



# Kansas

HOUSING  
FORECAST

A NEW PERSPECTIVE



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SCHOOL OF BUSINESS



# *Thanks to the sponsors of this year's Lawrence Housing Forecast*



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# Thanks also to the following REALTOR® boards and MLS systems:



South Central Kansas MLS



LAWRENCE  
Board of REALTORS®

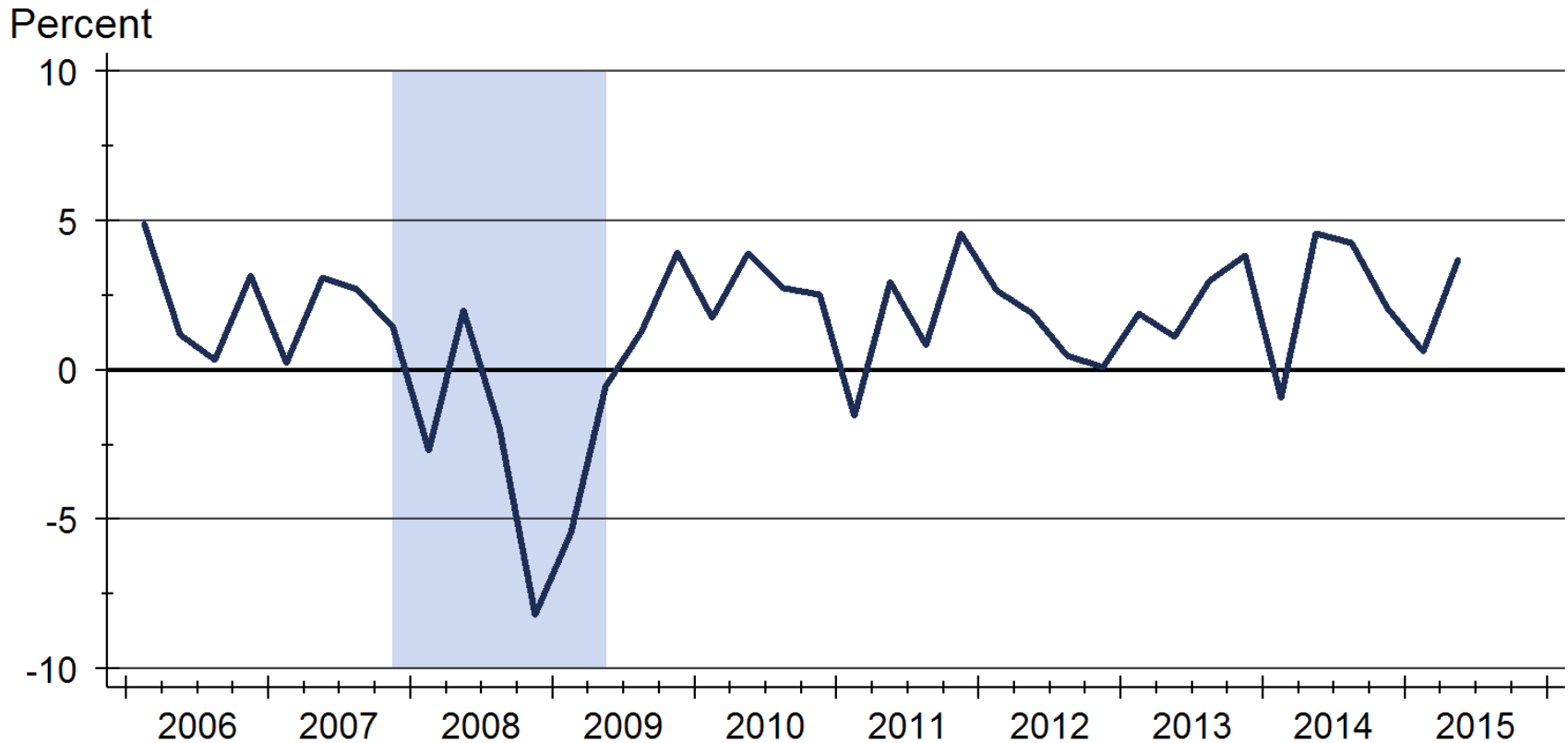


HEARTLAND MLS

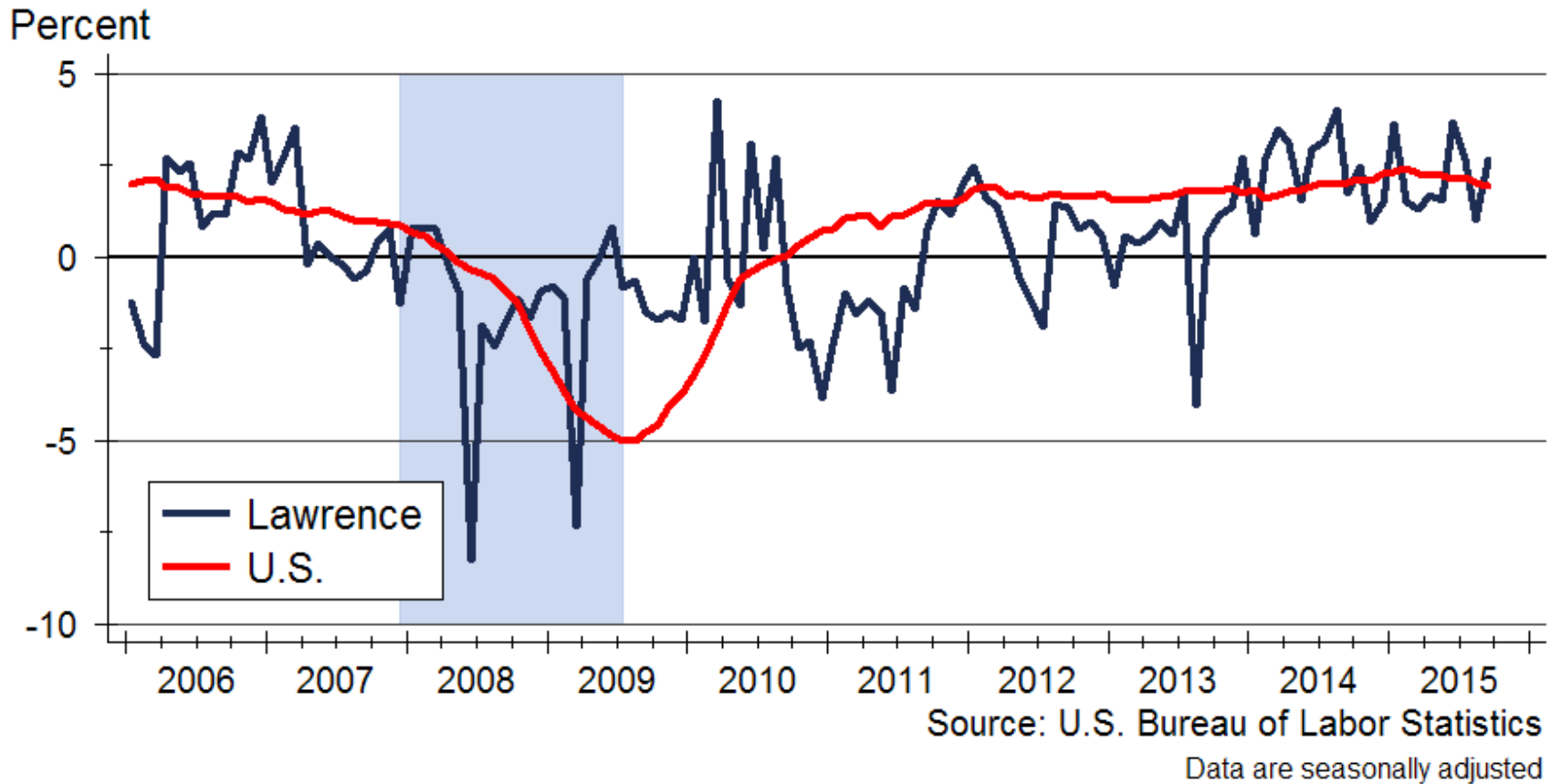
and participating  
REALTOR® MLS systems  
across Kansas



