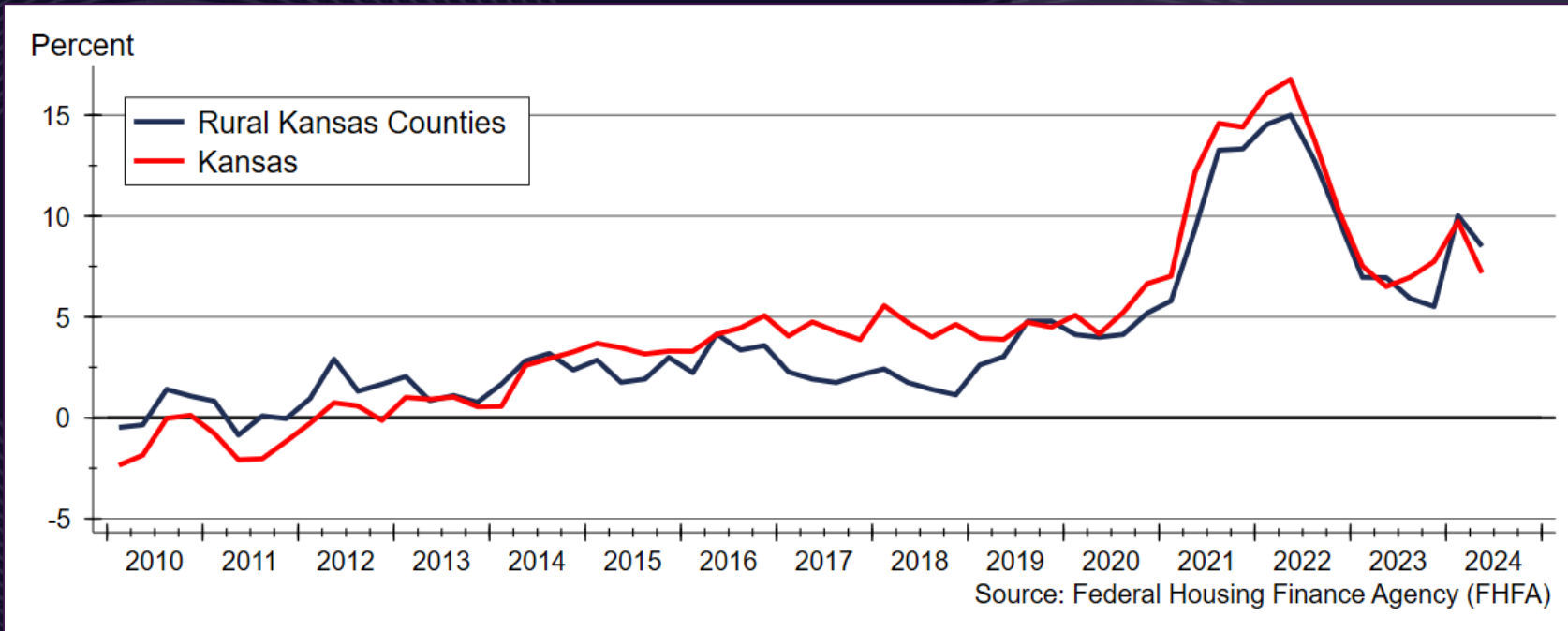
Lyon County Premium Sales



Source: Participating Kansas REALTOR® MLS Systems



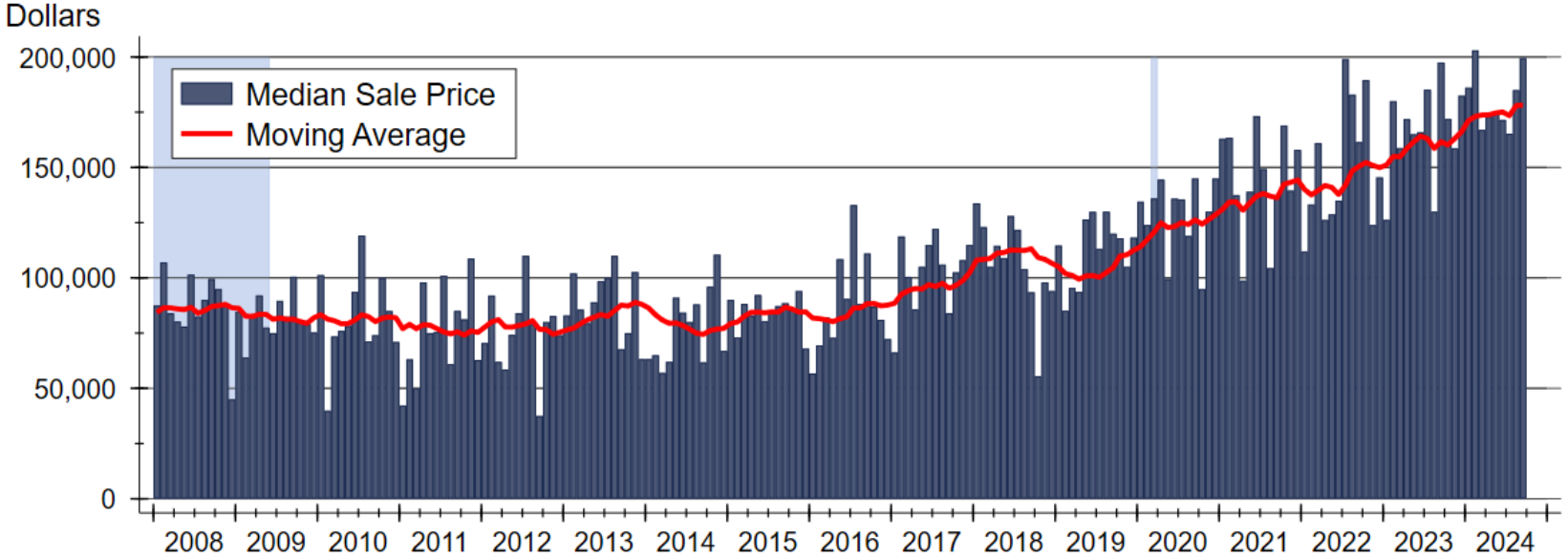
