

The Hunt is on!

2018 Wichita Housing Forecast

Dr. Stanley D. Longhofer — WSU Center for Real Estate
South Central Kansas Regional Chapter of IAAO

January 31, 2018

2018 Wichita Housing Forecast Sponsors



Security 1st Title



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Thanks to:



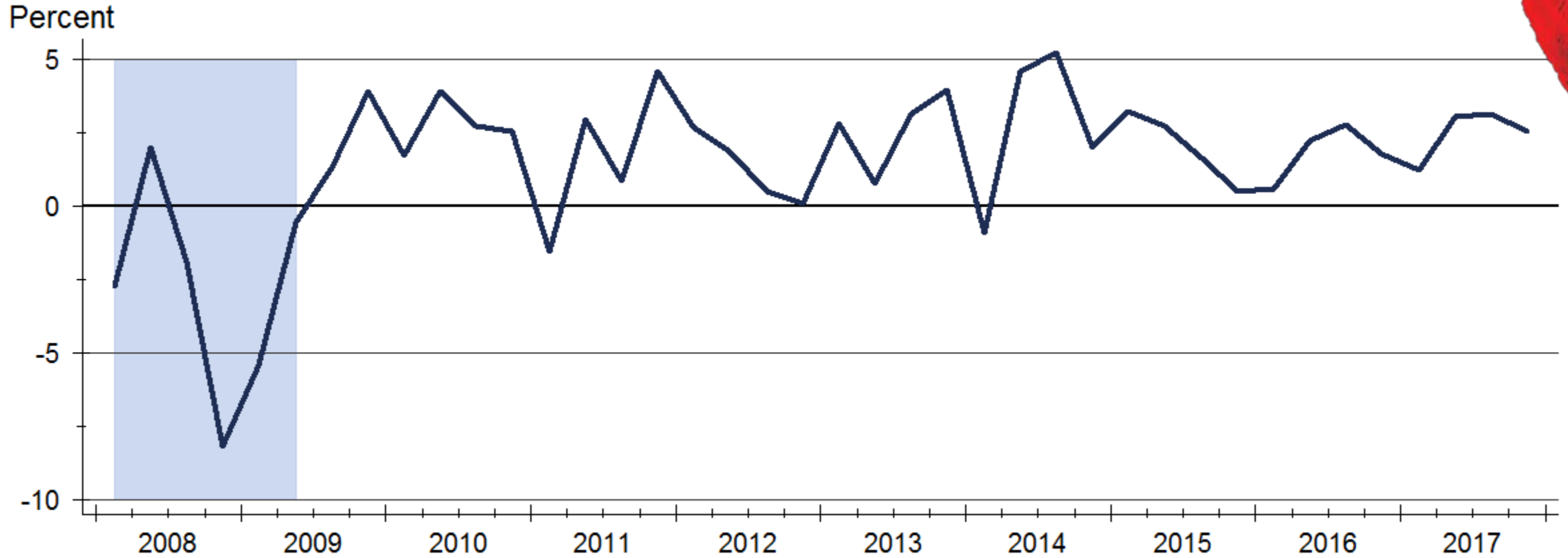
and participating
REALTOR® MLS systems across Kansas



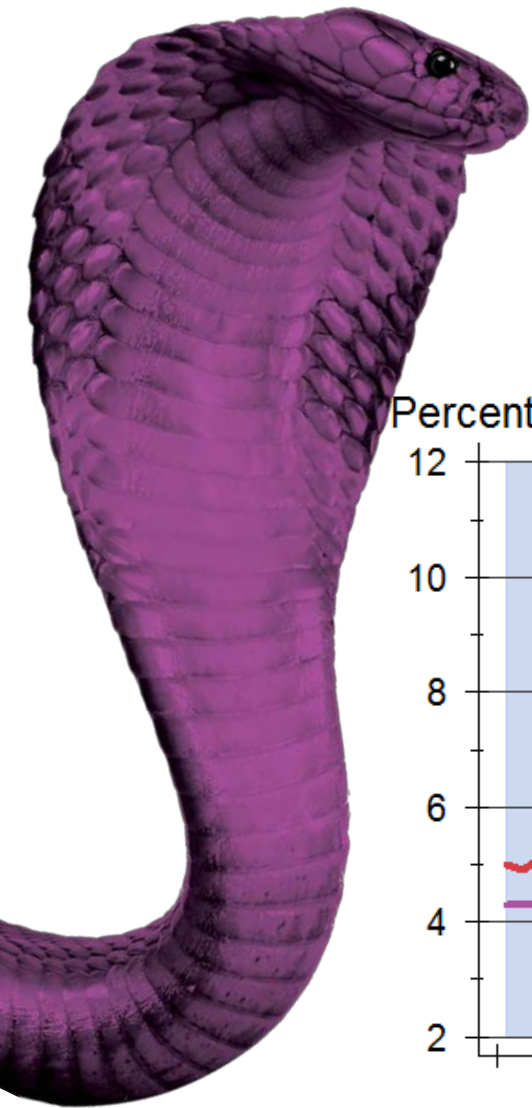
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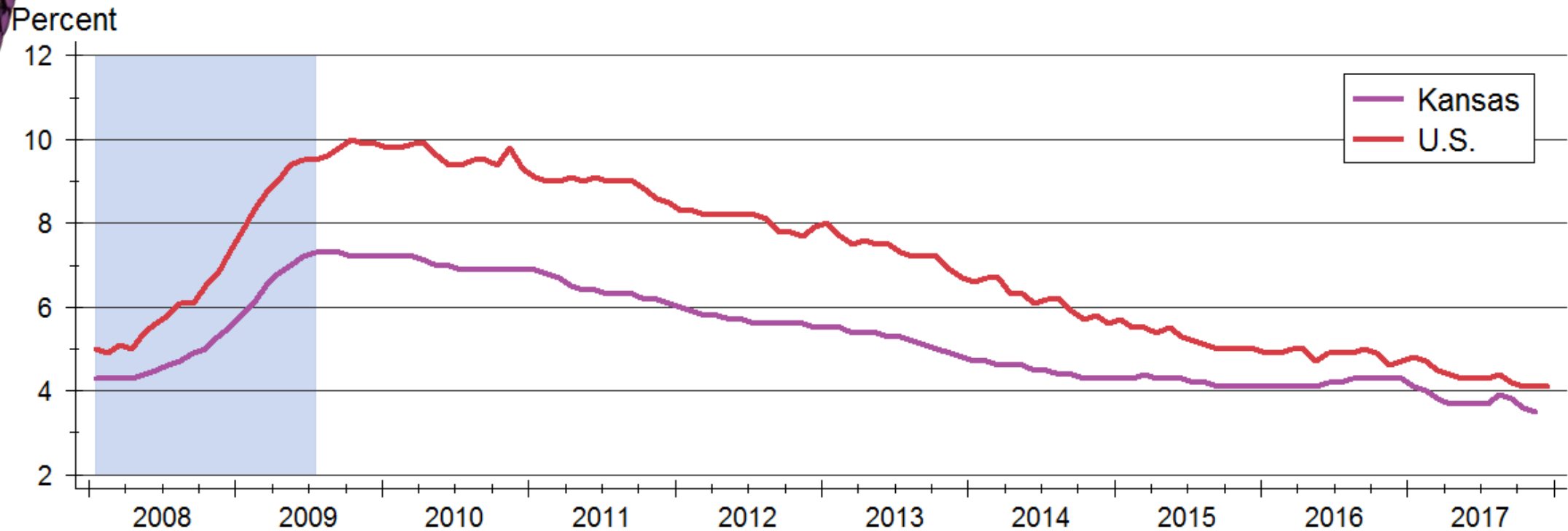
Real GDP Growth



