

2017 Kansas Housing Markets Forecast

**Emporia Regional
Economic Outlook Conference
October 27, 2016**

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WSU Center for Real Estate**



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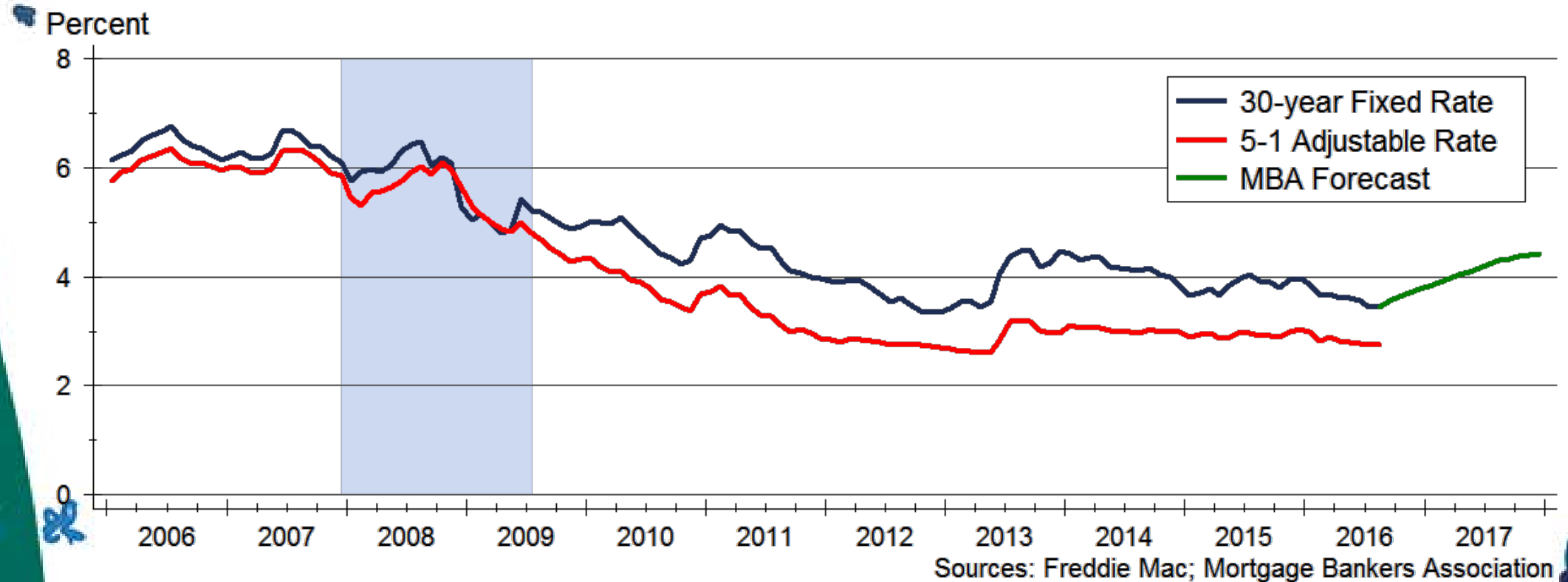


