

# **2017 Wichita Housing Forecast**

**Appraisal Institute  
Greater Kansas State Chapter  
October 24, 2016**

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



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# Thanks to the sponsors of the 2017 Wichita Housing Forecast:



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South Central Kansas MLS



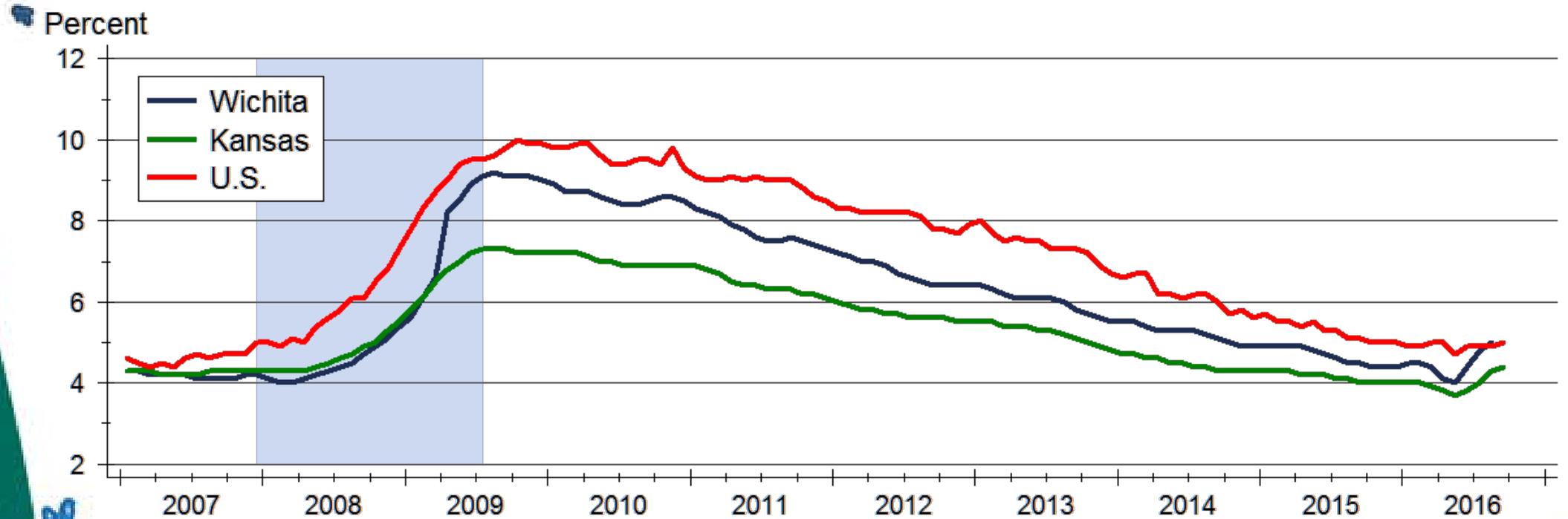
**KANSAS ASSOCIATION  
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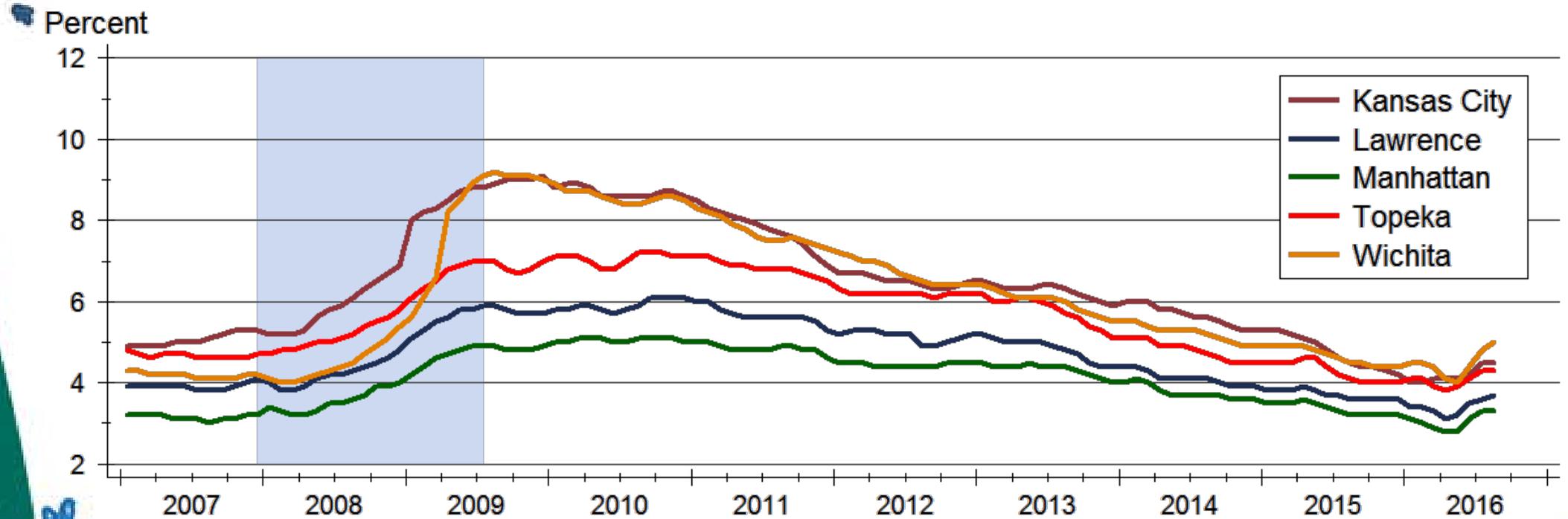
# Unemployment Rate



