

2017 Kansas Housing Markets Forecast

**Hays Regional
Economic Outlook Conference
November 4, 2016**

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



**WICHITA STATE
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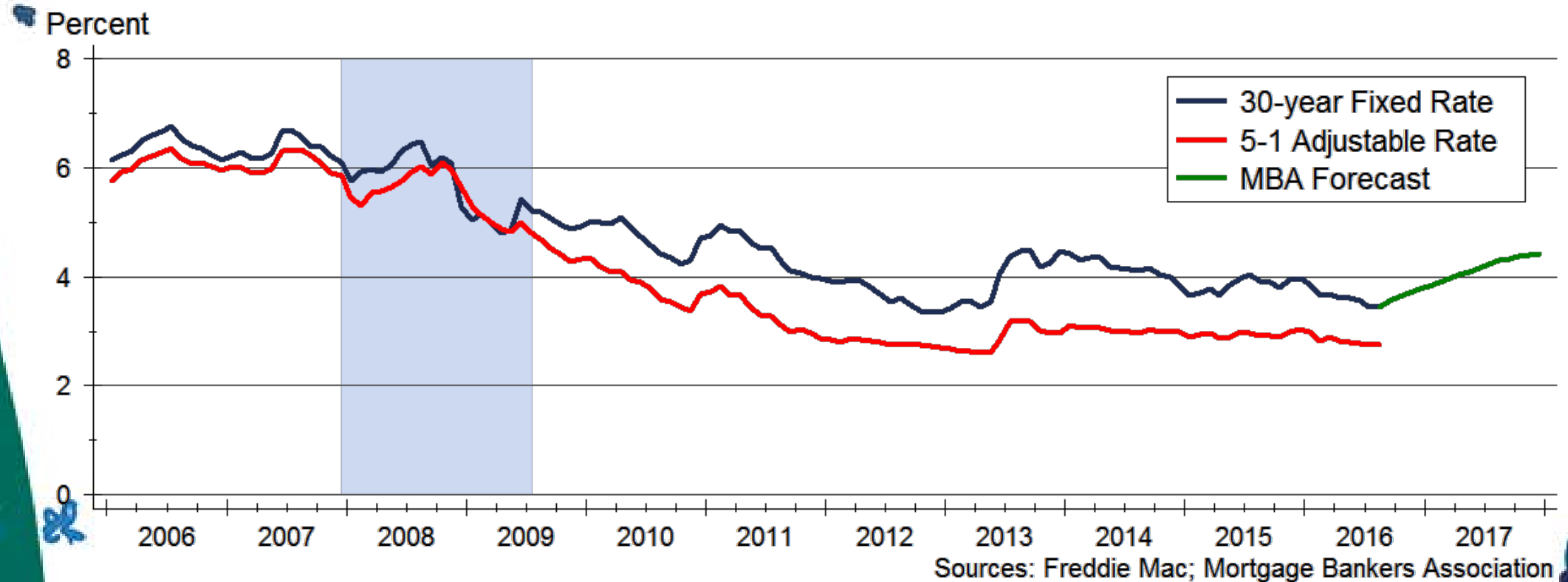


and participating
REALTOR® MLS systems across
Kansas



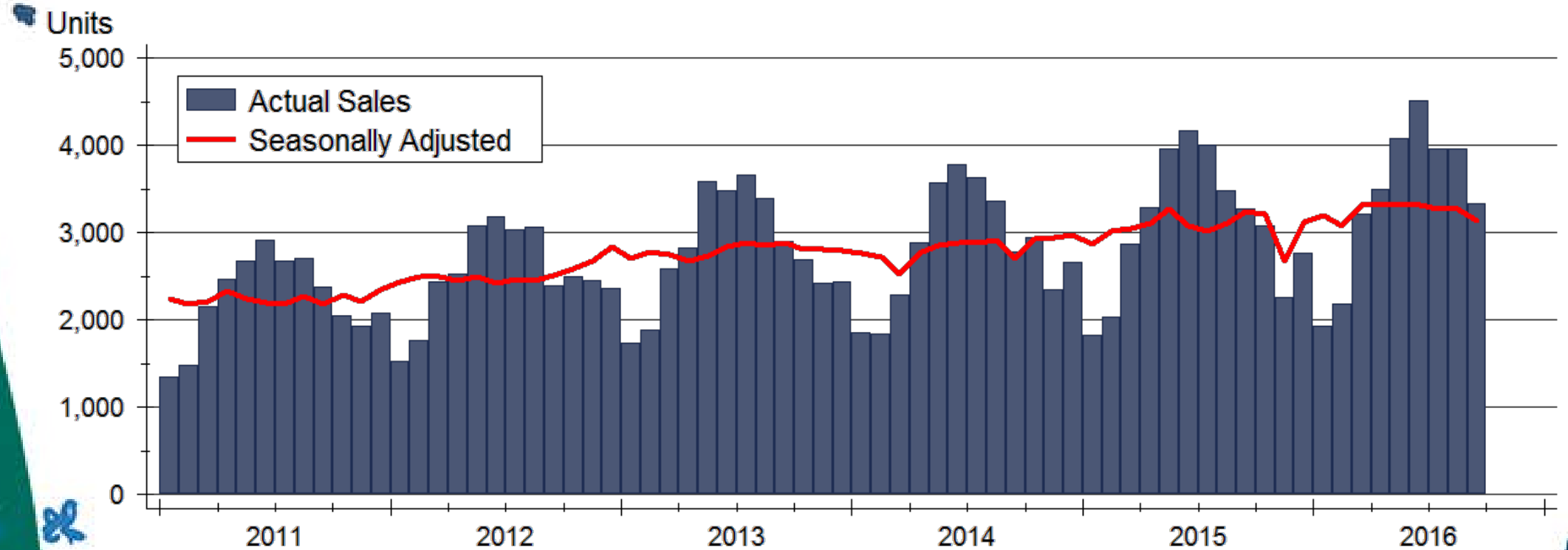
2017 Kansas Housing Markets Forecast

Mortgage Rate Forecast



2017 Kansas Housing Markets Forecast

Total Home Sales in Kansas



Source: Participating Kansas REALTOR® MLS systems

2017 Kansas Housing Markets Forecast

A decorative graphic on the right side of the page. It features a vertical bar with a green-to-white gradient. To the left of the bar is a dark green area with a pattern of small, light green flowers. Above the bar, there are three stylized flowers in shades of green and yellow. The text 'Unit:' is at the top right, followed by a scale from 0 to 50. At the bottom right is the logo for 'CENTRE fo REAL ESTATE' with a stylized city skyline above the text.