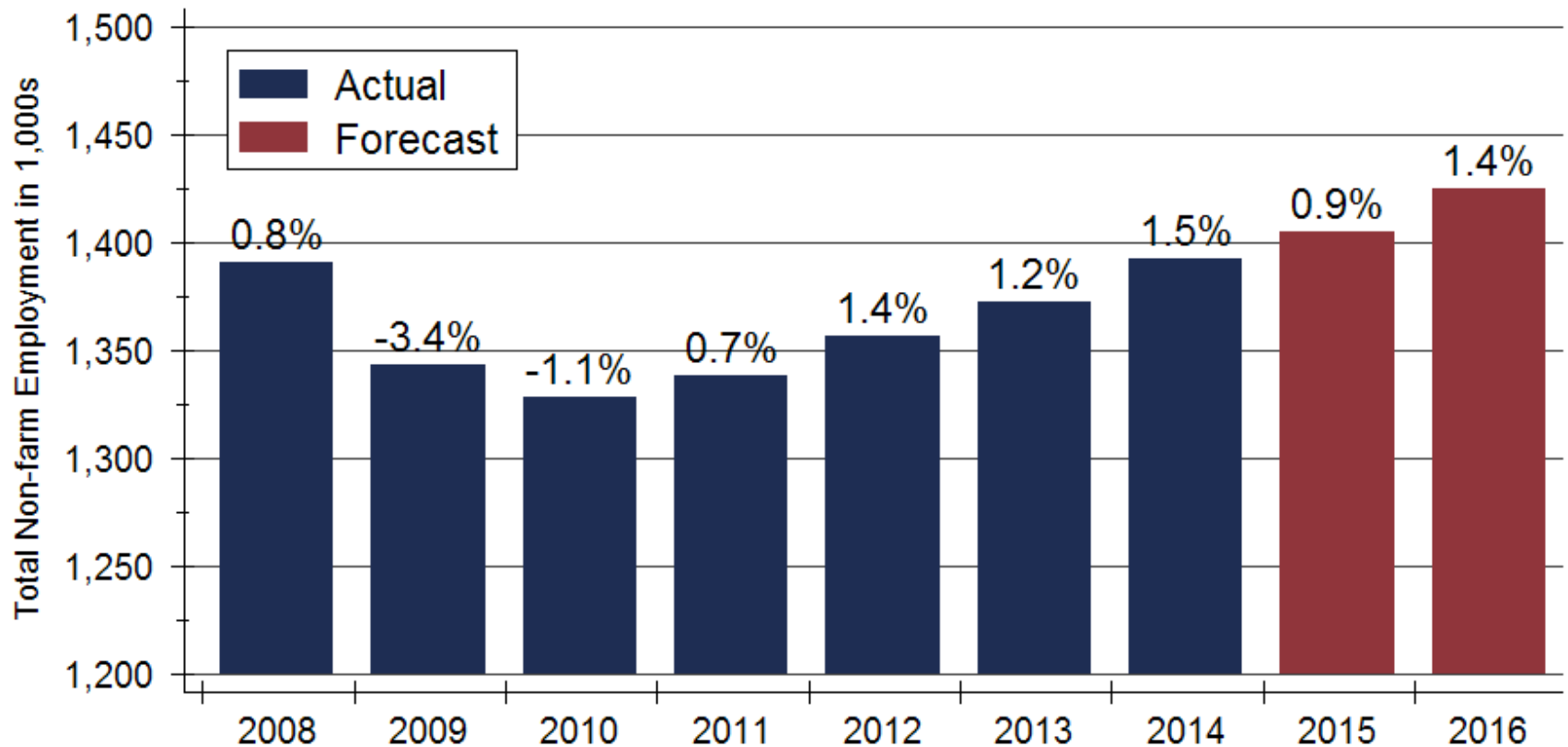
# Real GDP Growth



# Employment Growth

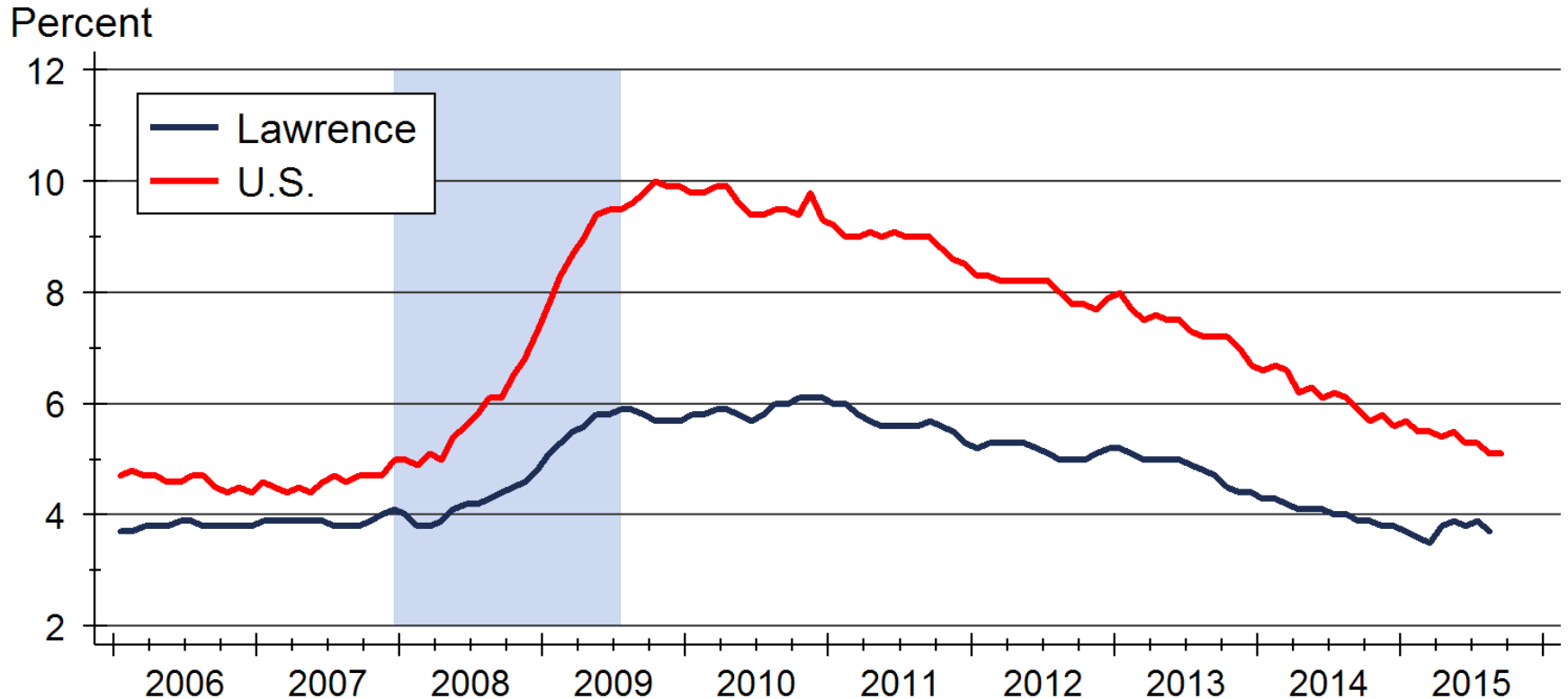


# Kansas Employment Forecast