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

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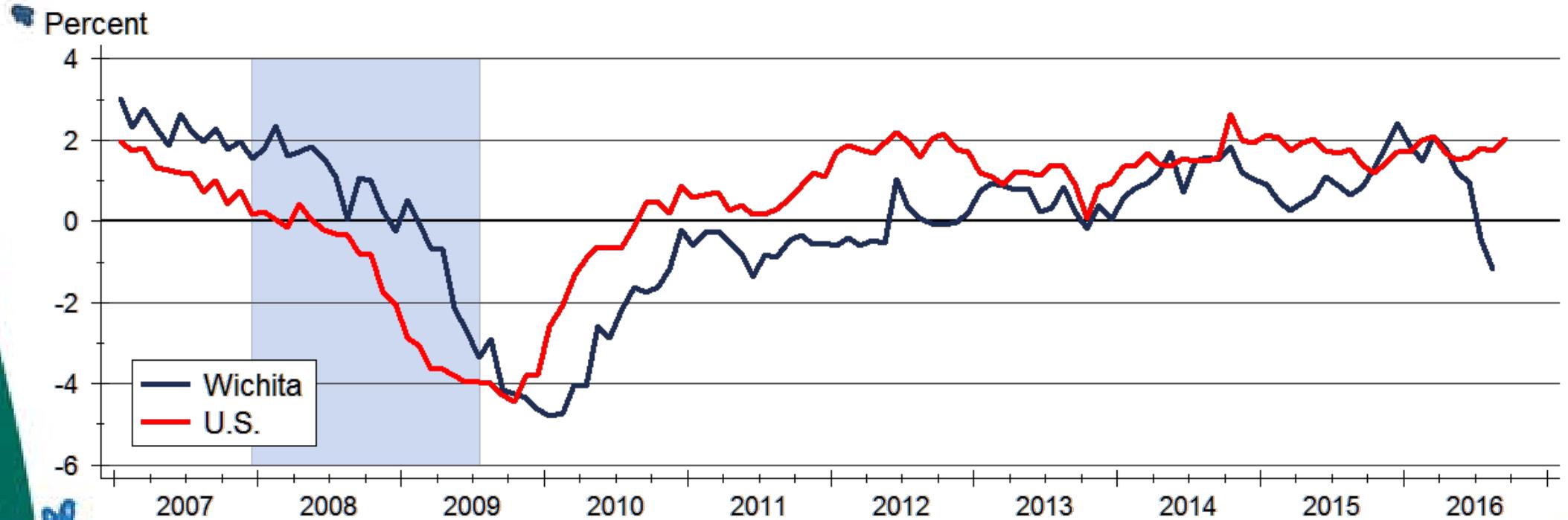
# Unemployment Rates across Kansas