Home Price Appreciation Continues to be Strong





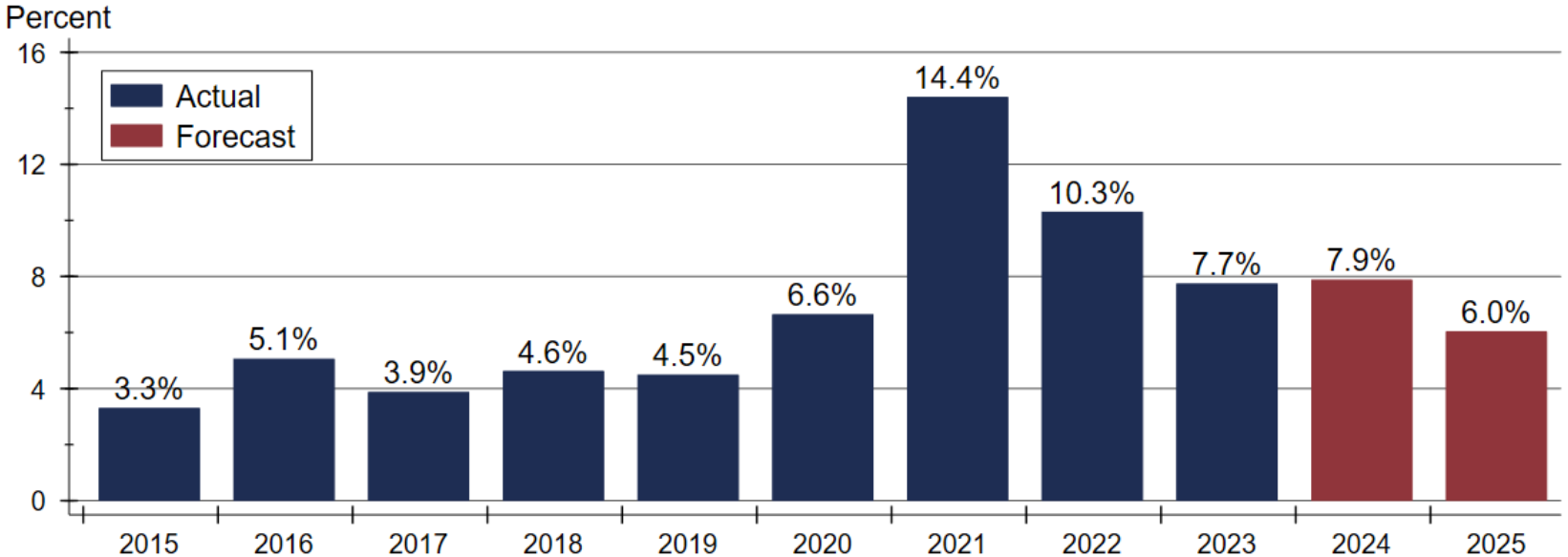
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Lyon County Median Sale Price