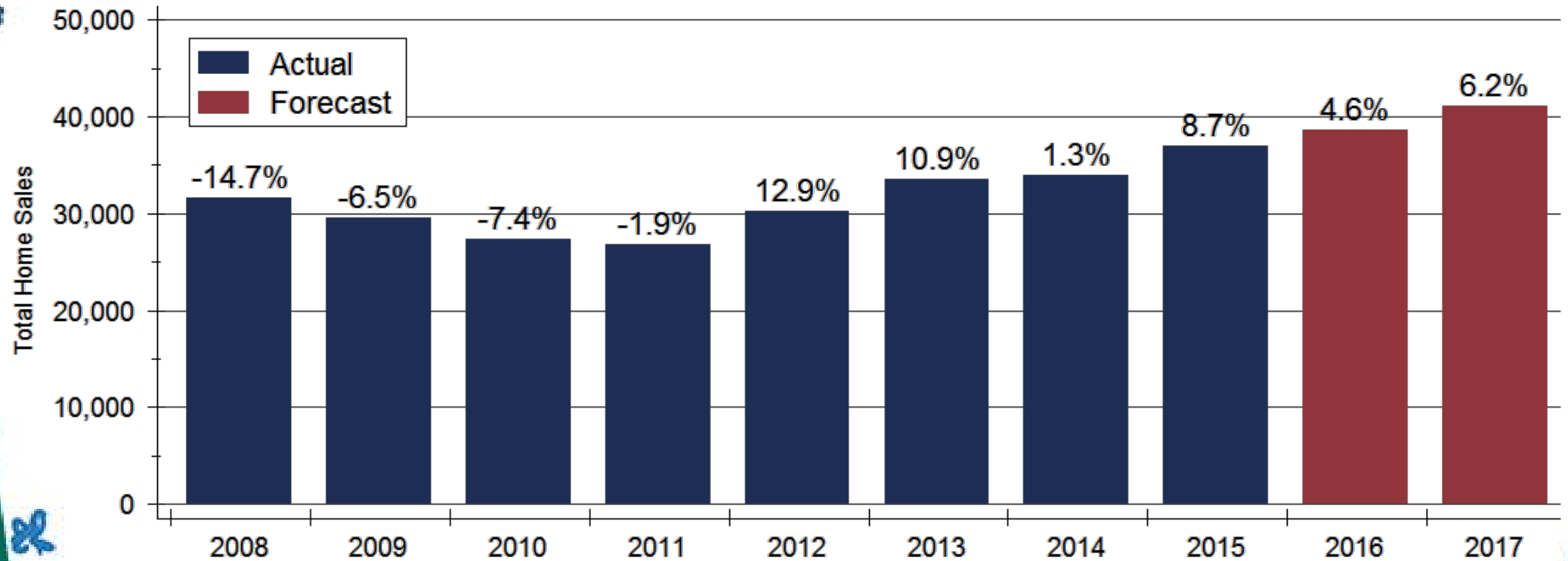


CENTER *for* REAL ESTATE



16
LS systems

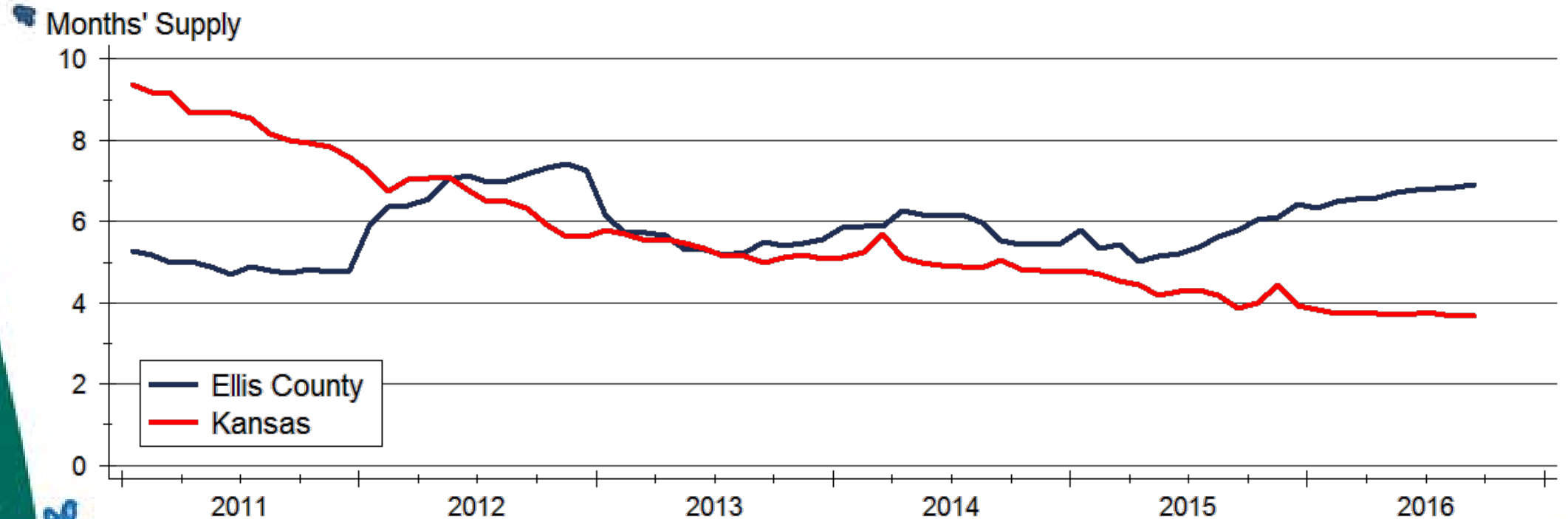
Kansas Home Sales Forecast



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

2017 Kansas Housing Markets Forecast

Inventory of Homes for Sale