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

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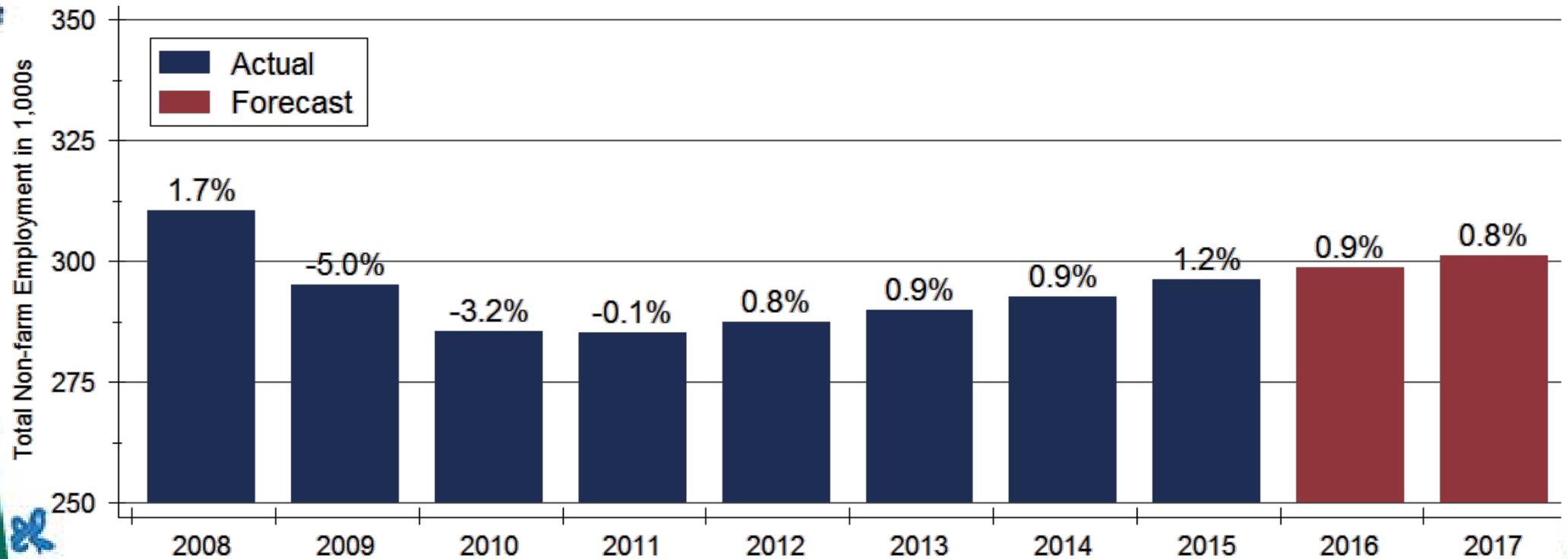
# Non-Farm Employment Growth