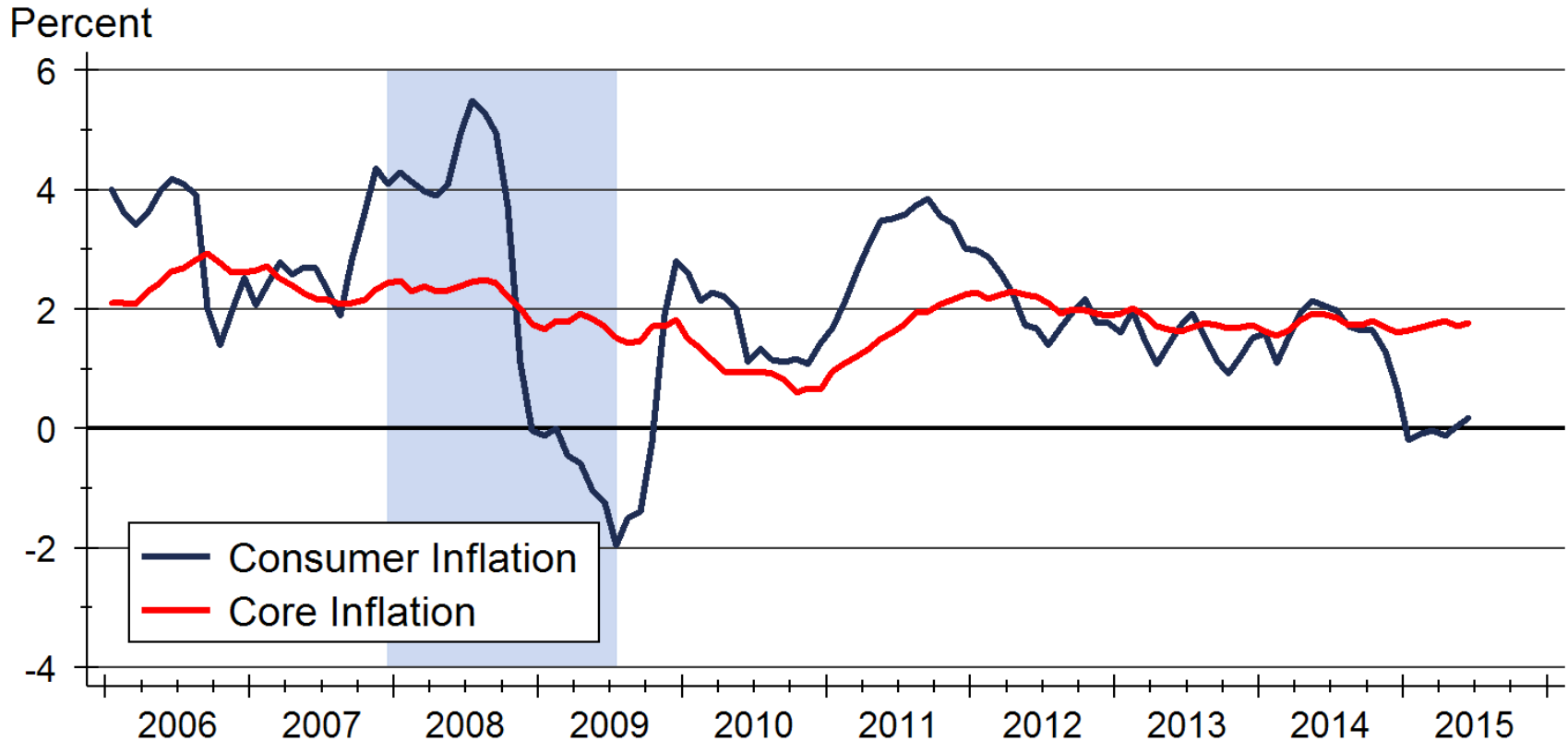


Sources: Kansas Department of Labor and WSU CEDBR

# Unemployment Rate

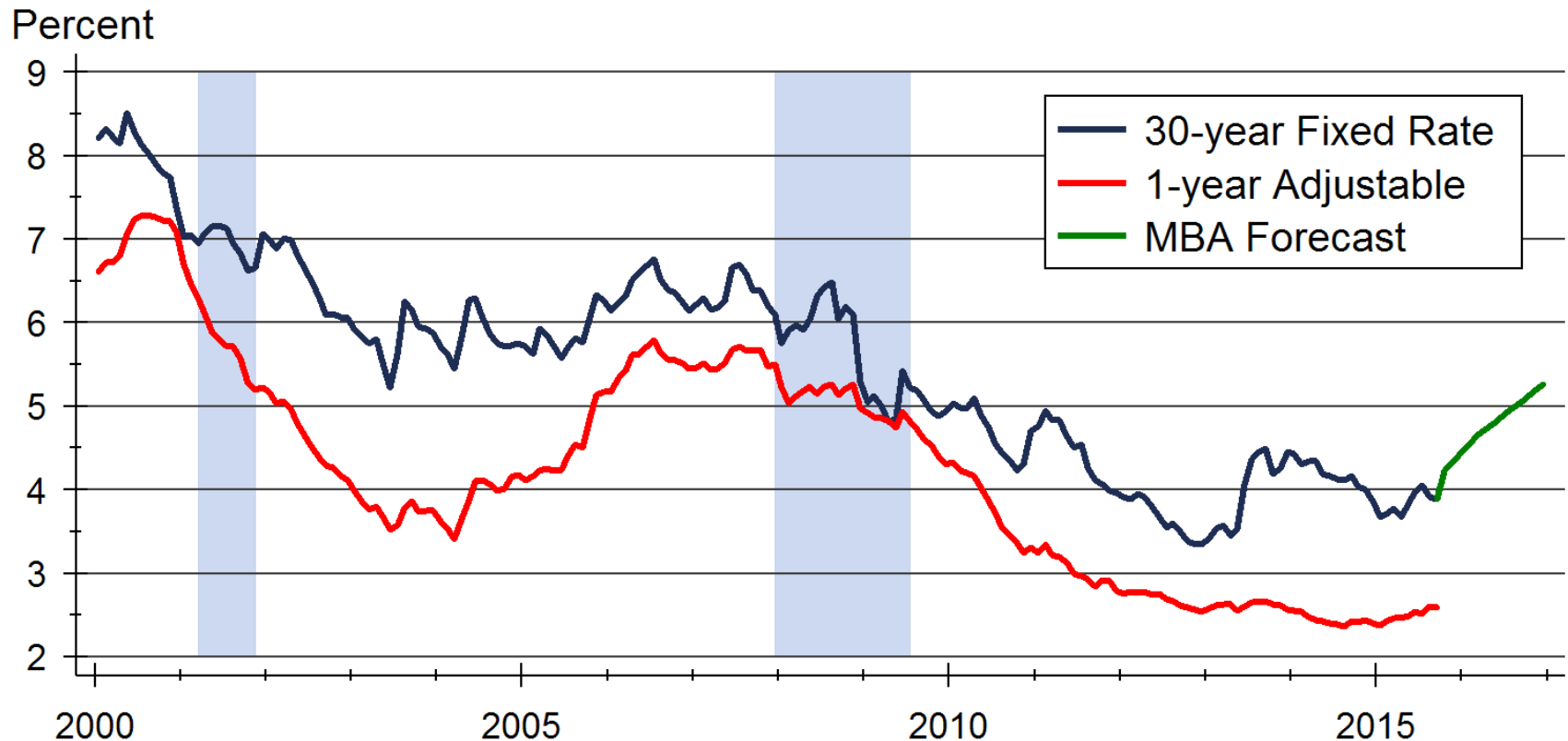


# Consumer Inflation