Source: Bureau of Economic Analysis

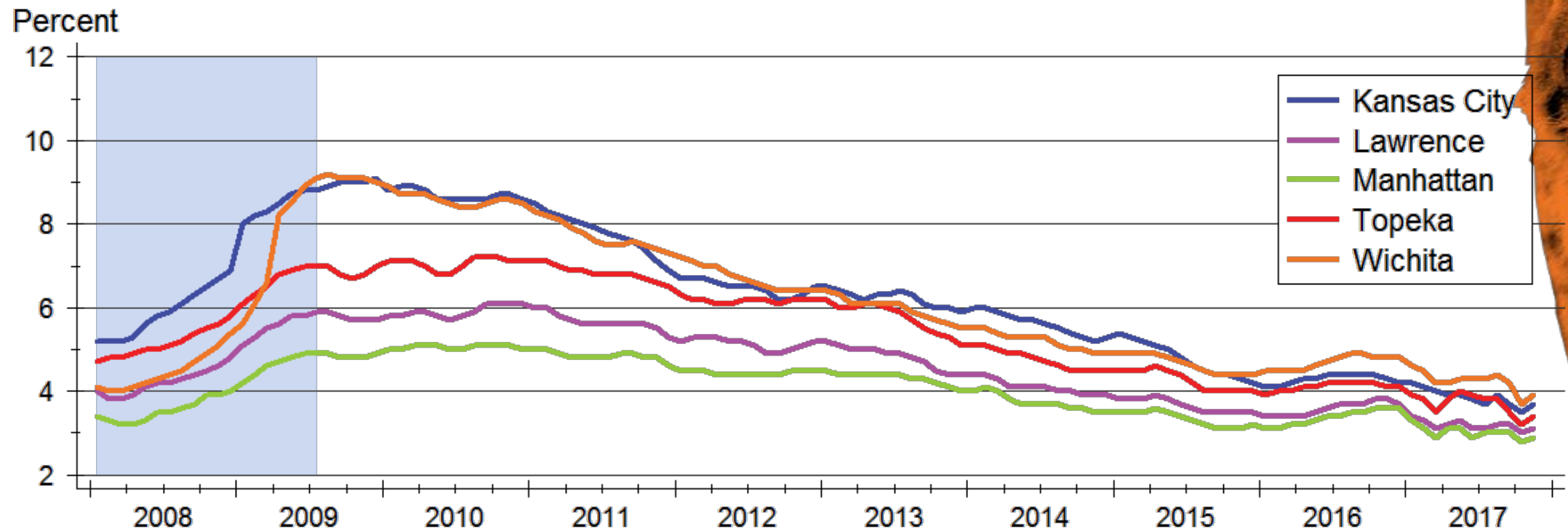


Kansas Unemployment Rate



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

Unemployment across Kansas

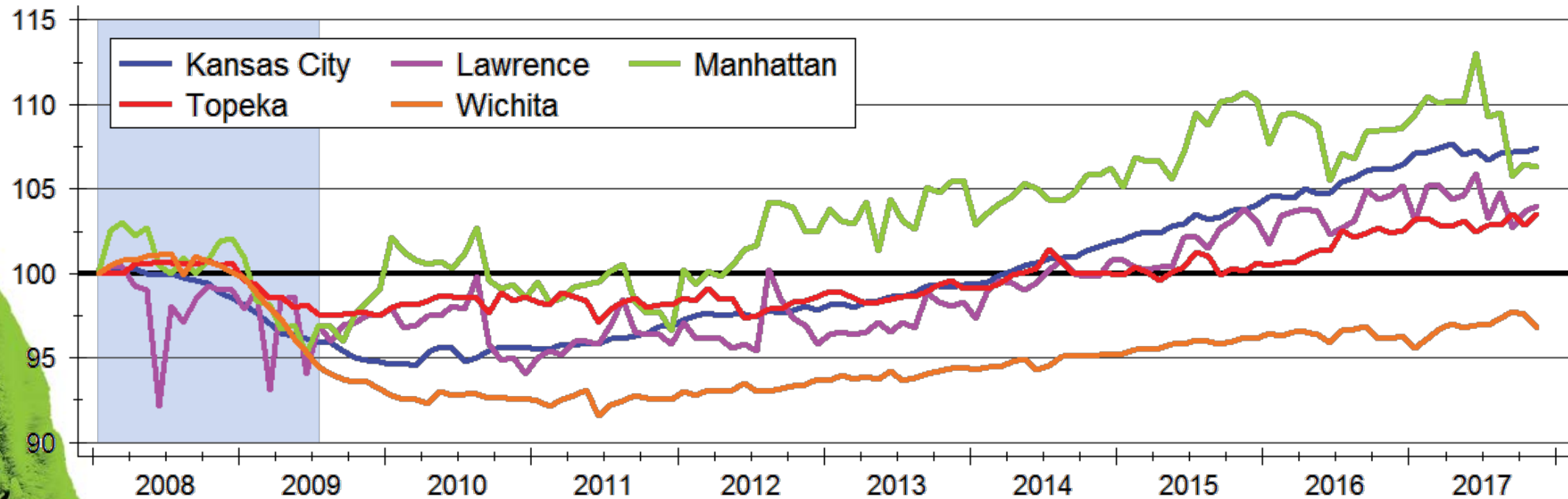


Source: U.S. Bureau of Labor Statistics