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

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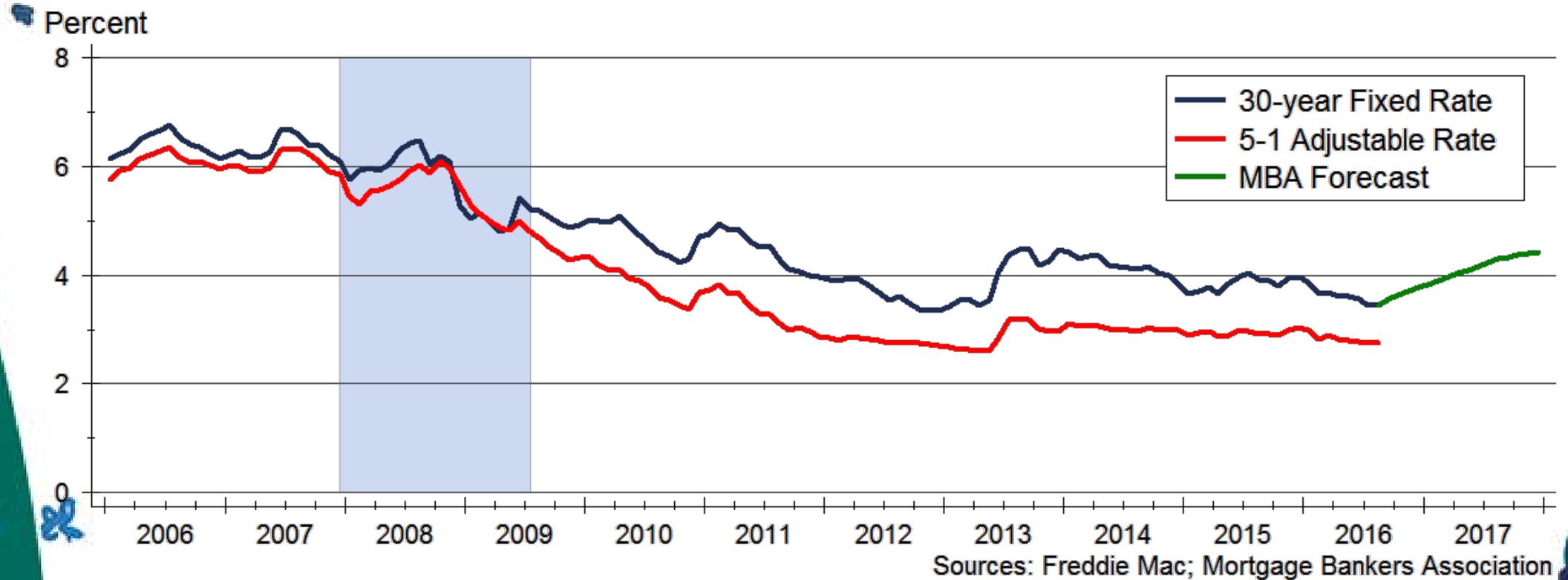
# Wichita Employment Forecast



Sources: Kansas Department of Labor and WSU CEDBR

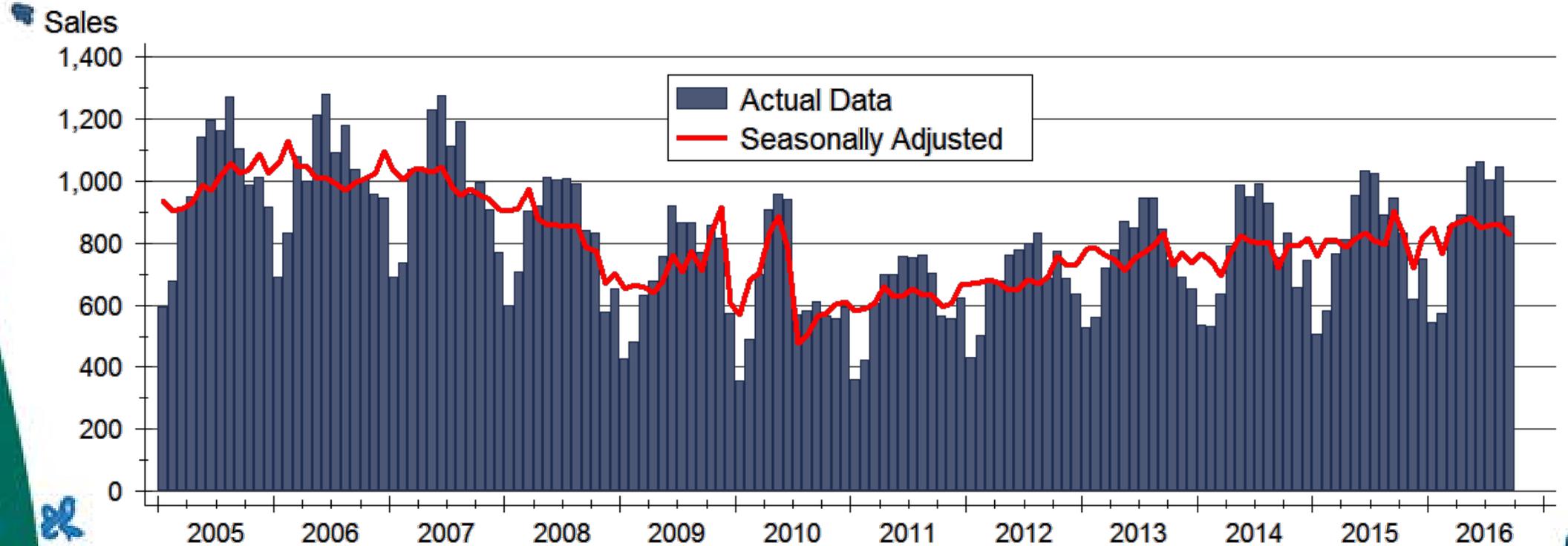
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# Mortgage Rate Forecast



