

2017 Lawrence Housing Forecast

Lawrence Board of Realtors®
October 13, 2016

Dr. Stanley D. Longhofer
WSU Center for Real Estate



A special *thank you* to this year's Forecast sponsors...



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



South Central Kansas MLS



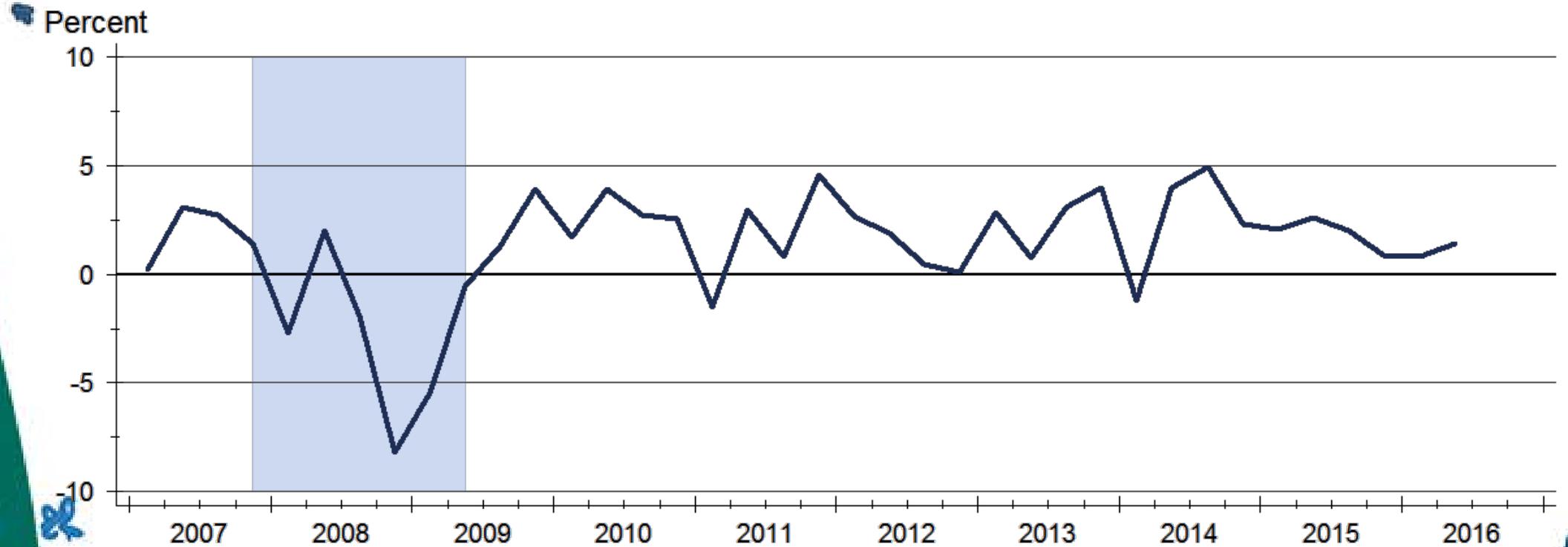
**KANSAS ASSOCIATION
OF REALTORS®**

and participating
REALTOR® MLS systems across
Kansas



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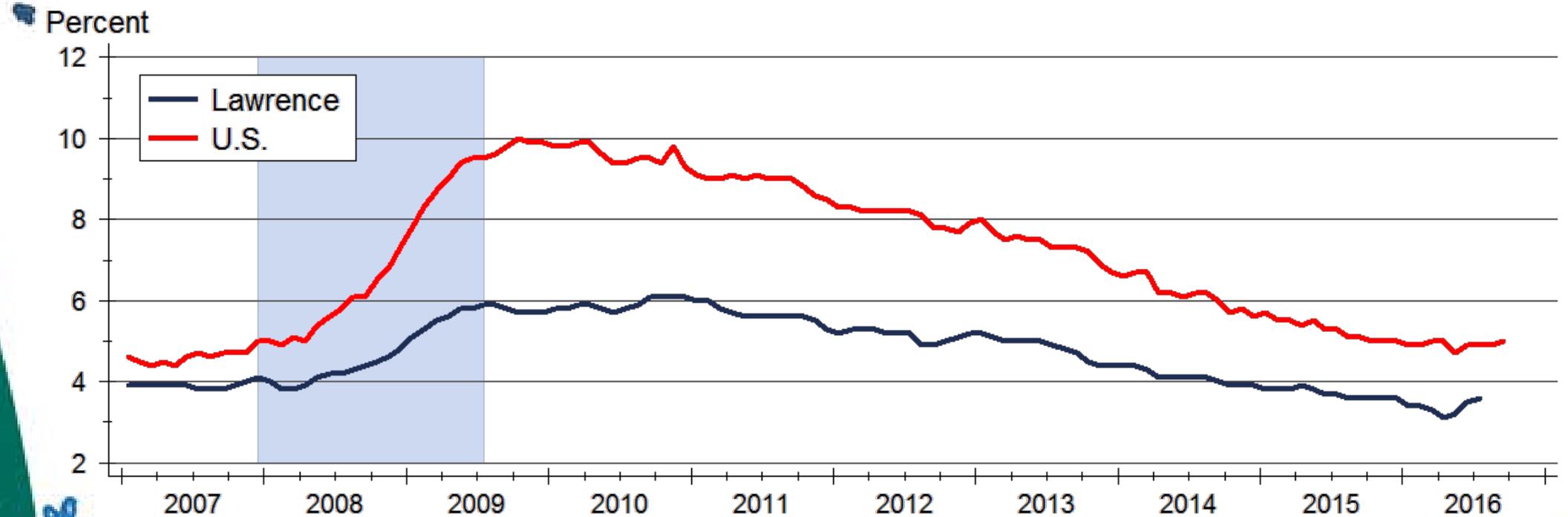
Real GDP Growth