Data are seasonally adjusted



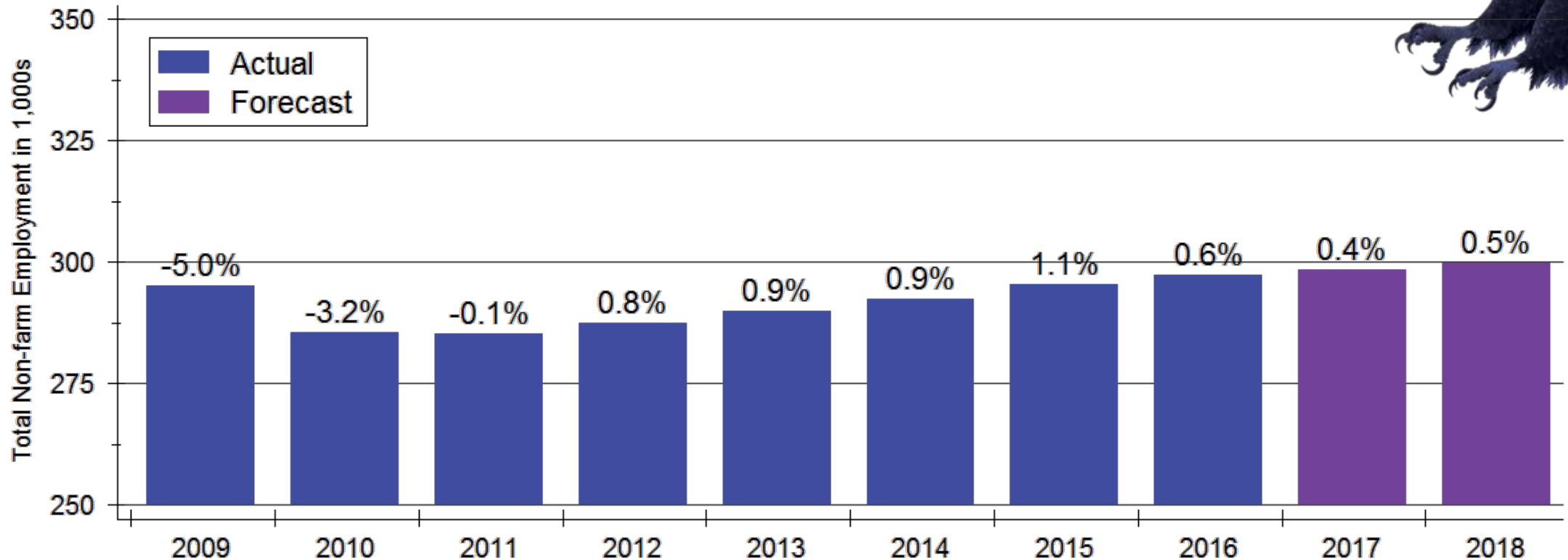
Total Employment across Kansas

Index: 2008m1 = 100



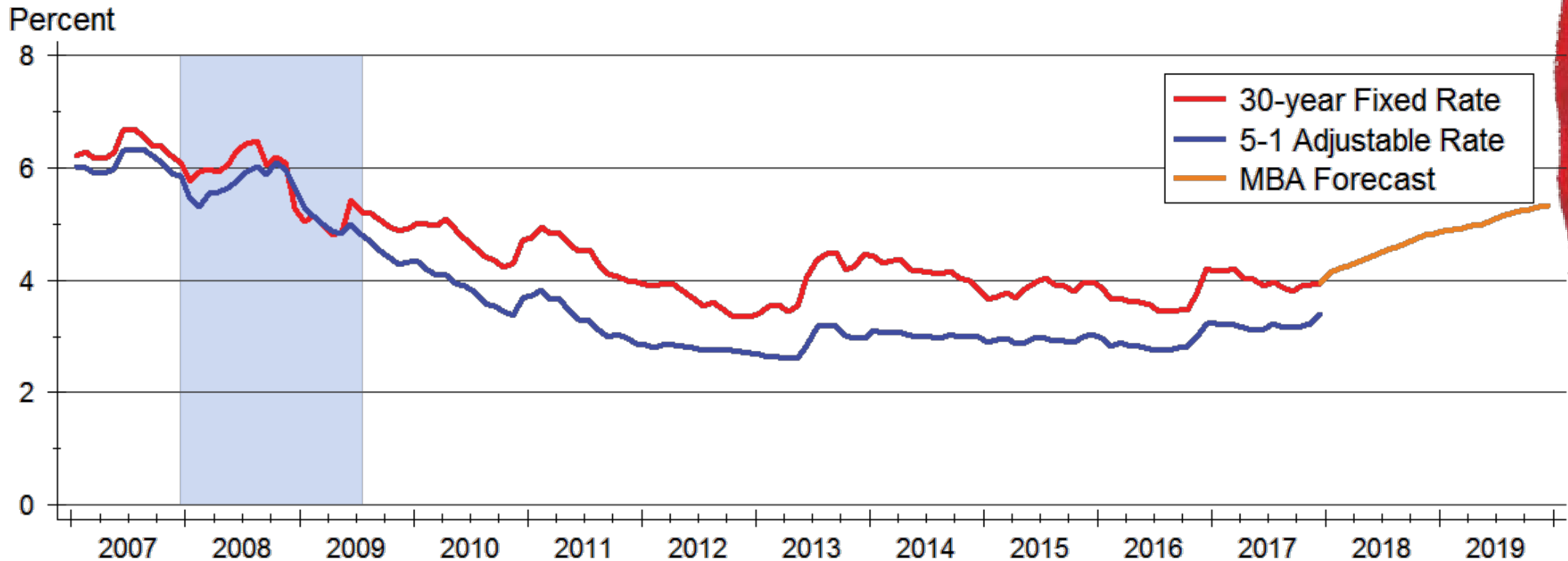
Source: U.S. Bureau of Labor Statistics
Indexes created from seasonally adjusted data

