

2017 Kansas Housing Markets Forecast

**Salina Regional
Economic Outlook Conference
October 28, 2016**

**Dr. Stanley D. Longhofer
WSU Center for Real Estate**



**WICHITA STATE
UNIVERSITY**

**W. FRANK BARTON
SCHOOL OF BUSINESS**

Thanks to the sponsor of the Saline County Housing Outlook:



2017 Kansas Housing Markets Forecast

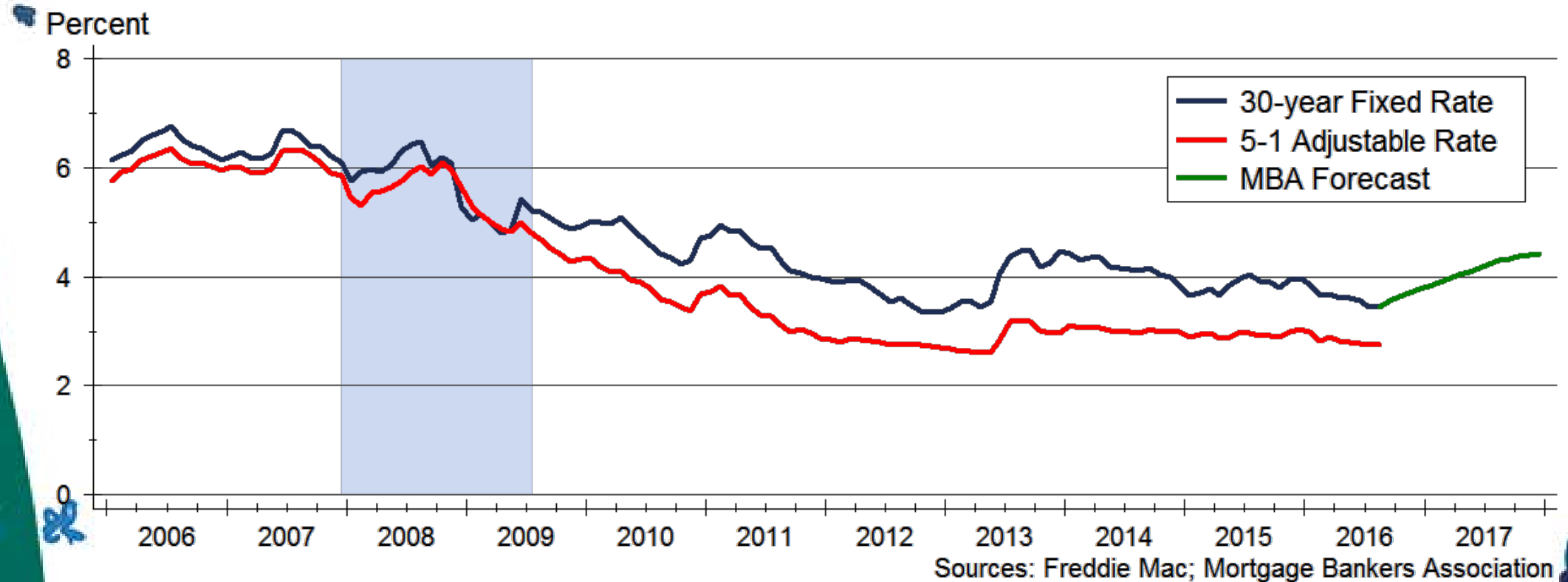
Thanks also to the following REALTOR® boards and MLS systems:



and participating
REALTOR® MLS systems across
Kansas

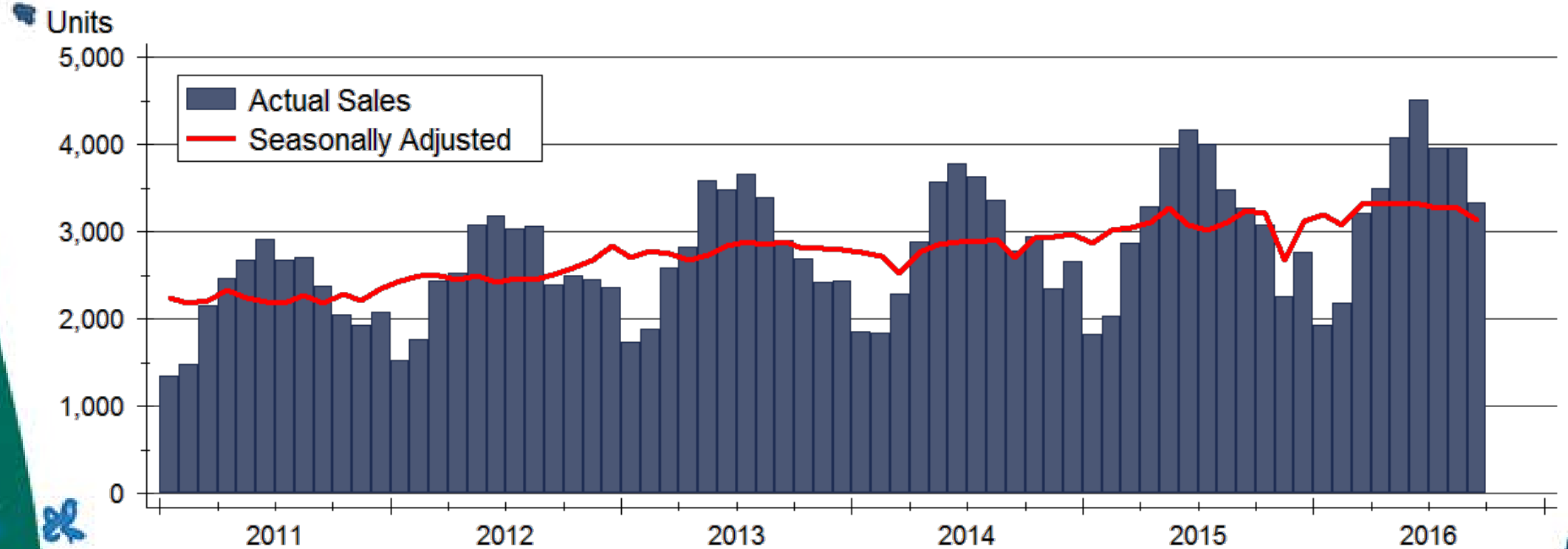


Mortgage Rate Forecast



2017 Kansas Housing Markets Forecast

Total Home Sales in Kansas



Source: Participating Kansas REALTOR® MLS systems

2017 Kansas Housing Markets Forecast