Source: Bureau of Economic Analysis

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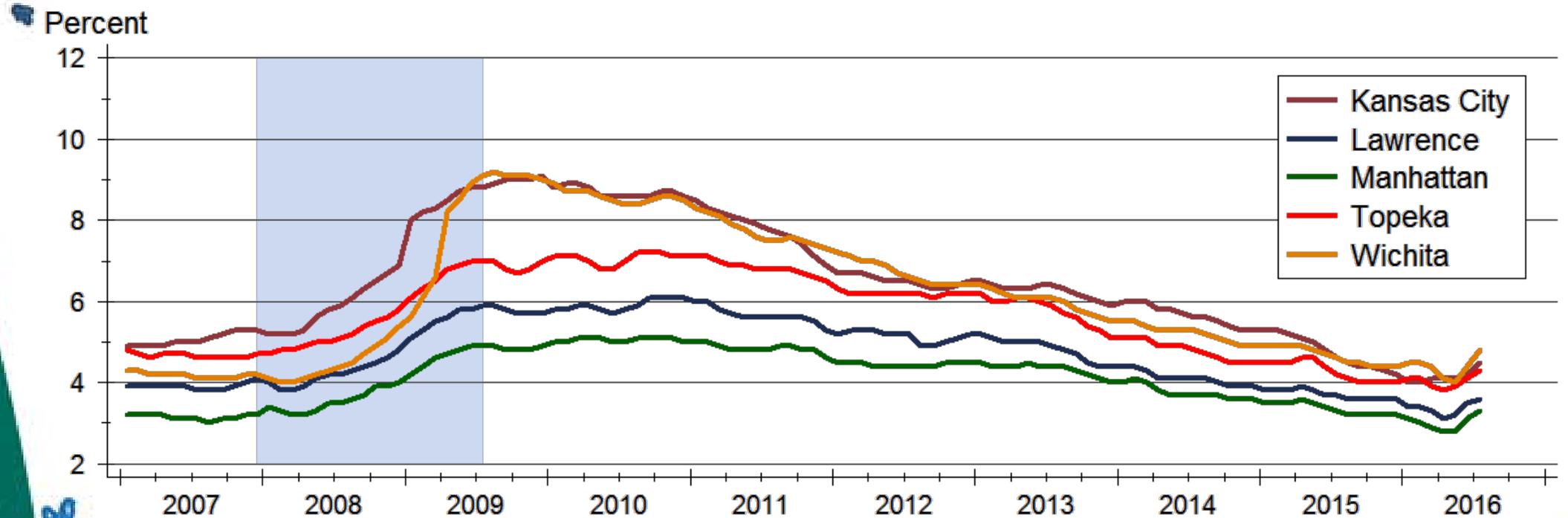
Unemployment Rate