Wichita Employment Forecast



Sources: Kansas Department of Labor and WSU CEDBR

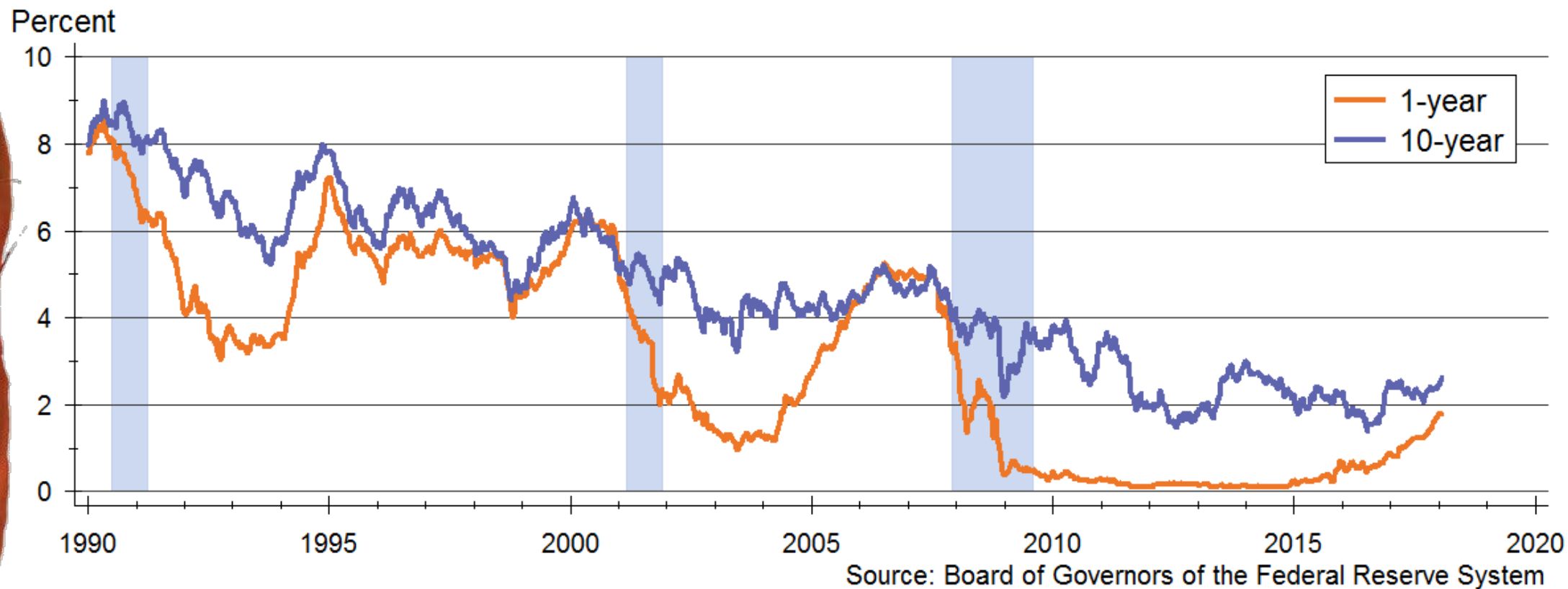
Mortgage Rates Forecast



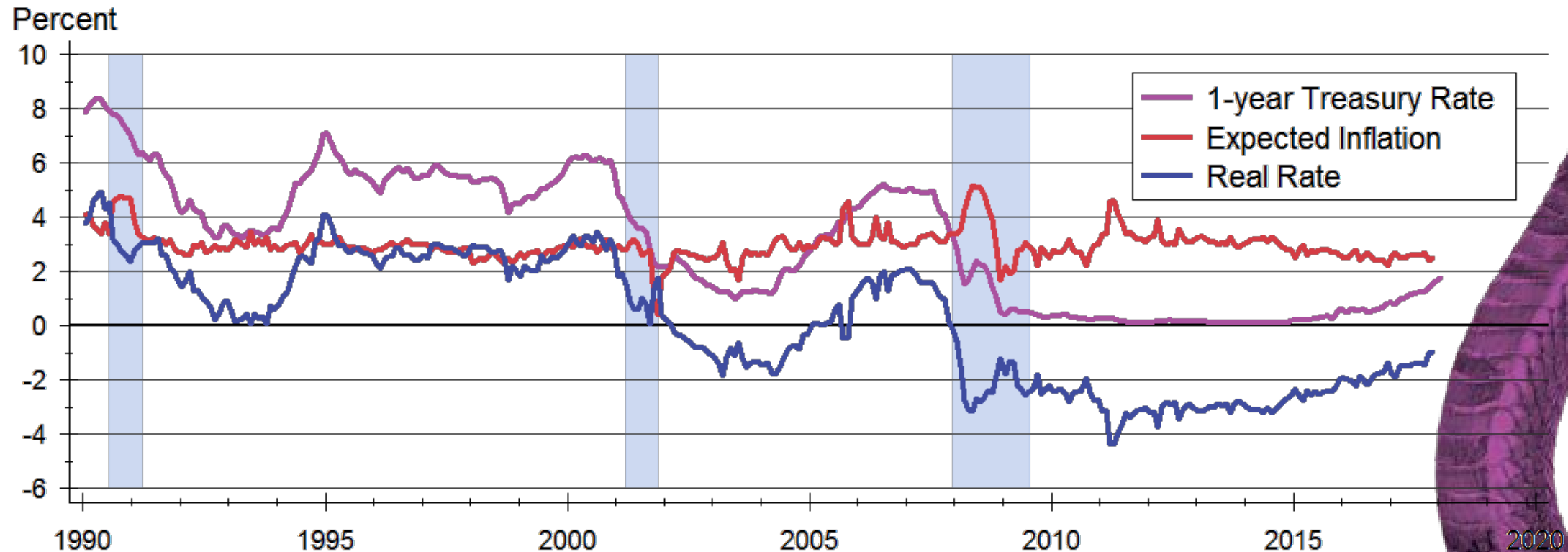
Sources: Freddie Mac; Mortgage Bankers Association



