

# FORECAST SUMMARY

The WSU Center for Real Estate prepares housing market forecasts for each of the major markets across the state. A summary of these forecasts is provided here.

To download a copy of the complete forecast for each market, visit our website at [www.wichita.edu/realestate](http://www.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 REALTOR® multiple listing services across Kansas; Lawrence Multiple Listing Service; Manhattan Association of REALTORS®; South Central Kansas Multiple Listing Service; Topeka Area Association of REALTORS®; U.S. Bureau of the Census; Wichita Area Builders Association; WSU Center for Real Estate.

Notes:  
Total home sales and average price 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 4th quarter values. Sales volume includes both existing and new home sales and is measured in millions of dollars.

	2010	2011	2012	2013	2014
				FORECAST	
KANSAS					
Total Home Sales	28,616	28,168	32,132	35,900	37,820
Building Permits	3,802	3,144	3,801	4,715	4,885
Home Price Appreciation	0.2	-0.9	-0.1	1.8	2.4
Sales Volume	4,444	4,261	5,082		
Average Price	155,282	151,270	158,169		
KANSAS CITY					
Total Home Sales	22,948	22,860	26,743	29,550	30,870
Building Permits	2,129	2,365	3,229	4,400	4,960
Home Price Appreciation	-0.6	-2.8	-0.9	2.3	2.7
Sales Volume	3,736	3,576	4,503		
Average Price	162,795	156,430	168,375		
LAWRENCE					
Total Home Sales	1,240	1,061	1,291	1,500	1,550
Building Permits	211	126	165	195	190
Home Price Appreciation	-0.4	-0.6	-0.2	0.8	1.7
Sales Volume	224	196	235		
Average Price	180,339	184,900	181,807		
MANHATTAN					
Total Home Sales	563	569	658	680	710
Building Permits	220	186	188	160	190
Home Price Appreciation	-0.6	-0.5	2.0	0.2	2.5
Sales Volume	107	109	132		
Average Price	189,992	191,492	200,552		
TOPEKA					
Total Home Sales	2,540	2,603	2,787	3,010	3,060
Building Permits	334	228	263	270	270
Home Price Appreciation	0.3	-0.2	-1.1	-0.7	0.9
Sales Volume	309	306	333		
Average Price	121,694	117,668	119,422		
WICHITA					
Total Home Sales	7,825	7,481	8,181	9,200	9,430
Building Permits	951	702	783	1,095	1,015
Home Price Appreciation	0.0	-0.9	-0.7	1.5	2.2
Sales Volume	1,034	974	1,062		
Average Price	132,165	130,209	129,795		