Source: U.S. Bureau of Labor Statistics
Data are seasonally adjusted

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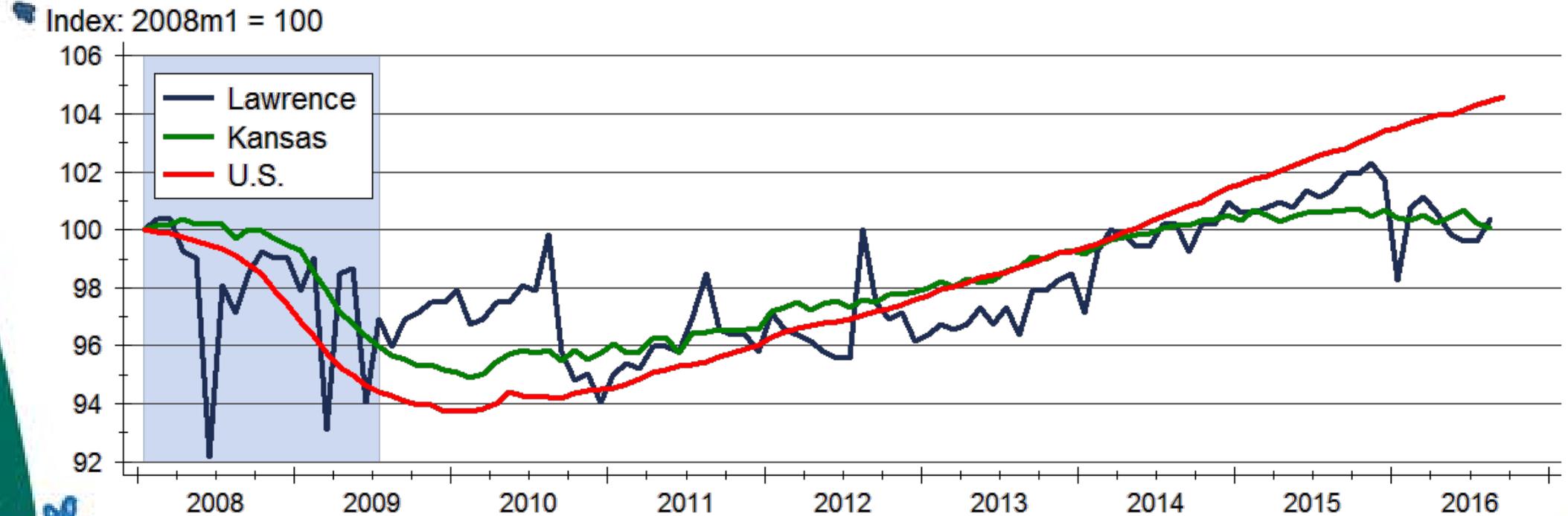
Unemployment Rates across Kansas



Source: U.S. Bureau of Labor Statistics
Data are seasonally adjusted

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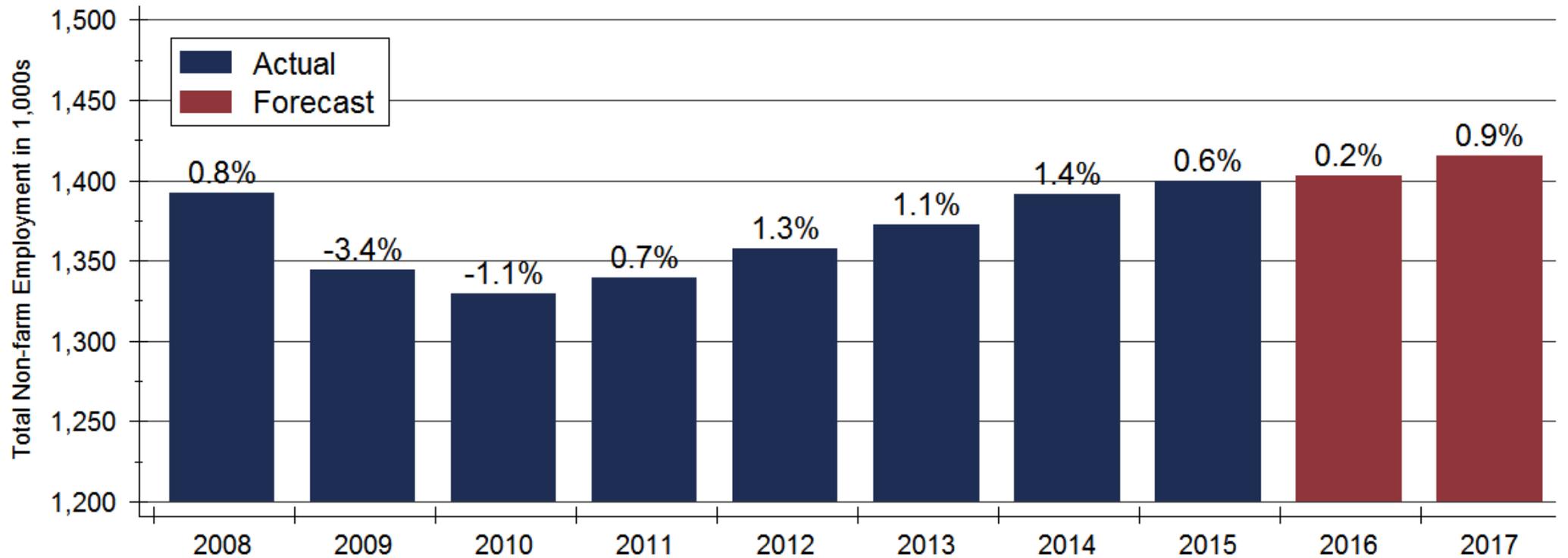
Total Non-Farm Employment



Source: U.S. Bureau of Labor Statistics
Index created from seasonally adjusted data