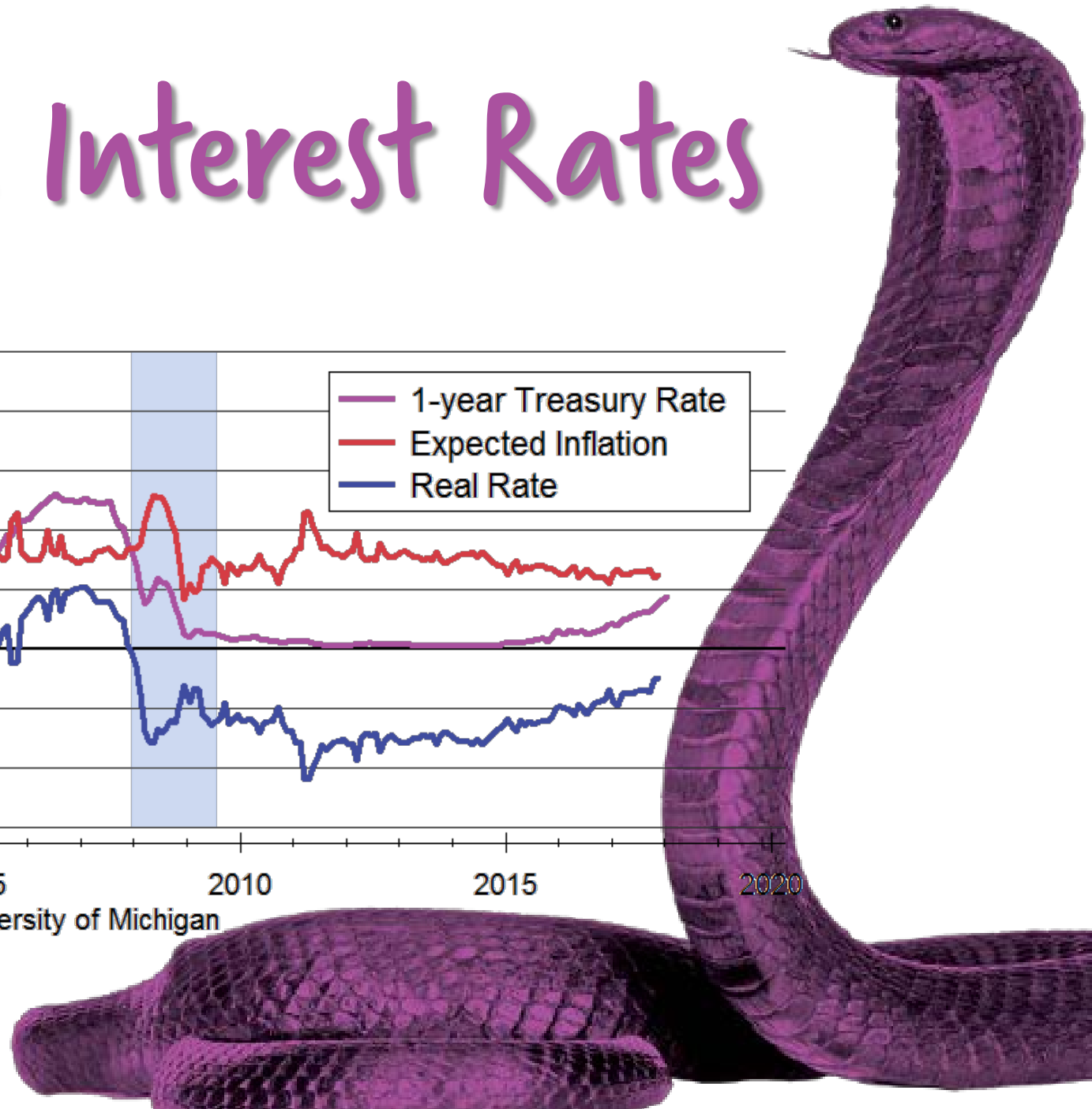
U.S. Treasury Rates



Real Short Term Interest Rates

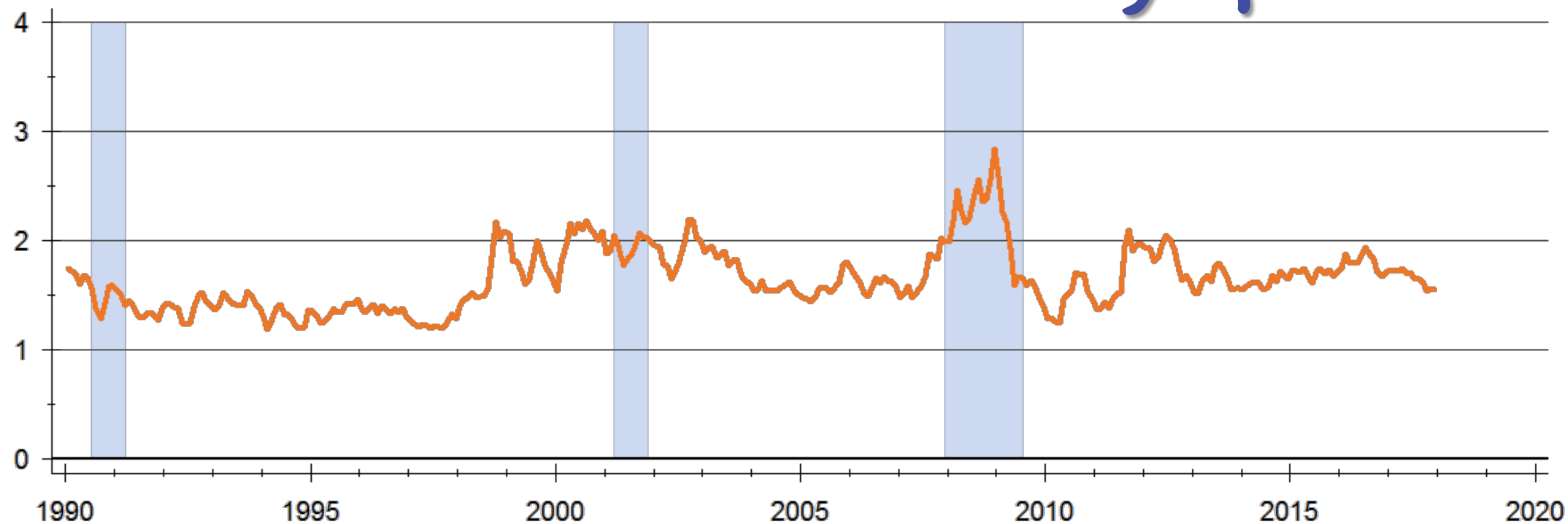


Sources: Board of Governors of the Federal Reserve System and University of Michigan



30-Year Mortgage / 10-Year Treasury Spread