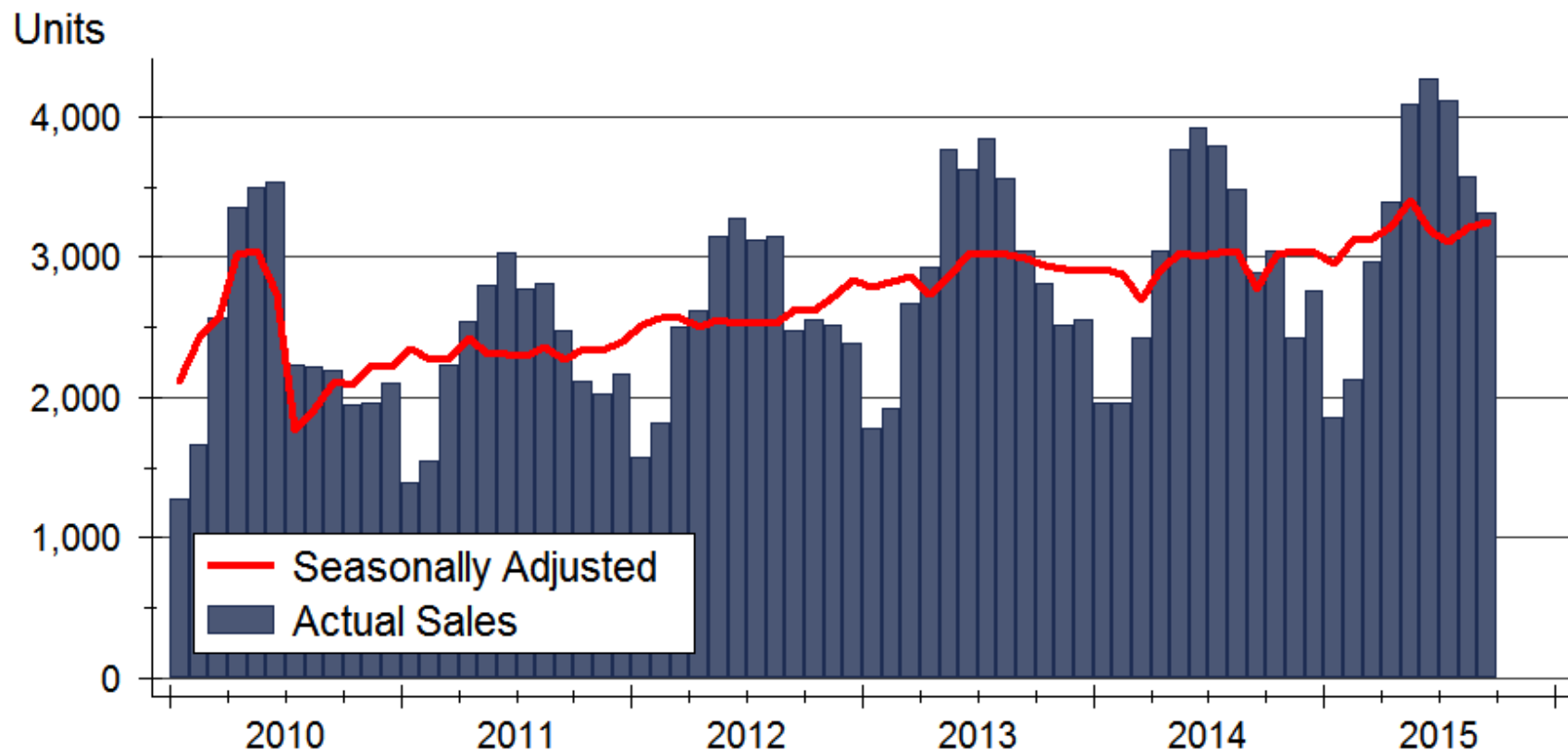


# Mortgage Rate Forecast



Sources: Freddie Mac; Mortgage Bankers Association

# Kansas Home Sales Activity



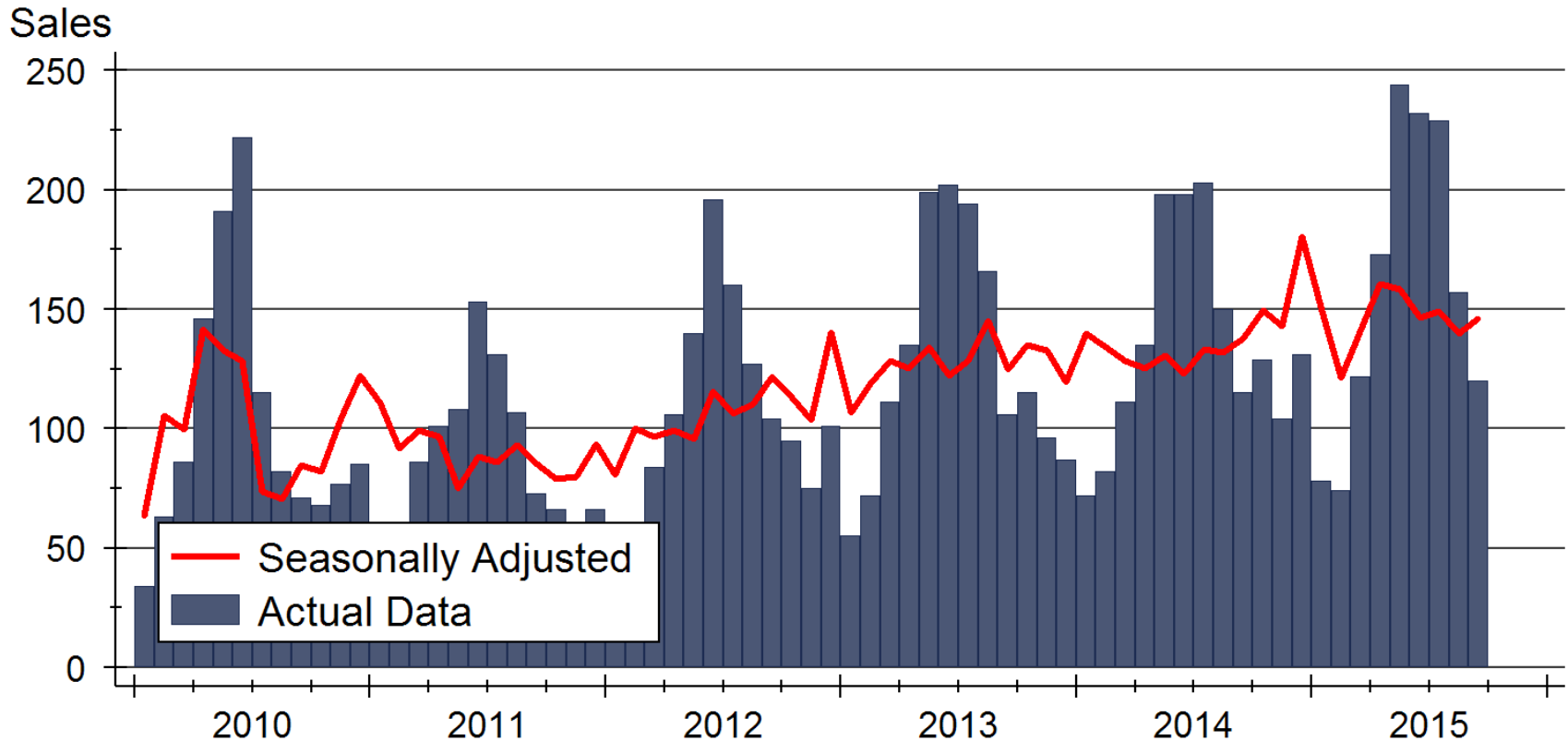