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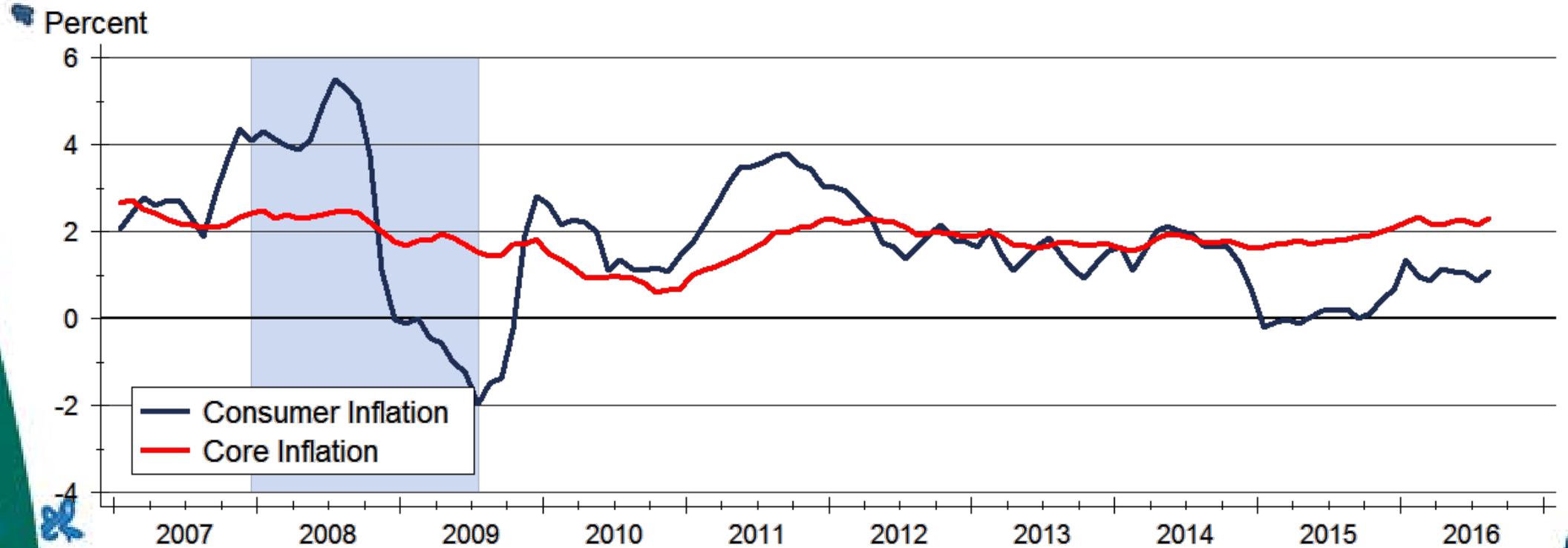
Kansas Employment Forecast



Sources: Kansas Department of Labor and WSU CEDBR

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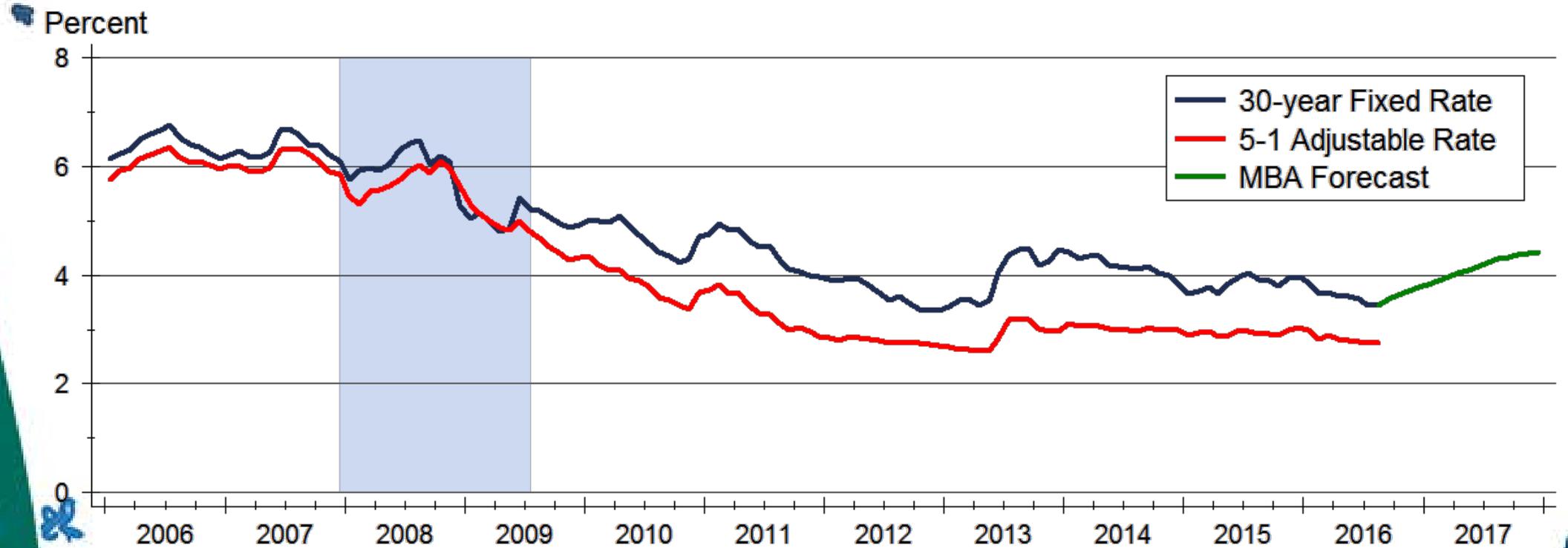
Consumer Inflation Rate