and participating
REALTOR® MLS systems across
Kansas



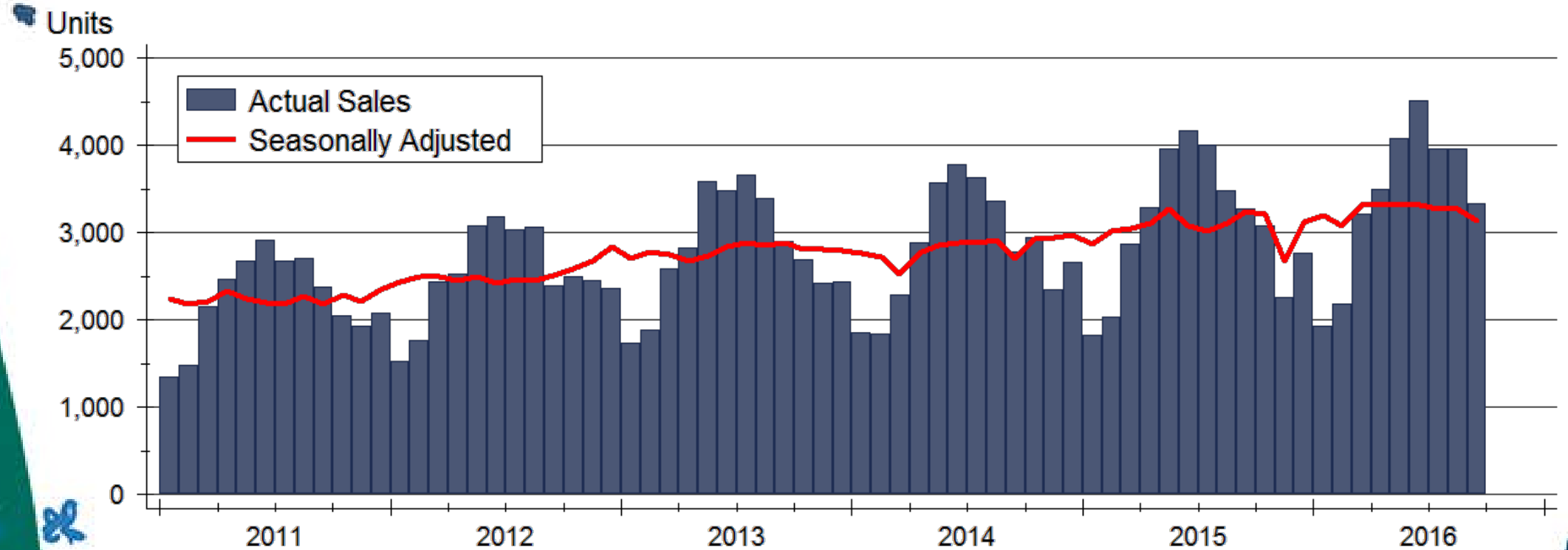
2017 Kansas Housing Markets Forecast

Mortgage Rate Forecast



2017 Kansas Housing Markets Forecast

Total Home Sales in Kansas



Source: Participating Kansas REALTOR® MLS systems

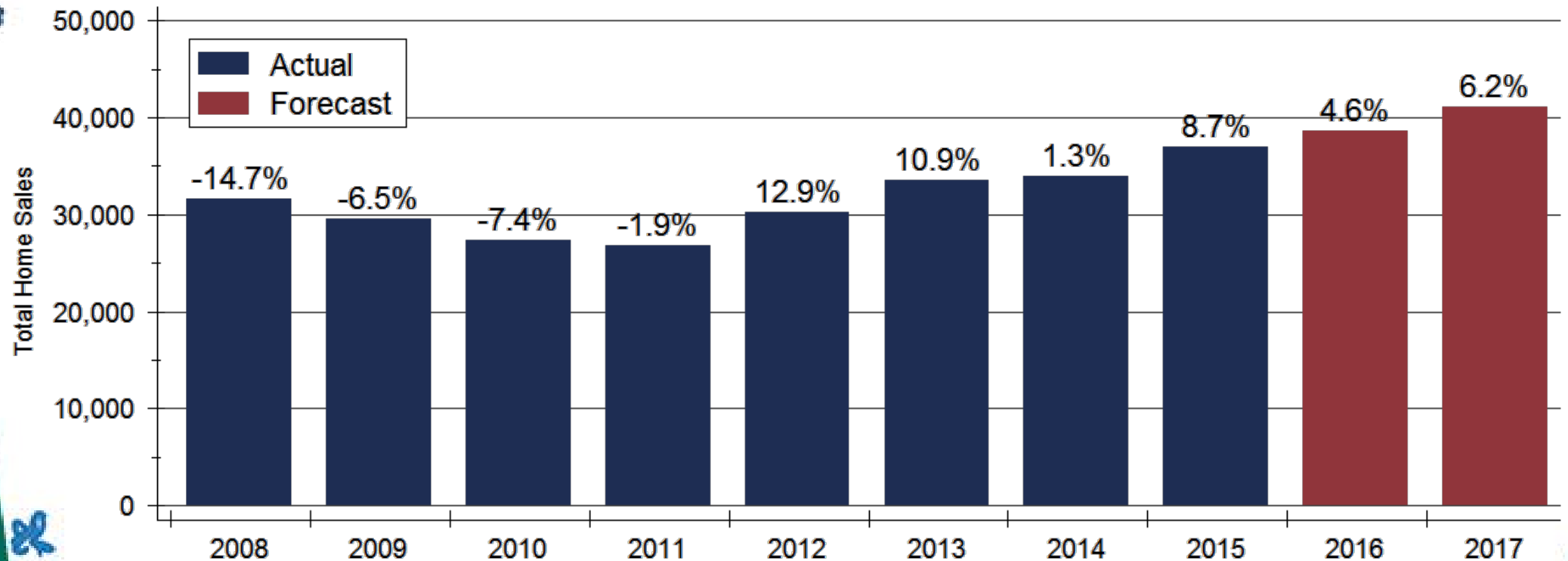
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A decorative graphic on the right side of the page. It features a vertical bar chart with a green background and white bars. The y-axis is labeled "Units" and ranges from 0 to 70 in increments of 10. There are four bars of increasing height, representing the number of units sold in each quarter. Above the chart, there are stylized illustrations of purple and blue flowers. At the bottom of the graphic, there is a logo for "CENTRE fo REAL ESTATE" with a stylized city skyline above the text.