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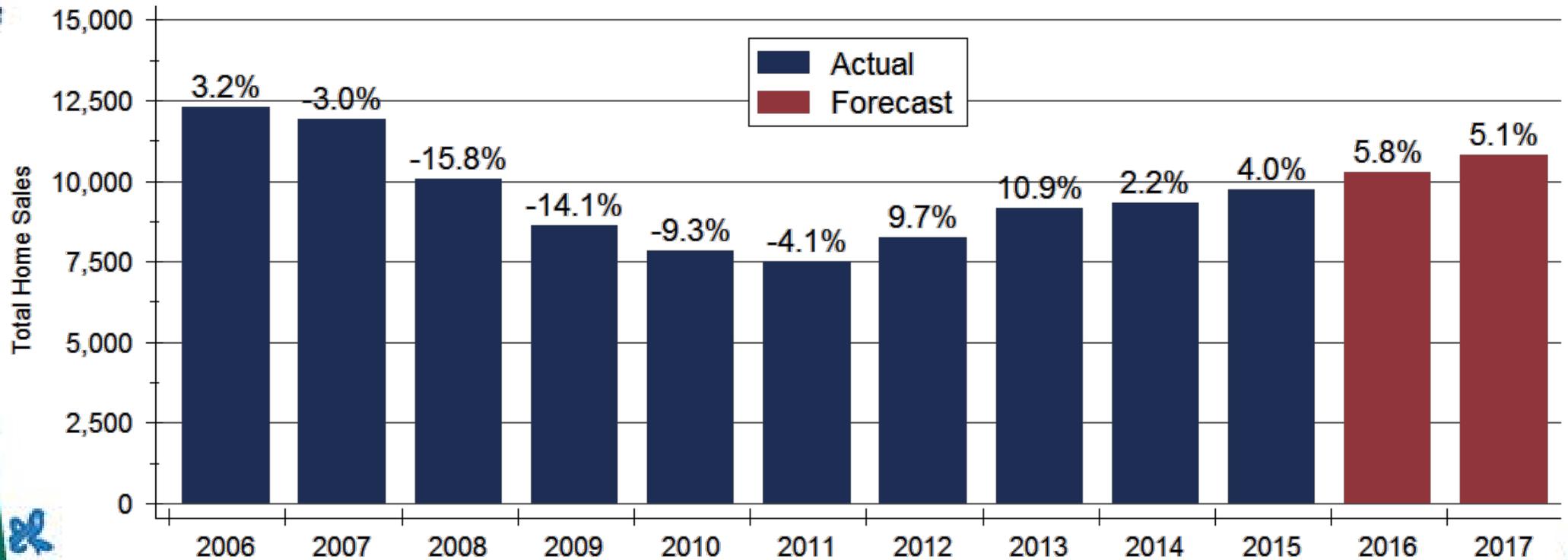
# Wichita Area Home Sales