Source: U.S. Bureau of Labor Statistics

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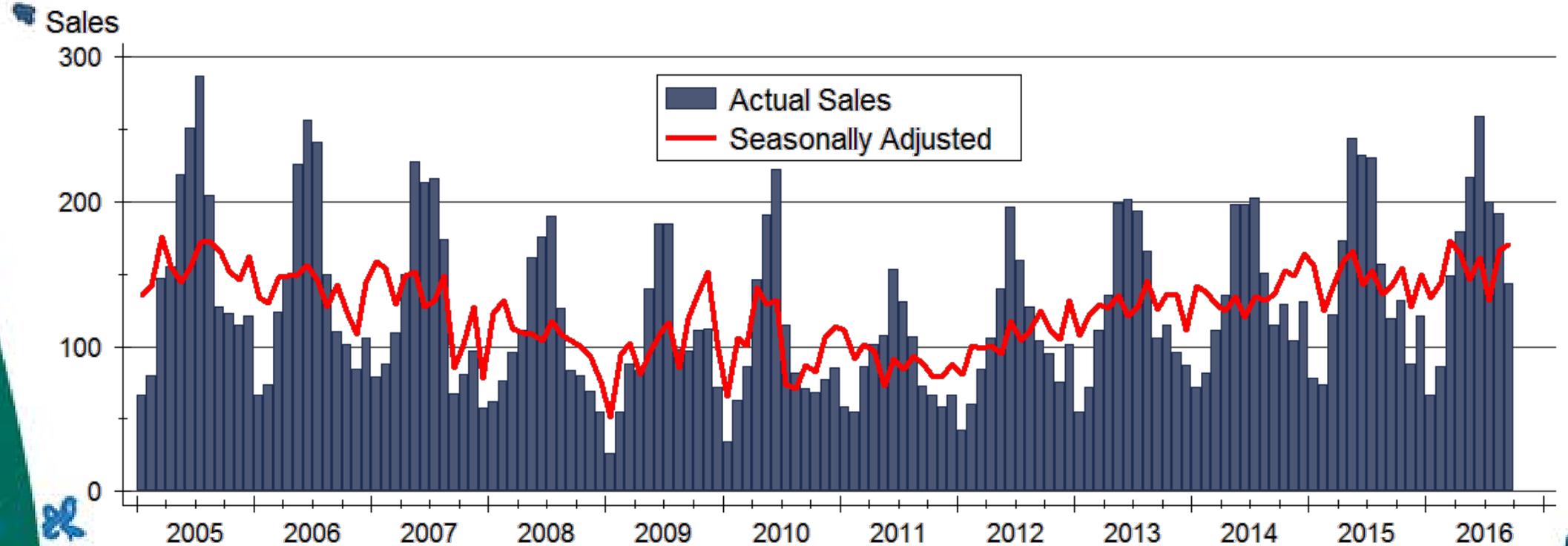
Mortgage Rate Forecast