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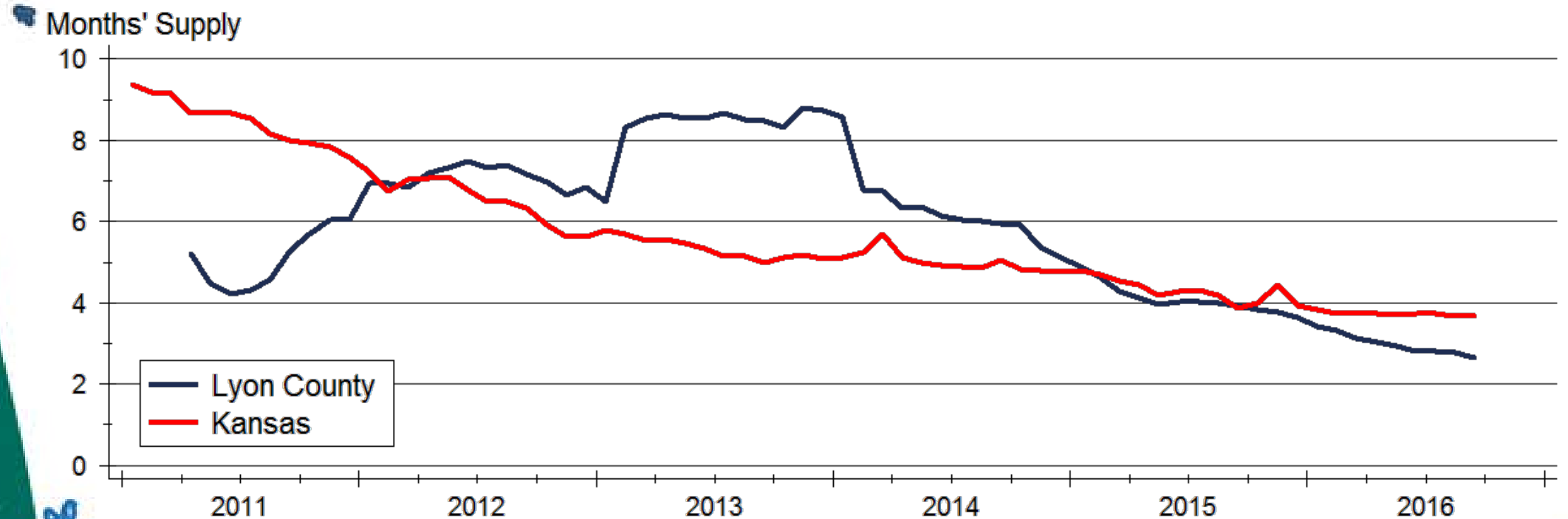
Kansas Home Sales Forecast