Source: Participating Kansas REALTOR® MLS systems



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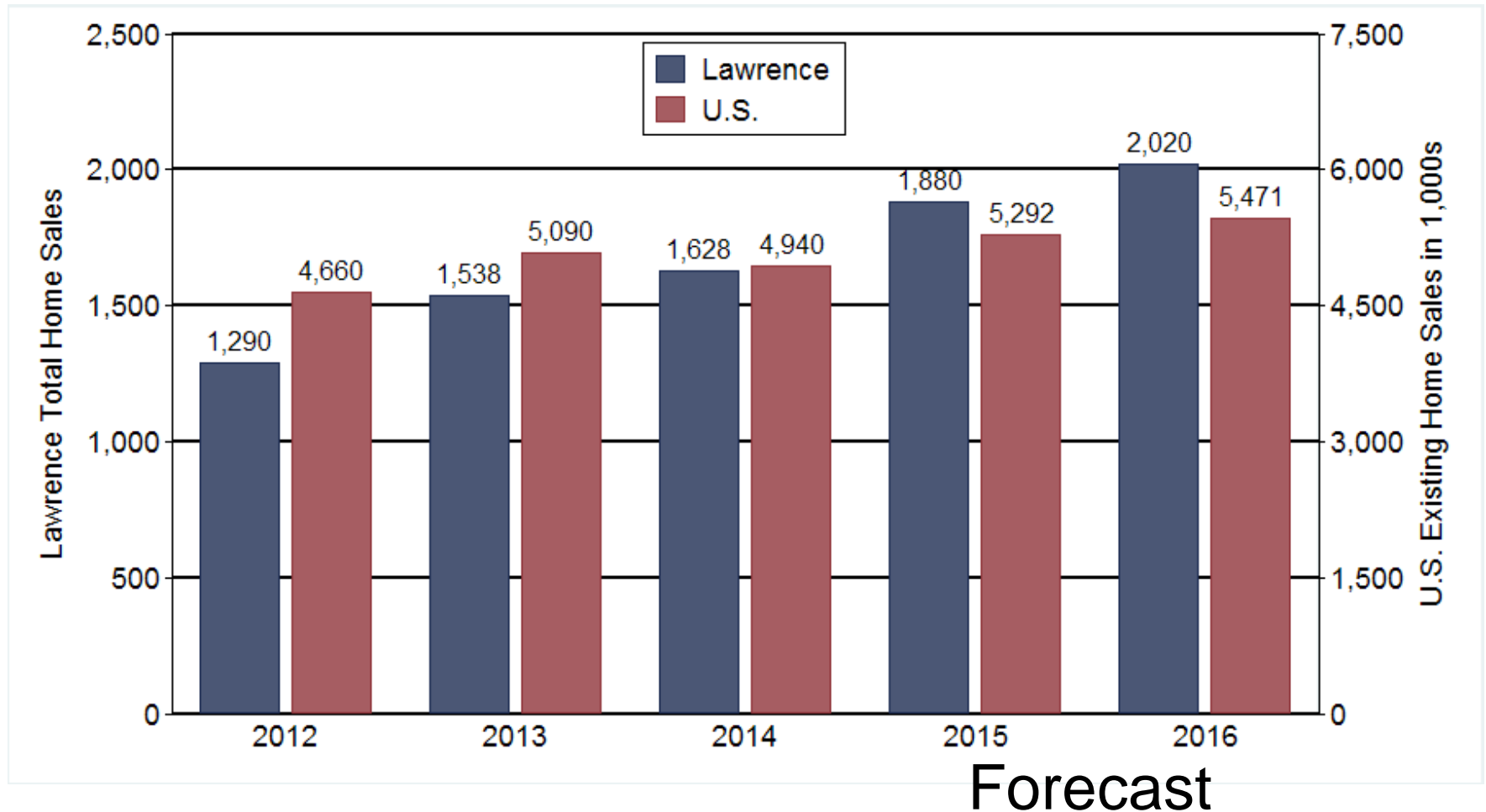