Percent

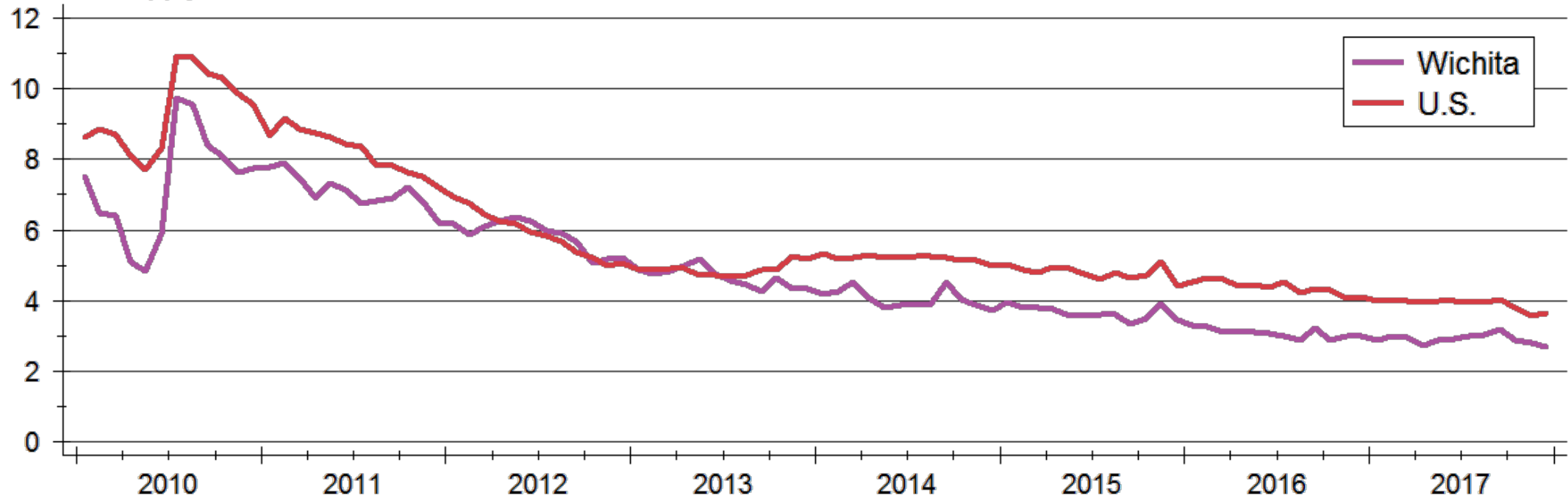


Sources: Board of Governors of the Federal Reserve System and Freddie Mac



Inventory of Homes for Sale

Months' Supply



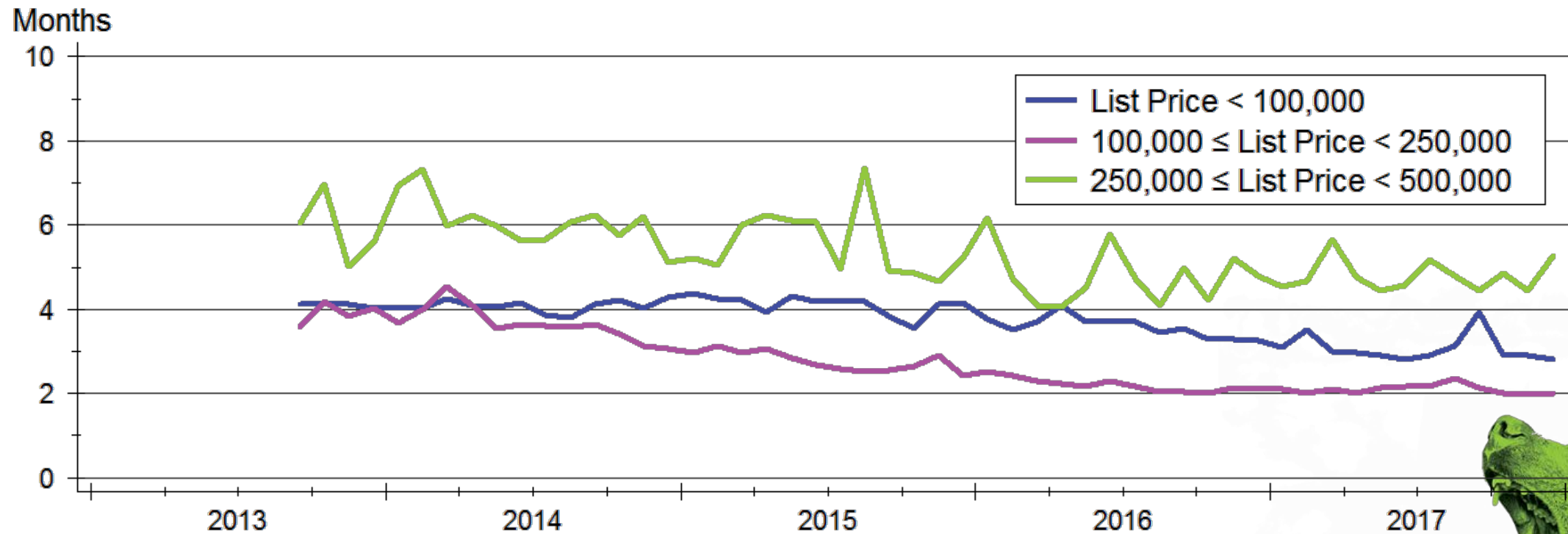
Sources: NAR and South Central Kansas MLS