Source: South Central Kansas MLS®

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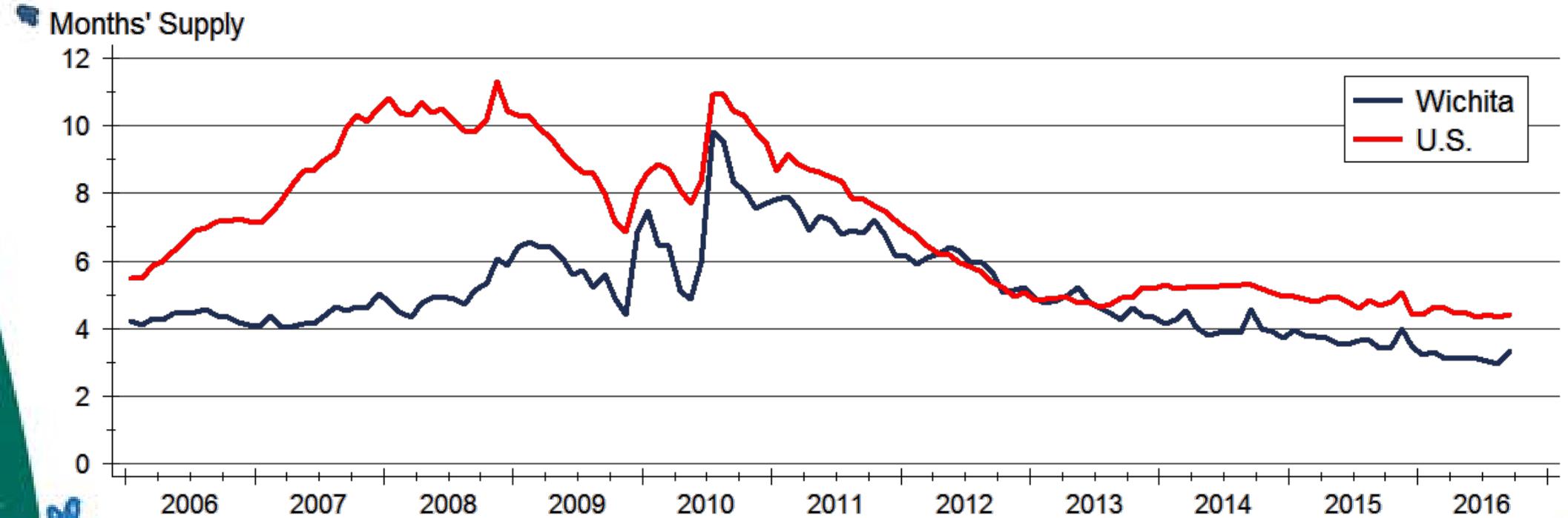
# Wichita Home Sales Forecast



Sources: WSU Center for Real Estate and South Central Kansas MLS

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# Inventory of Homes for Sale