Sources: Freddie Mac; Mortgage Bankers Association

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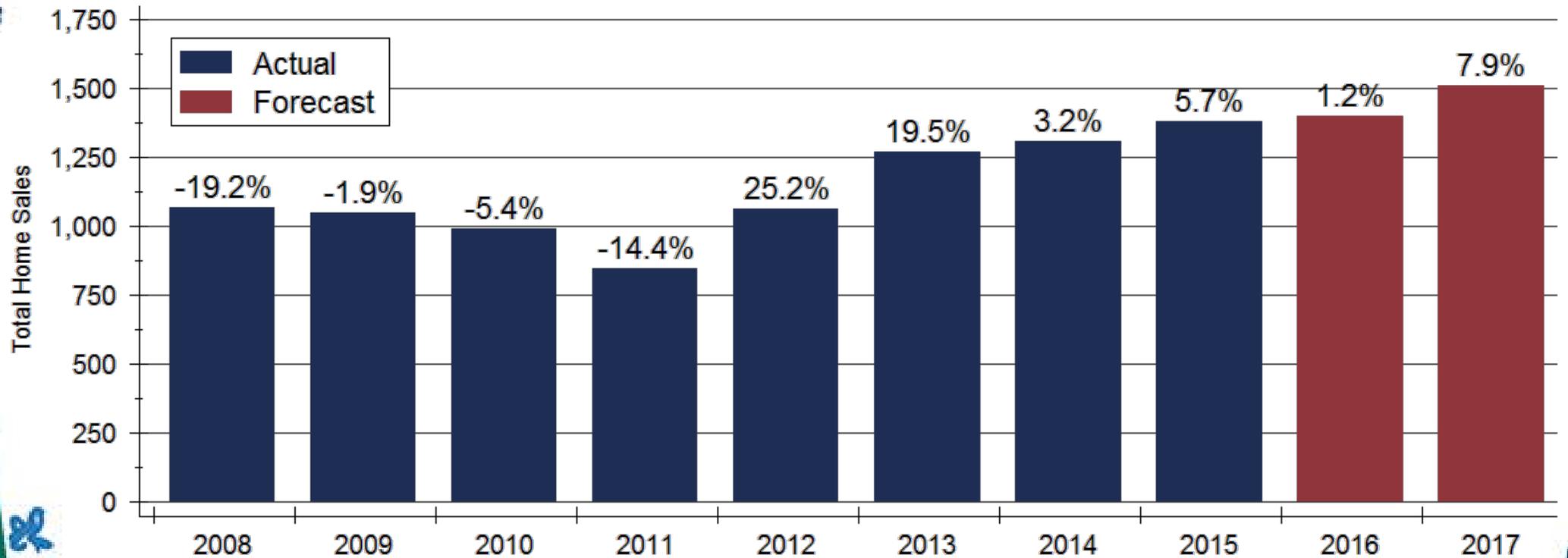
Total Home Sales in Lawrence



Source: Lawrence Board of REALTORS®

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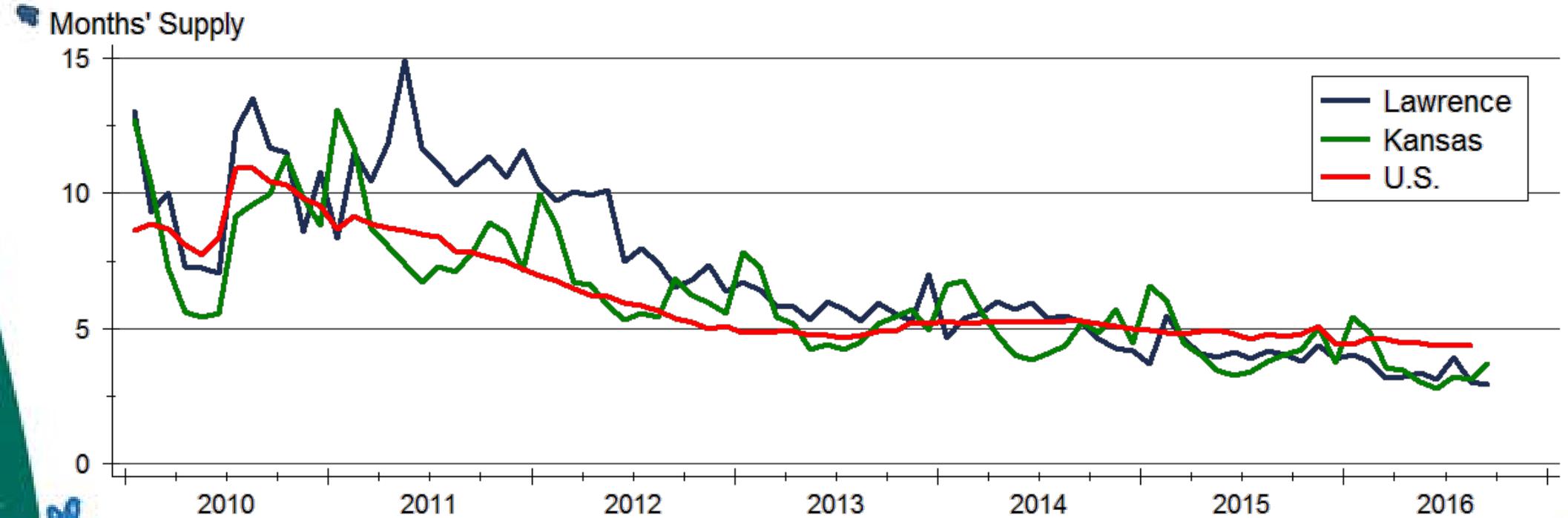
Lawrence Home Sales Forecast