Unit:
100
80
60
40
20
0

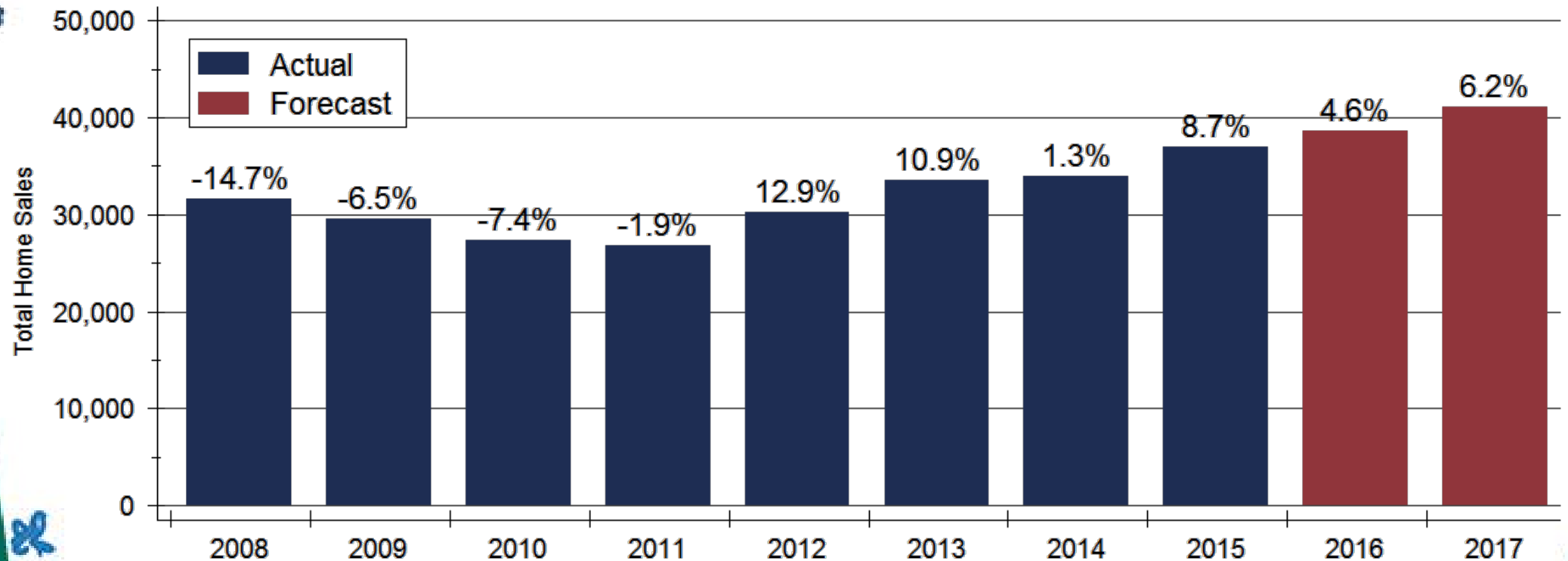
CENTER
foREAL ESTATE



CENTRE
fo REAL ESTATE



Kansas Home Sales Forecast

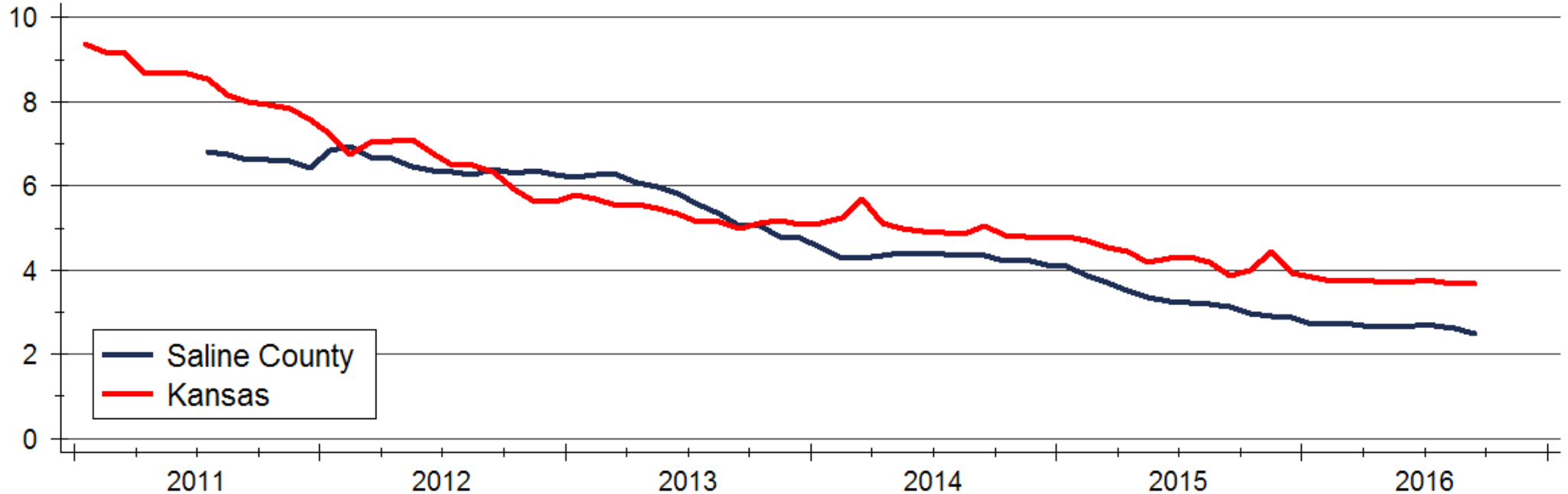


Sources: WSU Center for Real Estate and Participating Kansas REALTOR® MLS systems