# Lawrence Home Sales Activity



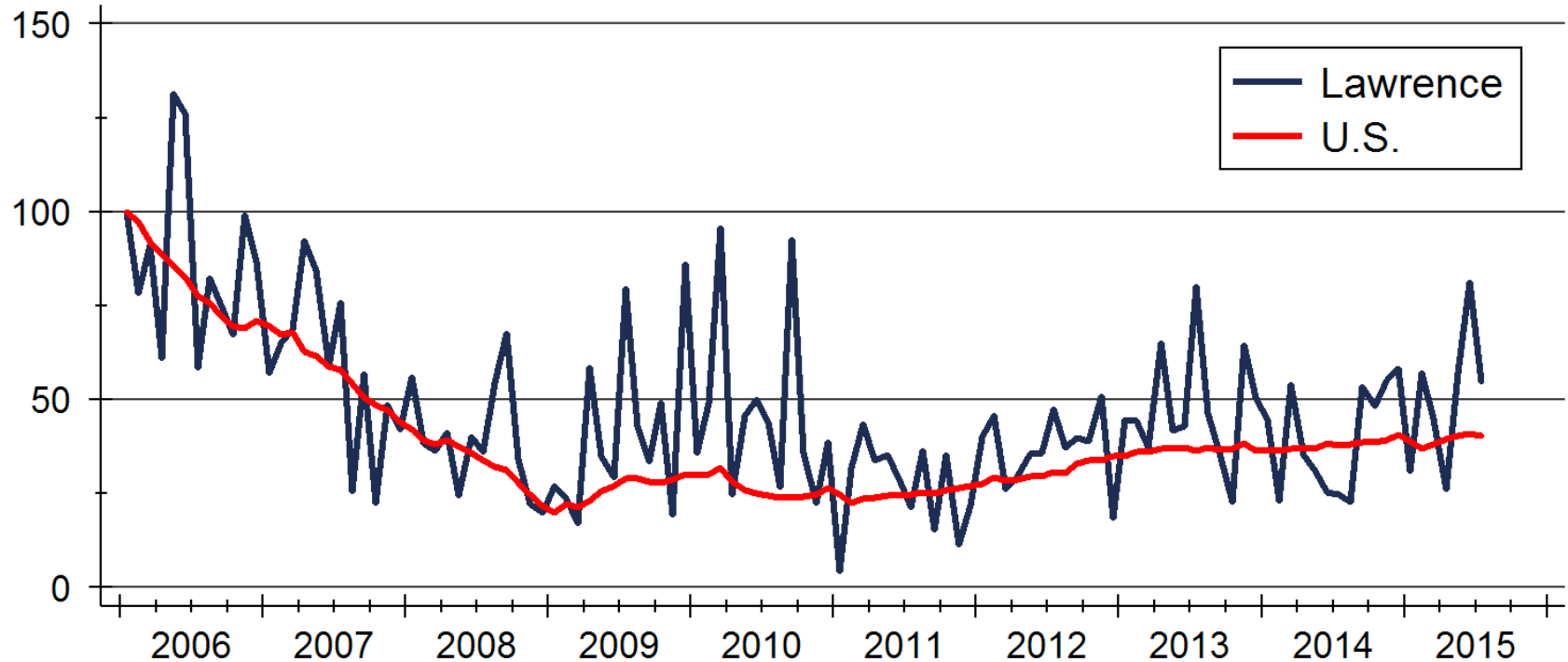
Source: Lawrence Board of REALTORS®

# Lawrence Home Sales Forecast



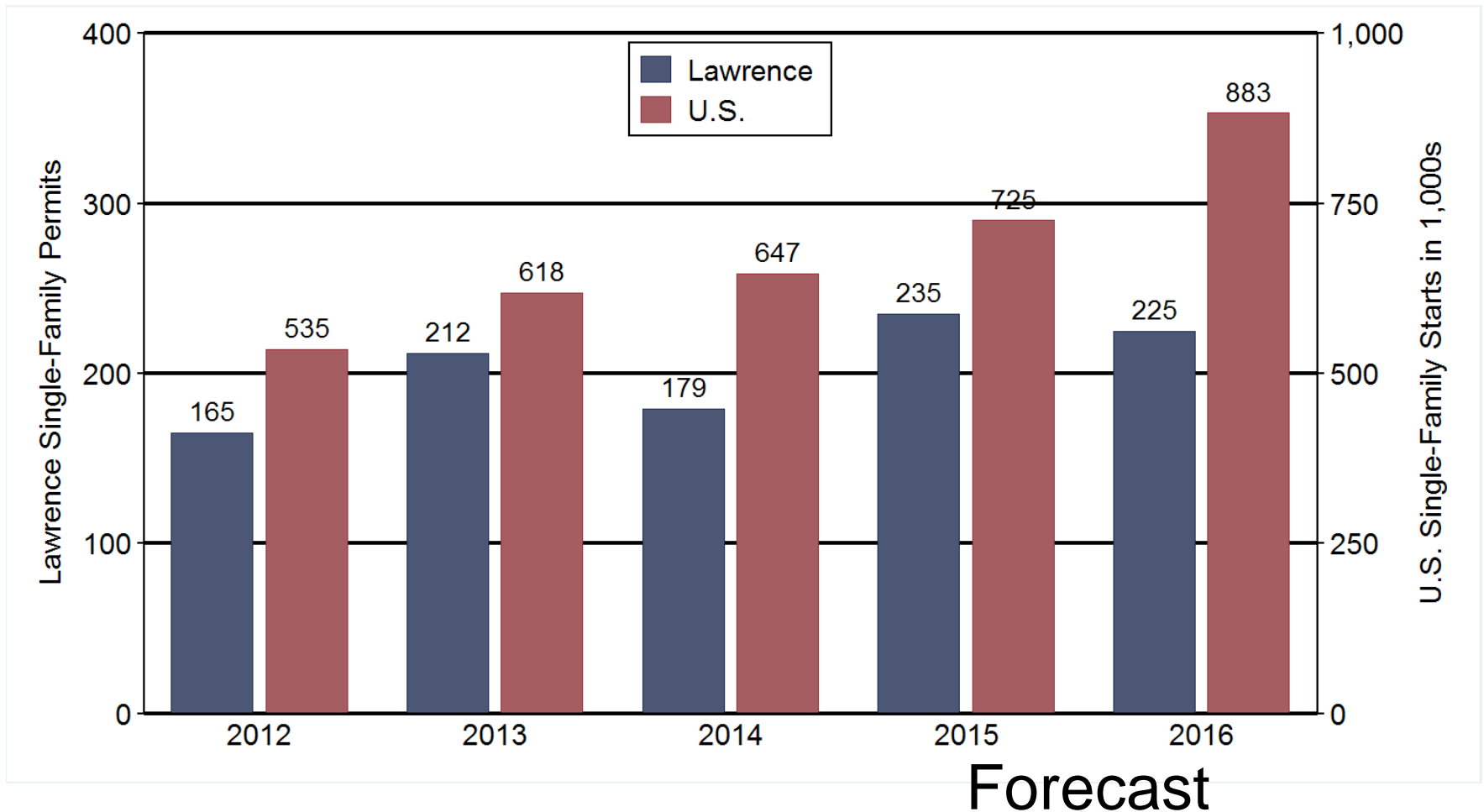