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

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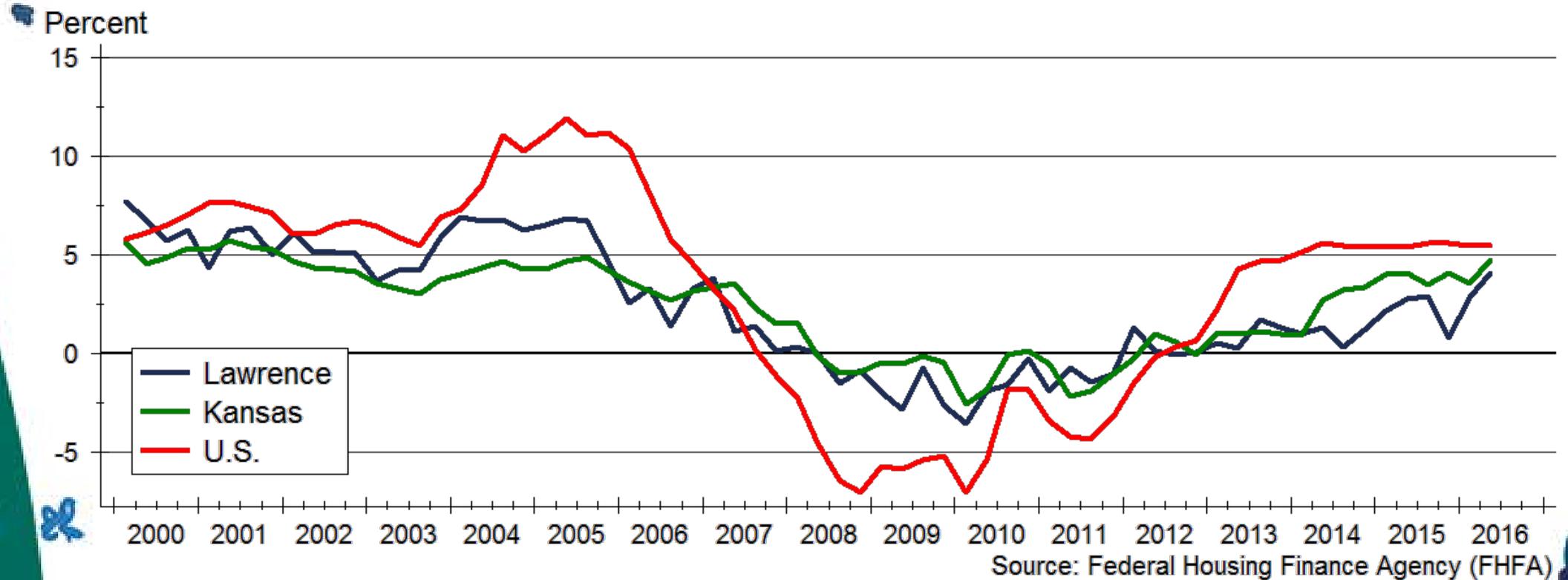
Total Home Inventories



Sources: NAR and Lawrence Board of REALTORS®
Note: Data are seasonally adjusted

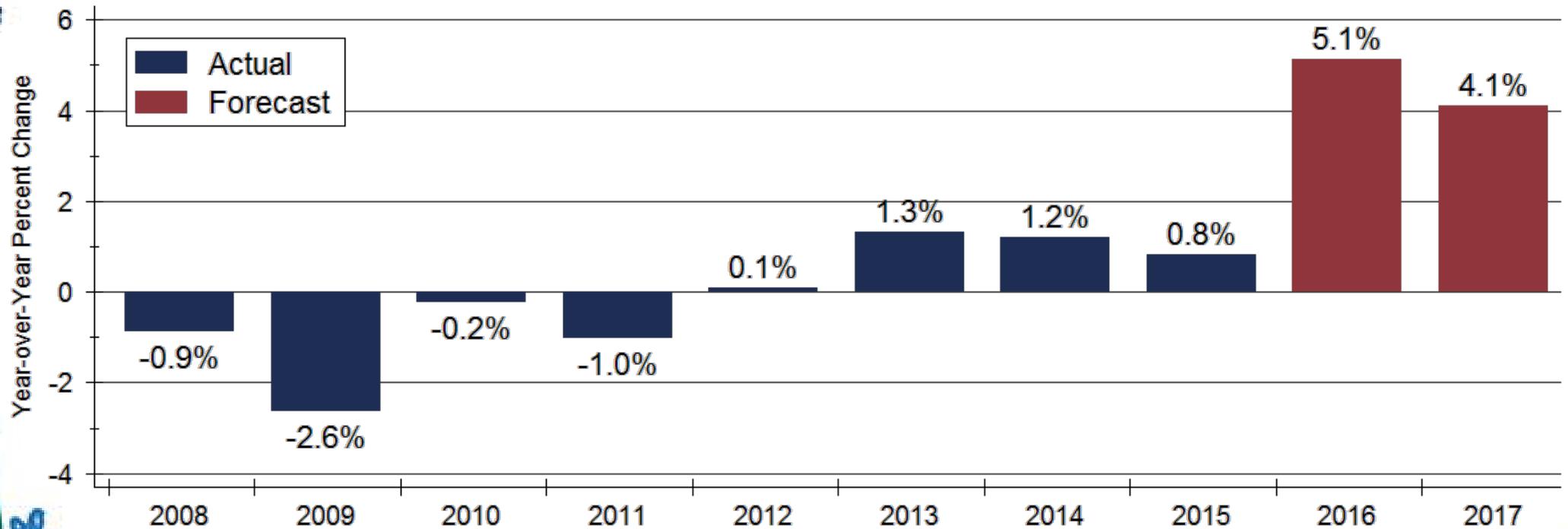
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Home Price Appreciation