2017 Kansas Housing Markets Forecast

Inventory of Homes for Sale

Months' Supply

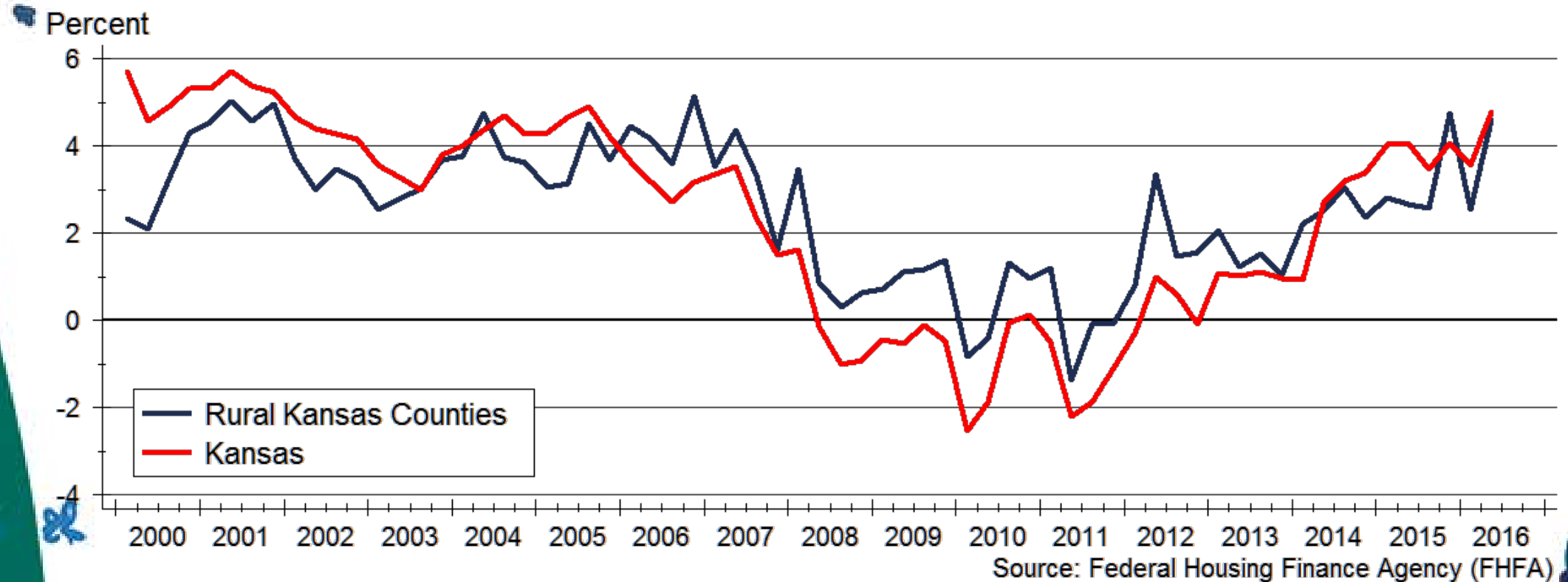


Source: Great Plains Association of REALTORS® and Participating Kansas REALTOR® MLS systems

Note: County data are 12-month trailing moving averages; Kansas data are seasonally adjusted