# New Single-Family Building Permits

Index: 2006m1 = 100



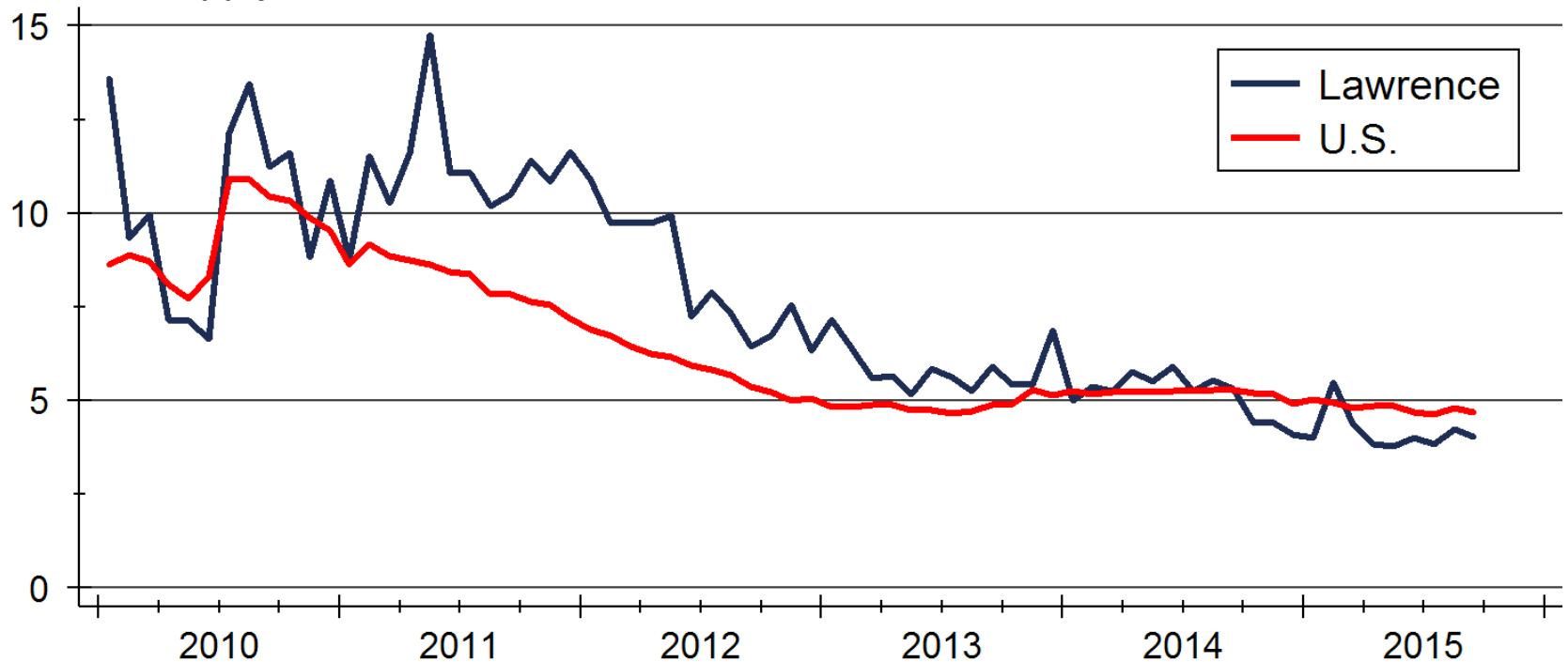
Source: U.S. Bureau of the Census  
Data are seasonally adjusted annual rates