Note: Data are seasonally adjusted



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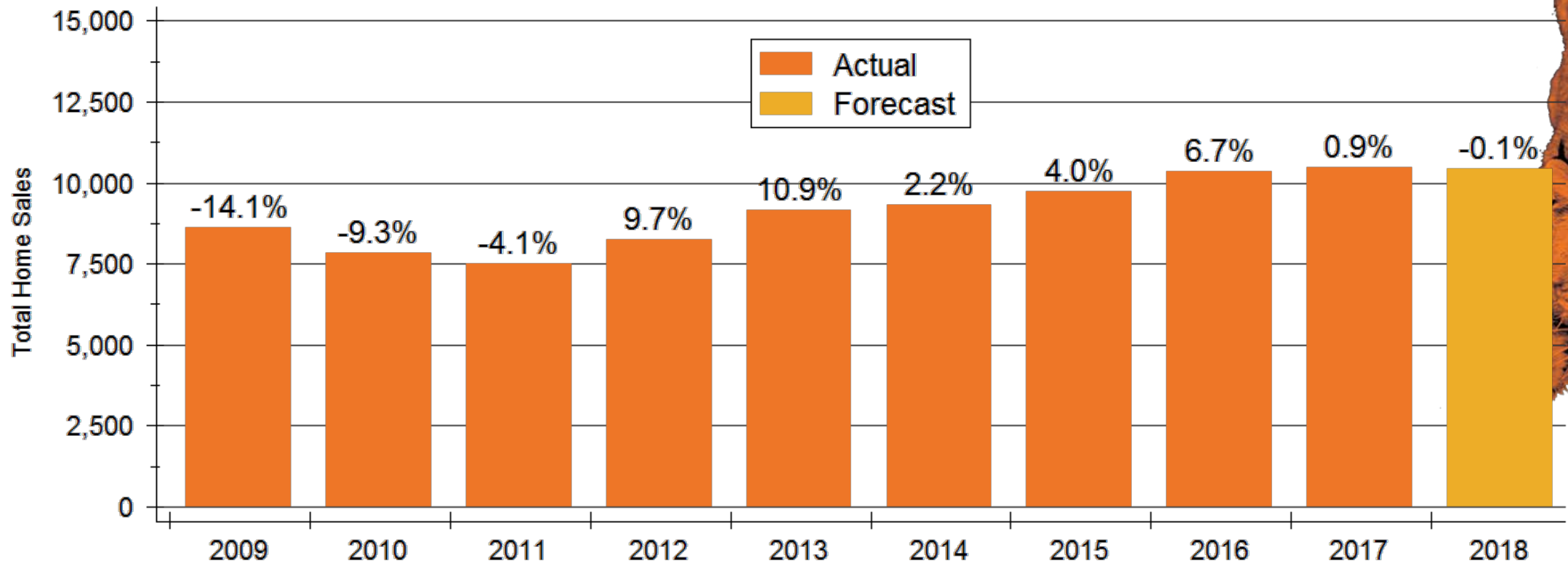
Wichita Inventories by Price Range