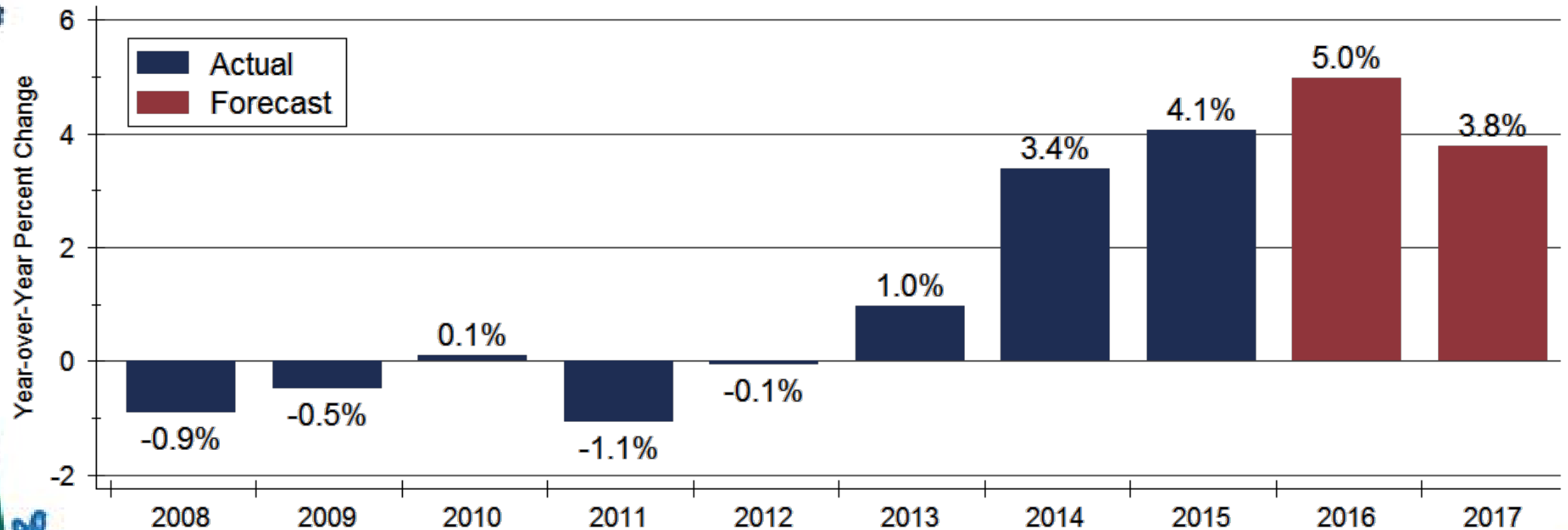
2017 Kansas Housing Markets Forecast

Home Price Appreciation



2017 Kansas Housing Markets Forecast

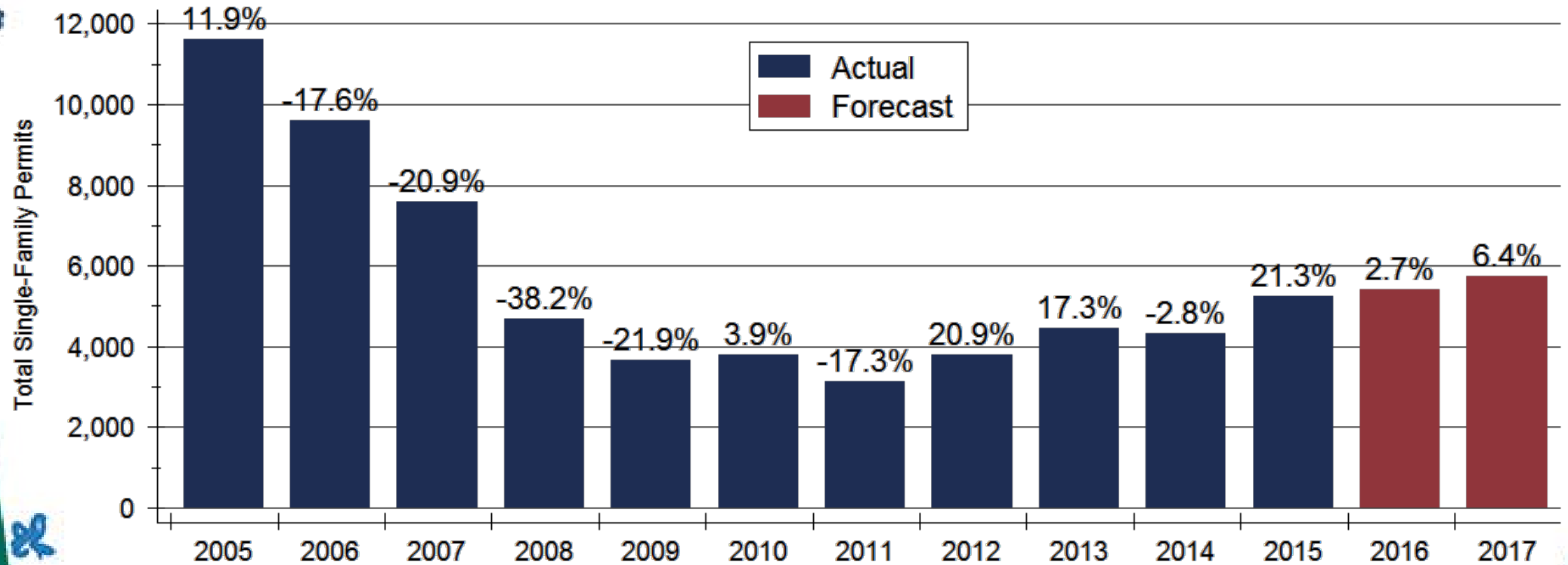
Kansas Home Price Forecast



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

2017 Kansas Housing Markets Forecast

Kansas New Home Construction Forecast



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

2017 Kansas Housing Markets Forecast

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

2017 Kansas Housing Markets Forecast

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

2017 Kansas Housing Markets Forecast

WSU Center for Real Estate

Laying a Foundation for Real Estate in Kansas



WICHITA STATE
UNIVERSITY

W. FRANK BARTON
SCHOOL OF BUSINESS