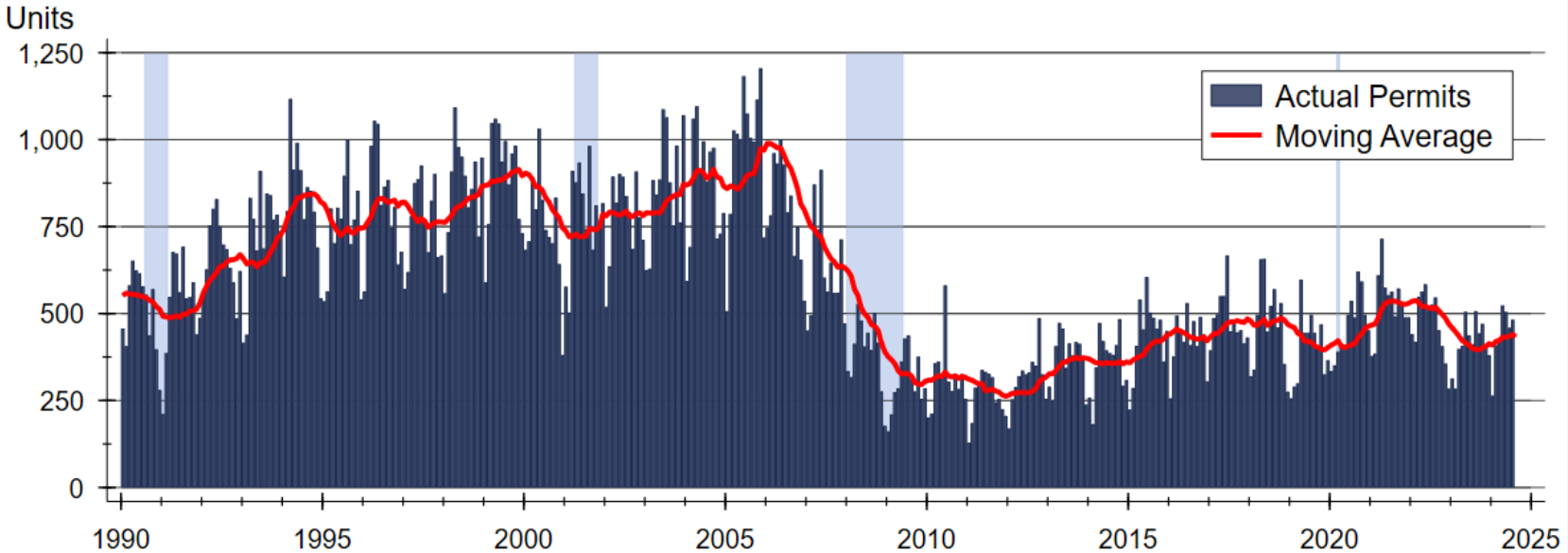
Source: Participating Kansas REALTOR® MLS Systems