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

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Inventory of Homes for Sale

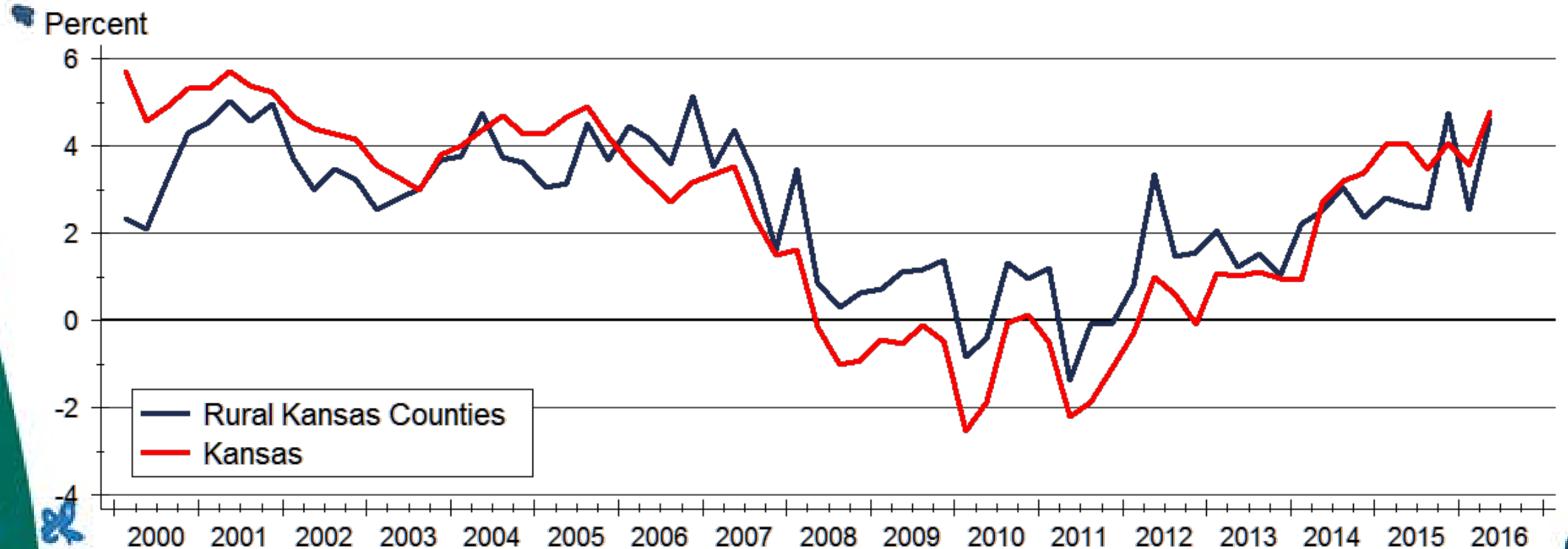


Source: Sunflower Association of REALTORS® and Participating Kansas REALTOR® MLS systems

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

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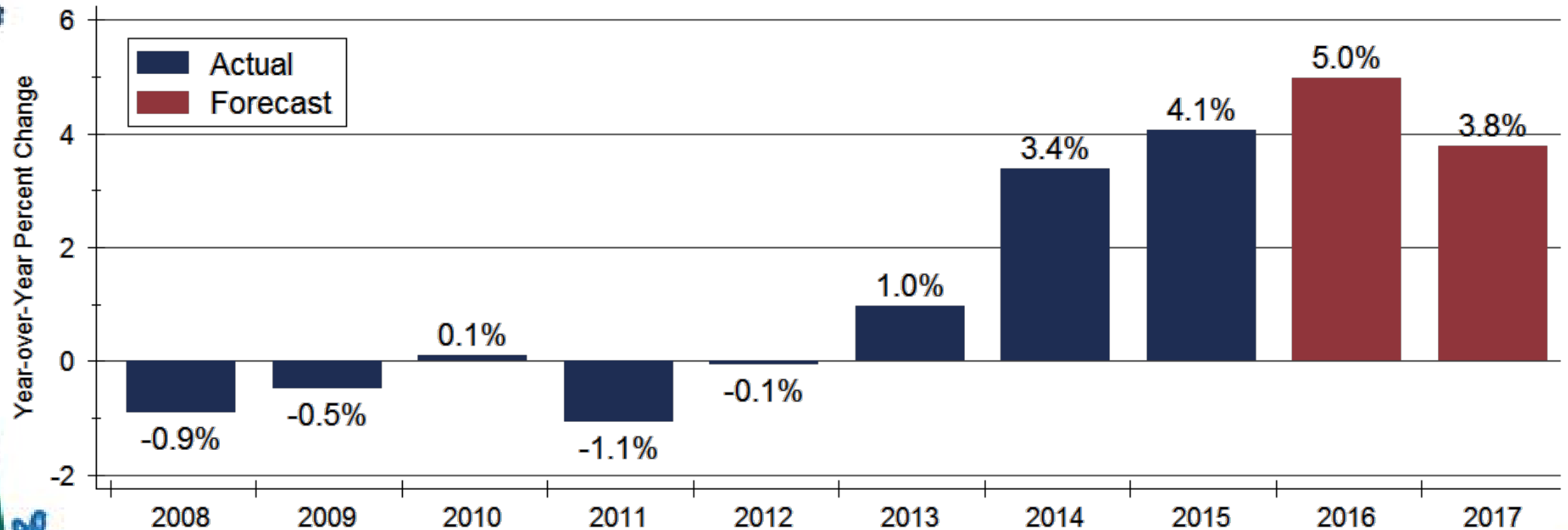
Home Price Appreciation