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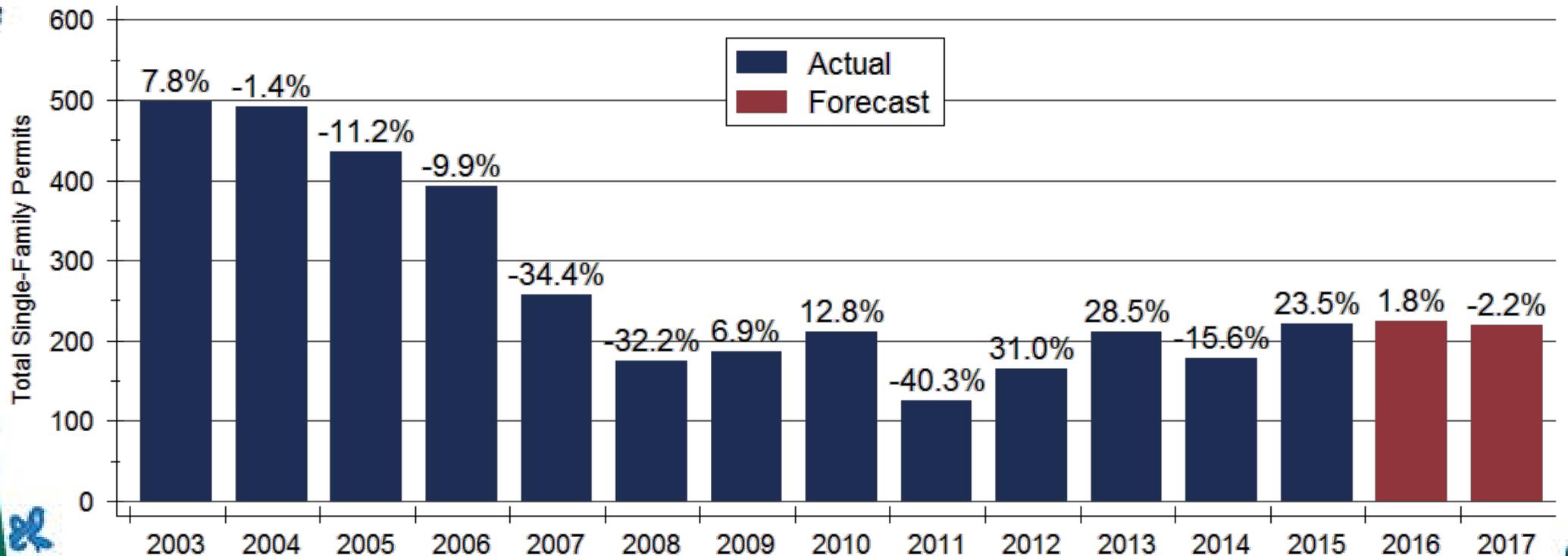
Lawrence Home Price Forecast



Sources: WSU Center for Real Estate and Federal Housing Finance Agency
Appreciation calculated using 4th quarter values of the FHFA all-transactions house price index

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Lawrence New Home Construction Forecast



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

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Lawrence Housing Forecast

	2014 Actual	2015 Actual	2016 Forecast	2017 Forecast
Total Home Sales	1,309 units +3.2%	1,383 units +5.7%	1,400 units +1.2%	1,510 units +7.9%
SF Building Permits	179 units -15.6%	221 units +23.5%	225 units +1.8%	220 units -2.2%
Home Price Appreciation	+1.2%	+0.8%	+5.1%	+4.1%

Sources: Lawrence Board of REALTORS®; U.S. Bureau of the Census; Federal Housing Finance Agency; WSU Center for Real Estate

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Kansas Housing Forecast

	2014 Actual	2015 Actual	2016 Forecast	2017 Forecast
Total Home Sales	34,017 units +1.3%	36,992 units +8.7%	38,680 units +4.6%	41,090 units +6.2%
SF Building Permits	4,334 units -2.8%	5,257 units +21.3%	5,400 units +2.7%	5,745 units +6.4%
Home Price Appreciation	+3.4%	+4.1%	+5.0%	+3.8%

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

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2017 Major Market Forecasts

	KC	Lawrence	Manhattan	Topeka	Wichita
Total Home Sales	38,460 units +4.5%	1,510 units +7.9%	1,050 units +6.1%	3,530 units +2.0%	10,800 units +5.1%
SF Building Permits	5,810 units +4.0%	220 units -2.2%	320 units +3.2%	275 units +0.0%	900 units -2.7%
Home Price Appreciation	+4.2%	+4.1%	+4.7%	+1.9%	+3.5%

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; Federal Housing Finance Agency; WSU Center for Real Estate

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