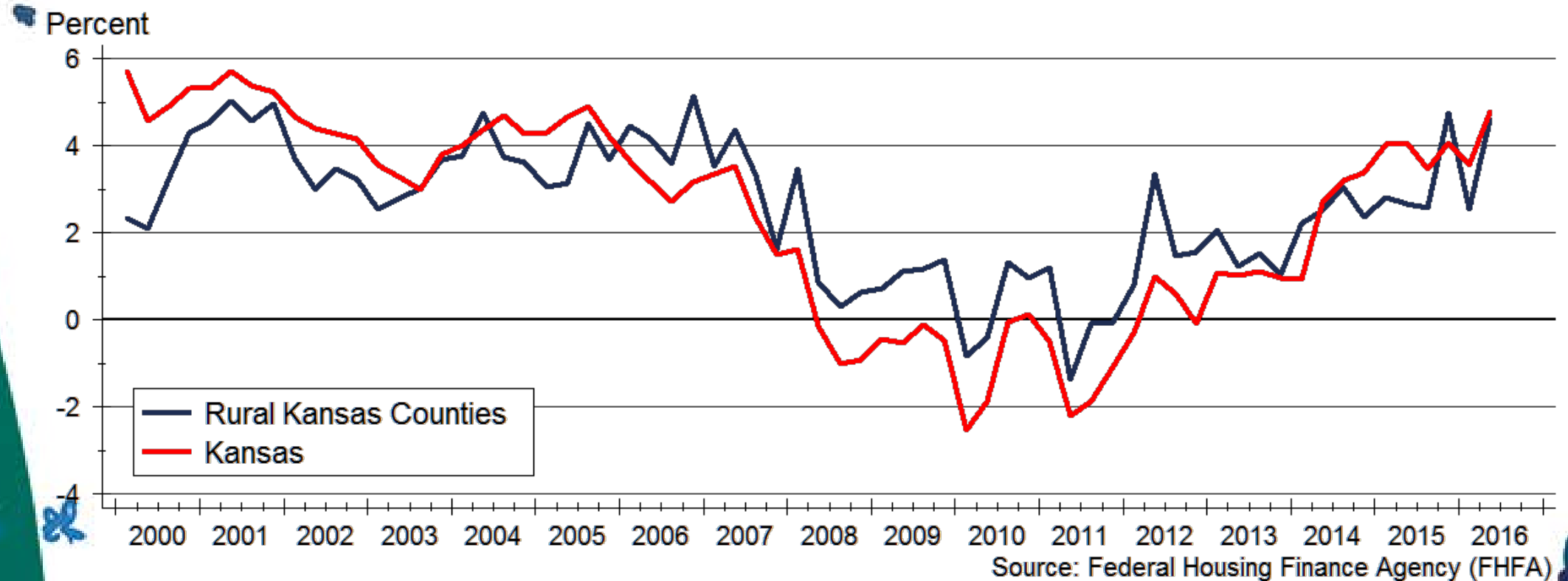


Source: Hays Board of REALTORS® and Participating Kansas REALTOR® MLS systems

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

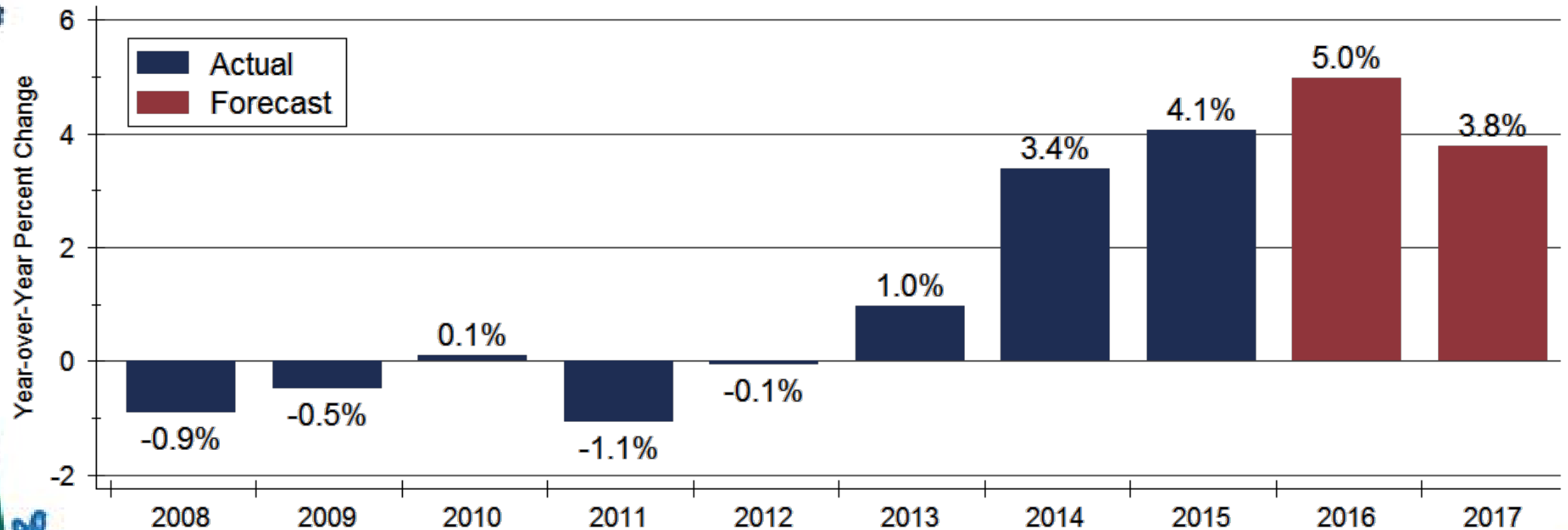
2017 Kansas Housing Markets Forecast

Home Price Appreciation



2017 Kansas Housing Markets Forecast