Source: Federal Housing Finance Agency (FHFA)

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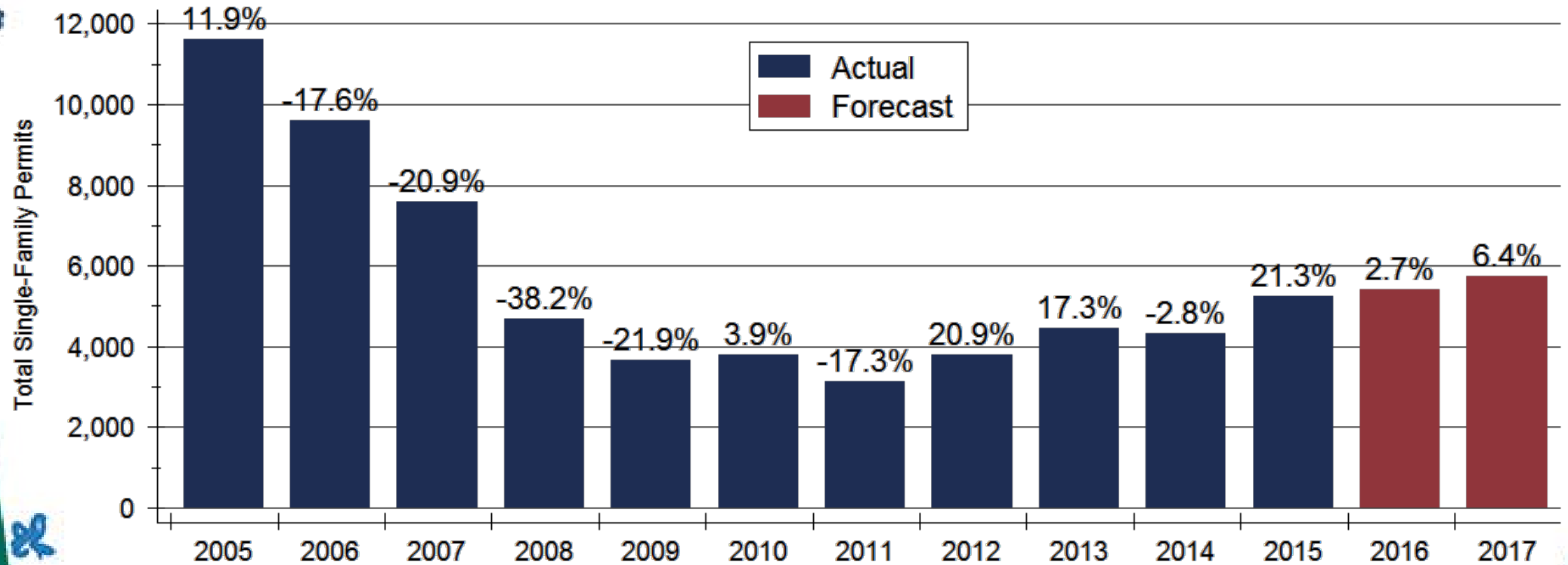
Kansas Home Price Forecast



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

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Kansas New Home Construction Forecast



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

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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

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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