Source: NAR and Sunflower Board of REALTORS®

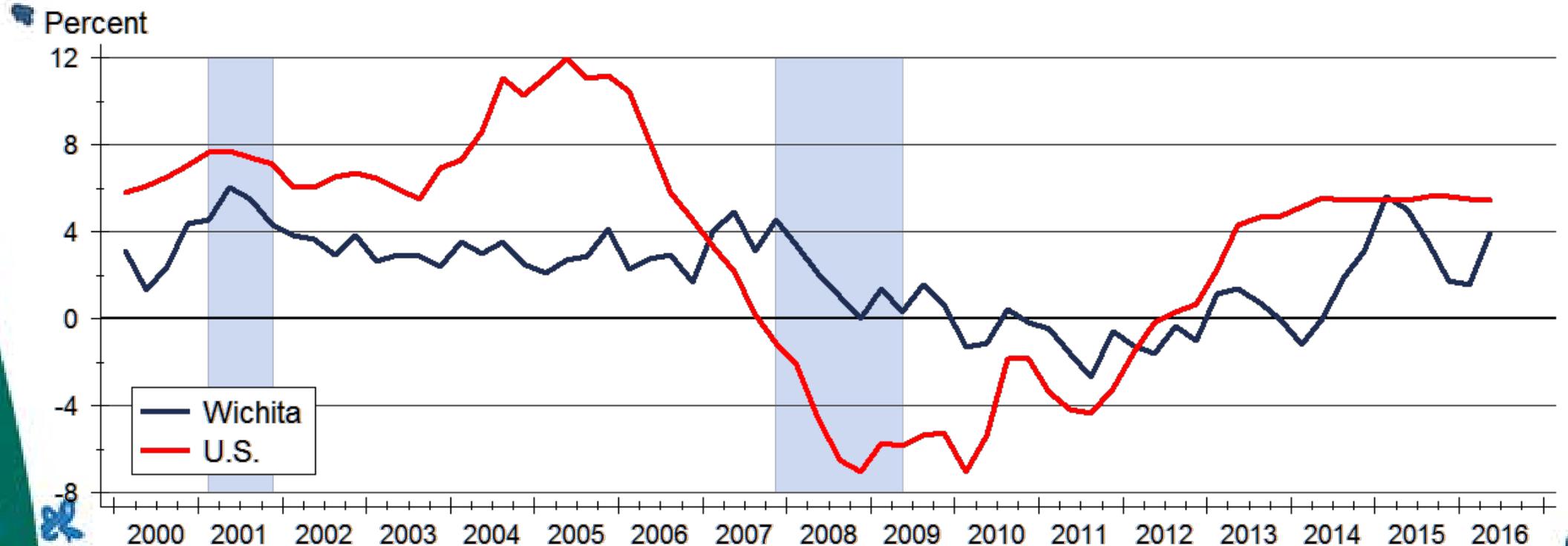
Note: Data are seasonally adjusted

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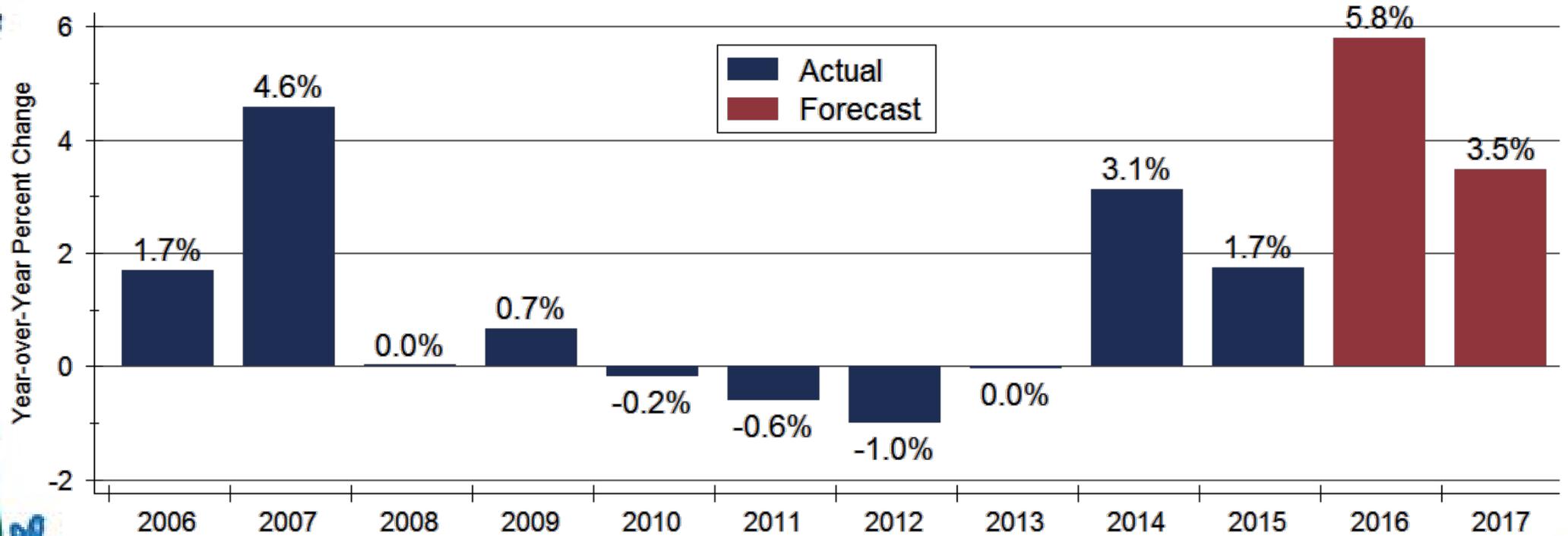
# Home Price Appreciation