# Lawrence Construction Forecast



# Lawrence Total Home Inventories

Months' Supply



Source: NAR and Participating Kansas REALTOR® MLS Systems

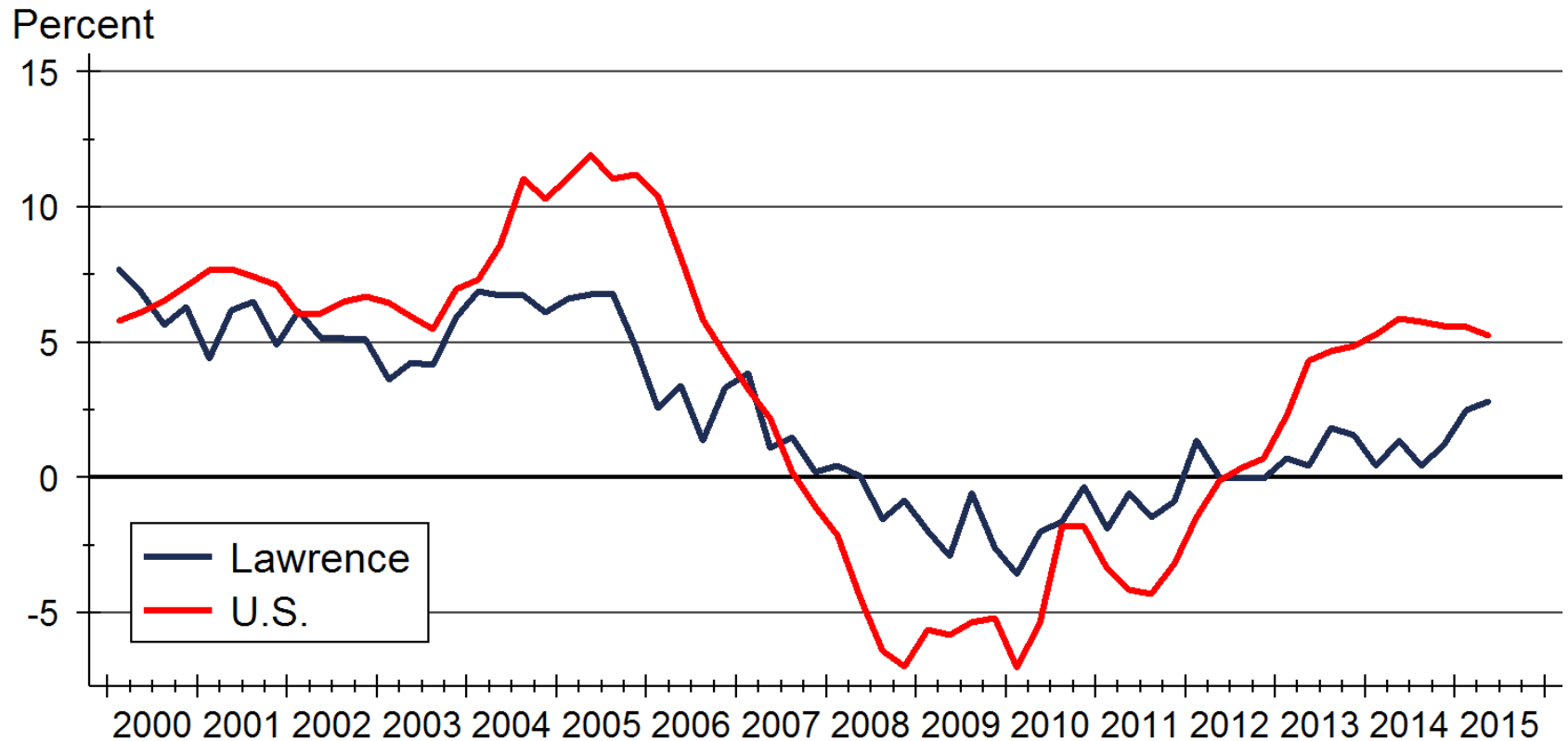
Note: Data are seasonally adjusted



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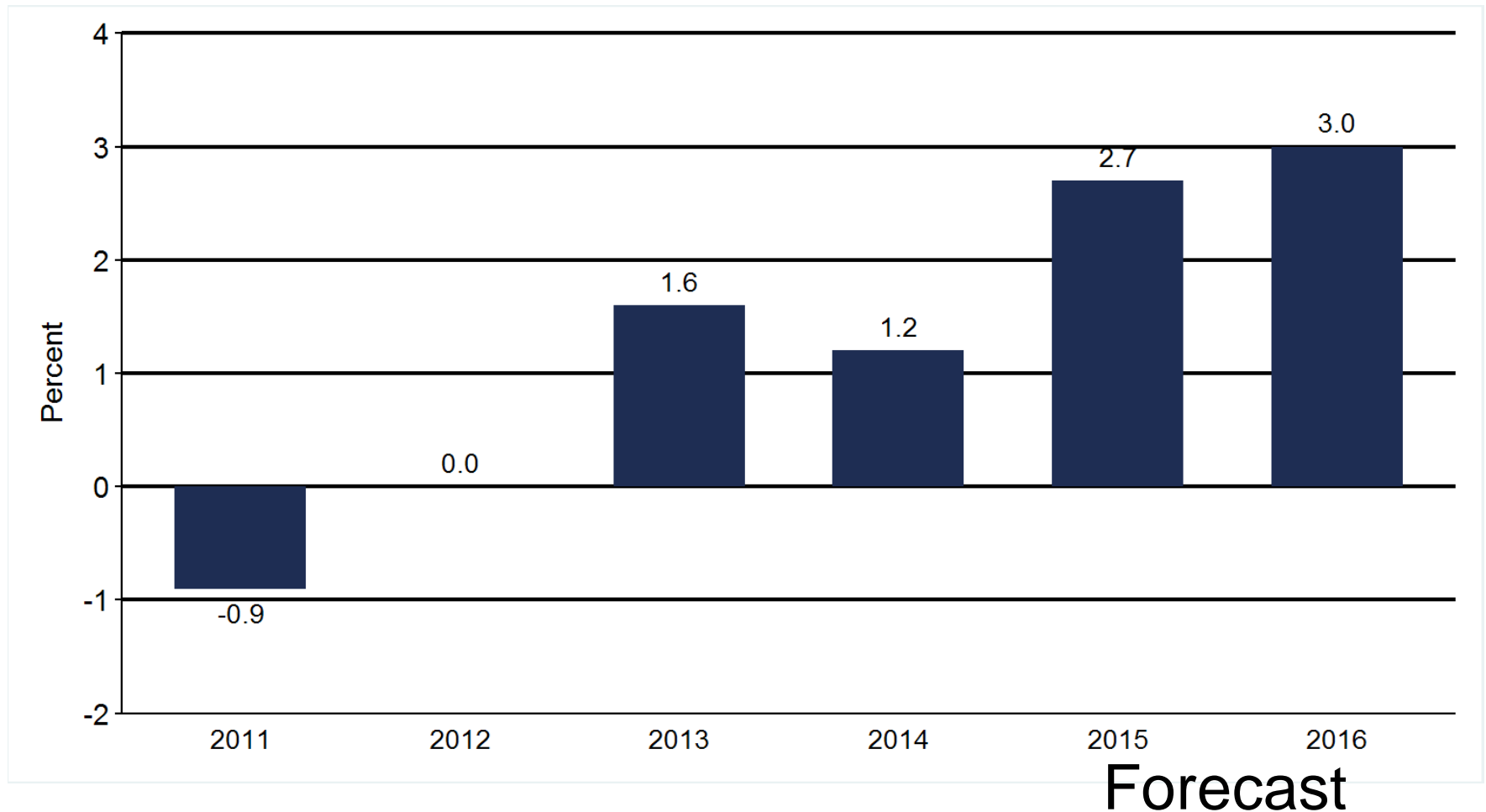


# Home Price Appreciation





# Home Price Appreciation Forecast



# Lawrence 2016 Forecast

	<b>2013 Actual</b>	<b>2014 Actual</b>	<b>2015 Forecast</b>	<b>2016 Forecast</b>
Total Home Sales	1,538 units +19.2%	1,628 units +5.9%	1,880 units +15.5%	2,020 units +7.4%
Building Permits	212 units +28.5%	179 units -15.6%	235 units +31.3%	225 units -4.3%
Home Price Appreciation	+1.6%	+1.2%	+2.7%	+3.0%

Sources: Participating Kansas REALTOR® MLS Systems; U.S. Bureau of the Census; Federal Housing Finance Agency; WSU Center for Real Estate

# Kansas 2016 Forecast

	<b>2013 Actual</b>	<b>2014 Actual</b>	<b>2015 Forecast</b>	<b>2016 Forecast</b>
Total Home Sales	35,078 units +12.8%	35,340 units +0.7%	38,790 units +9.8%	42,110 units +8.6%
Building Permits	4,459 units +17.3%	4,334 units -2.8%	5,105 units +17.8%	5,530 units +8.3%
Home Price Appreciation	+1.0%	+3.8%	+4.0%	+4.7%

Sources: Participating Kansas REALTOR® MLS Systems; U.S. Bureau of the Census; Federal Housing Finance Agency; WSU Center for Real Estate

# 2016 Housing Forecast

	<b>Kansas City</b>	<b>Lawrence</b>	<b>Manhattan</b>	<b>Topeka</b>	<b>Wichita</b>
Sales	38,280 units +7.3%	2,020 units +7.4%	950 units +9.2%	3,430 units +4.6%	9,970 units +3.3
Permits	5,260 units +11.0%	225 units -4.3%	175 units +6.1%	315 units +3.3%	1,065 units +4.9
Home Prices	+6.3%	+3.0%	+4.9%	+0.9%	+3.0%

Sources: Heartland MLS; Lawrence Board of REALTORS®; Manhattan Association of REALTORS®; Sunflower Association of REALTORS®; South Central Kansas MLS; U.S. Bureau of the Census; City of Manhattan; Federal Housing Finance Agency; WSU Center for Real Estate

# *Thanks again to this year's Forecast sponsors...*



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# WSU Center for Real Estate

## Laying a Foundation for Real Estate in Kansas



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