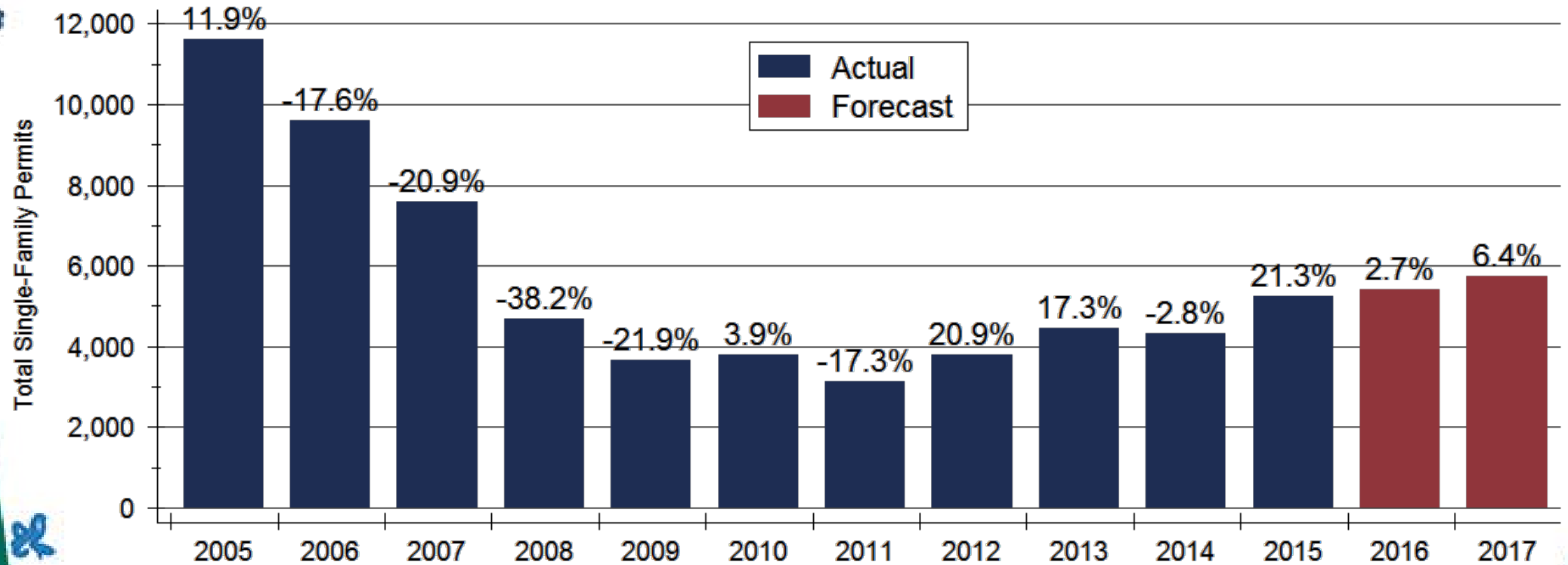
Kansas Home Price Forecast



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

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Laying a Foundation for Real Estate in Kansas



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