Source: Federal Housing Finance Agency (FHFA)

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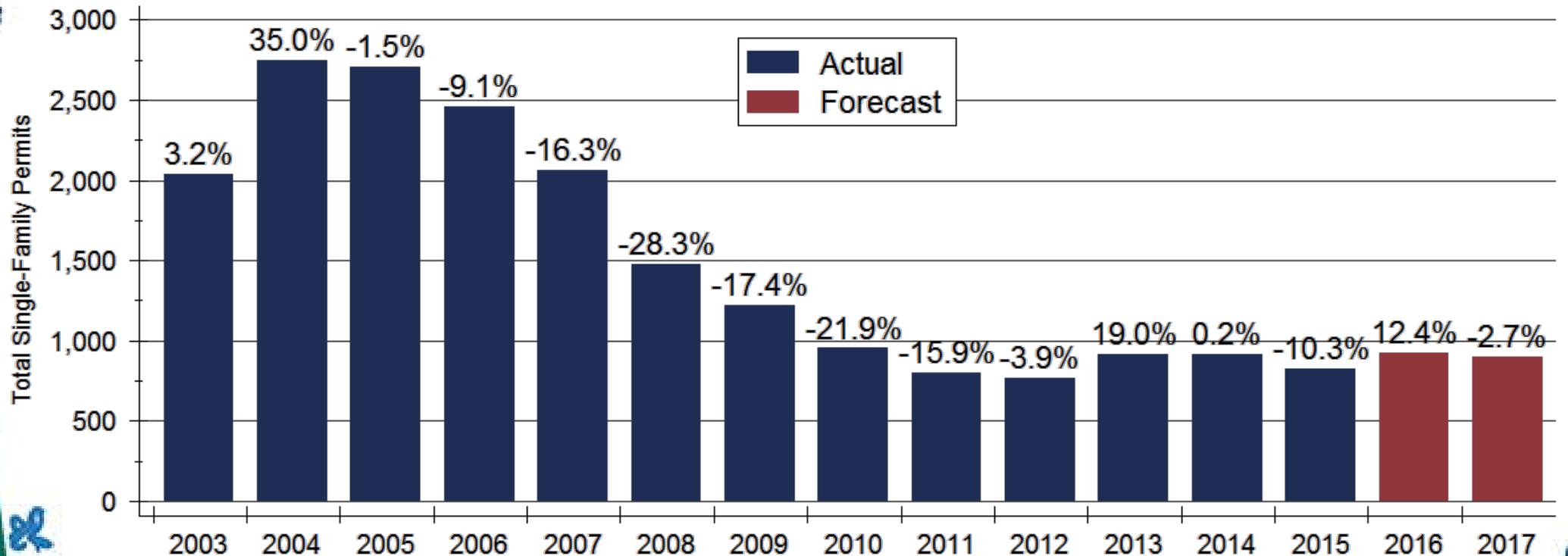
# Wichita Home Prices Forecast



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

## 2017 Wichita Housing Forecast

# Wichita New Home Construction Forecast



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

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# Wichita Housing Forecast

	<b>2014 Actual</b>	<b>2015 Actual</b>	<b>2016 Forecast</b>	<b>2017 Forecast</b>
Total Home Sales	9,342 units +2.2%	9,719 units +4.0%	10,280 units +5.8%	10,800 units +5.1%
SF Building Permits	918 units +0.2%	823 units -10.3%	925 units +12.4%	900 units -2.7%
Home Price Appreciation	+3.1%	+1.7%	+5.8%	+3.5%

Sources: South Central Kansas MLS; U.S. Bureau of the Census; Federal Housing Finance Agency; WSU Center for Real Estate

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# Kansas Housing Forecast

	<b>2014 Actual</b>	<b>2015 Actual</b>	<b>2016 Forecast</b>	<b>2017 Forecast</b>
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

	<b>KC</b>	<b>Lawrence</b>	<b>Manhattan</b>	<b>Topeka</b>	<b>Wichita</b>
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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