Kansas Home Price Appreciation Forecast



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

Kansas Single-Family Building Permits

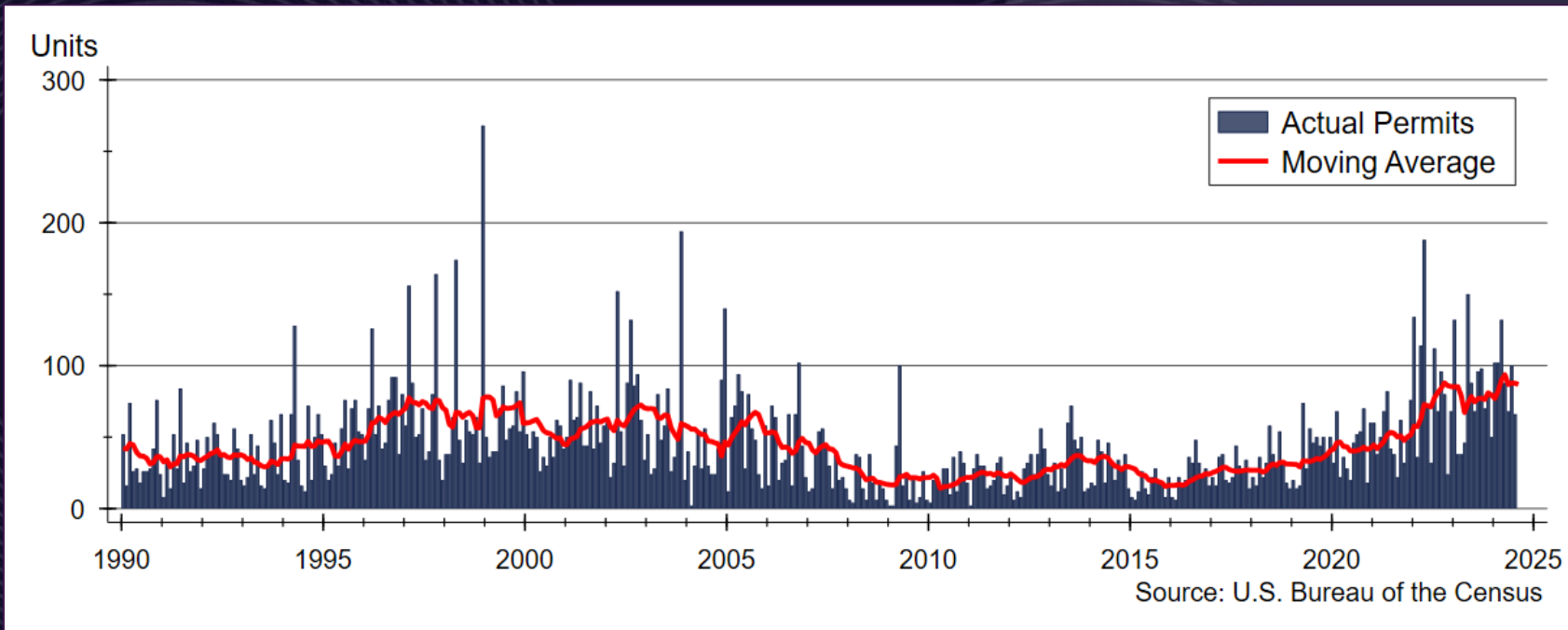


Source: U.S. Bureau of the Census

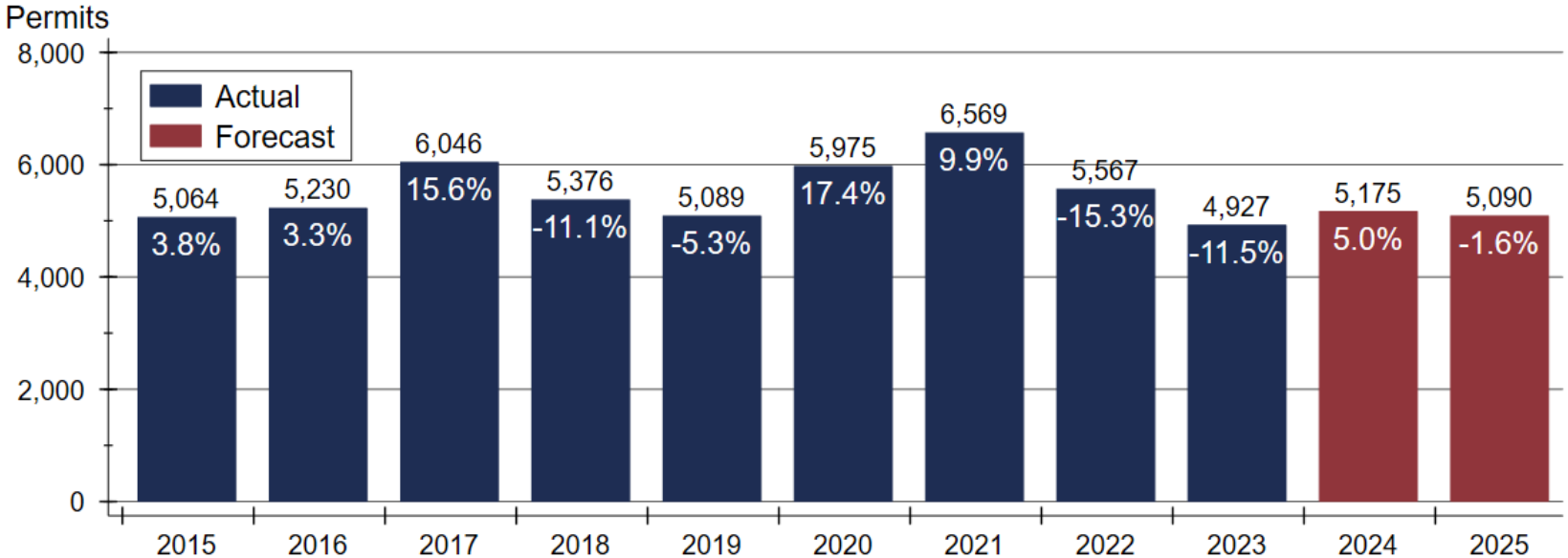
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Kansas Two-Family Building Permits



Kansas Single-Family Home Construction Forecast



Sources: WSU Center for Real Estate and U.S. Bureau of the Census

2025 Kansas Housing Forecast

	<u>2022 Actual</u>	<u>2023 Actual</u>	<u>2024 Forecast</u>	<u>2025 Forecast</u>
Total Home Sales	40,700 units -12.1%	35,572 units -12.6%	34,920 units -1.8%	36,080 units +3.3%
SF Building Permits	5,567 units -15.3%	4,927 units -11.5%	5,175 units +5.0%	5,090 units -1.6%
Home Price Appreciation	+10.3%	+7.7%	+7.9%	+6.0%

2025 Major Markets Forecast

	<u>KC</u>	<u>Lawrence</u>	<u>Manhattan</u>	<u>Topeka</u>	<u>Wichita</u>
Total Home Sales	36,300 units +4.4%	1,080 units -0.9%	1,800 units +11.1%	2,840 units -0.7%	9,550 units +2.0%
SF Building Permits	4,465 units +0.7%	235 units -2.1%	255 units +2.0%	365 units +2.8%	1,285 units +4.9%
Home Price Appreciation	+5.6%	+3.4%	+4.9%	+4.2%	+7.7%



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