Source: South Central Kansas MLS
Data are seasonally adjusted



Wichita Home Sales Forecast

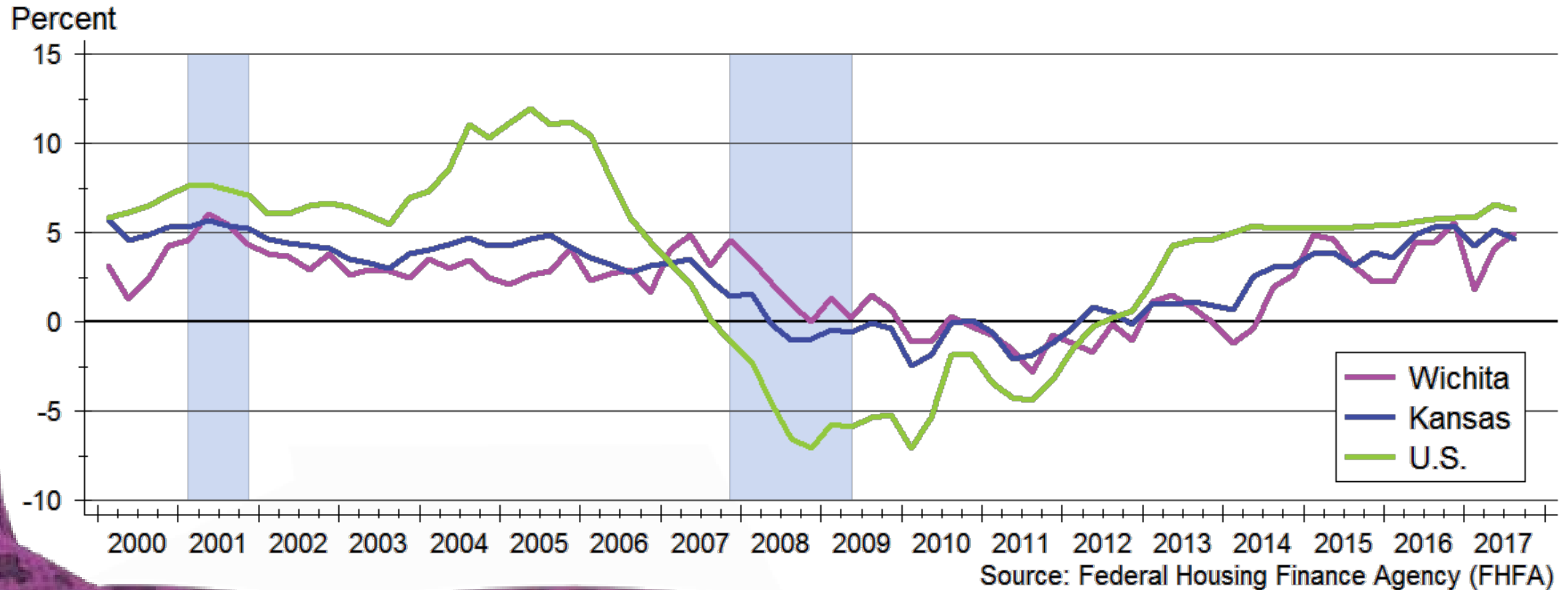


Sources: WSU Center for Real Estate and South Central Kansas MLS



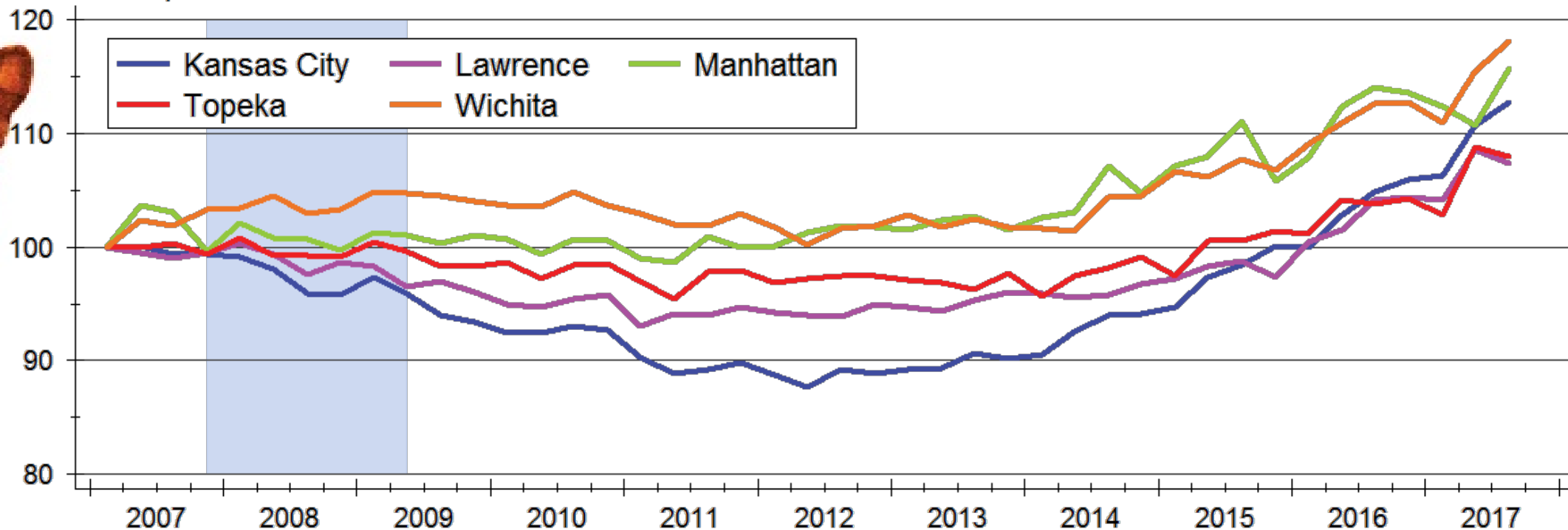
Buyers are snatching
up available homes
incredibly fast...

Wichita Home Price Appreciation



Home Price Appreciation across Kansas

Index: 2007q1 = 100

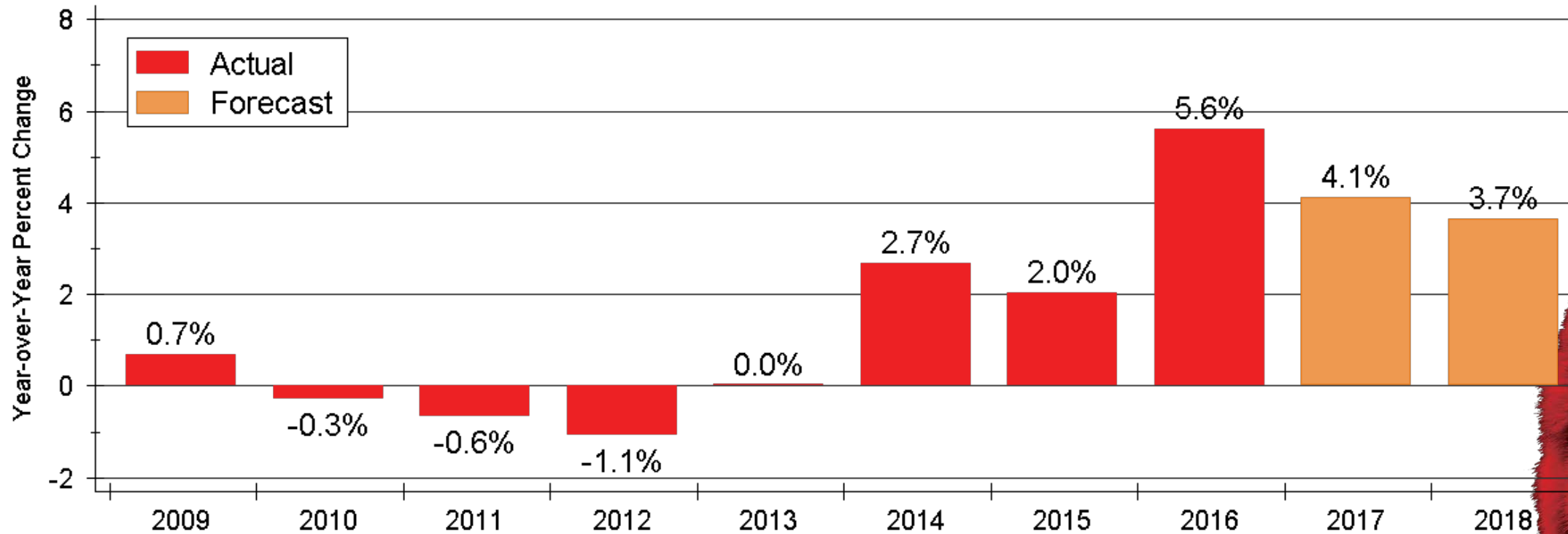


Source: Federal Housing Finance Agency (FHFA)



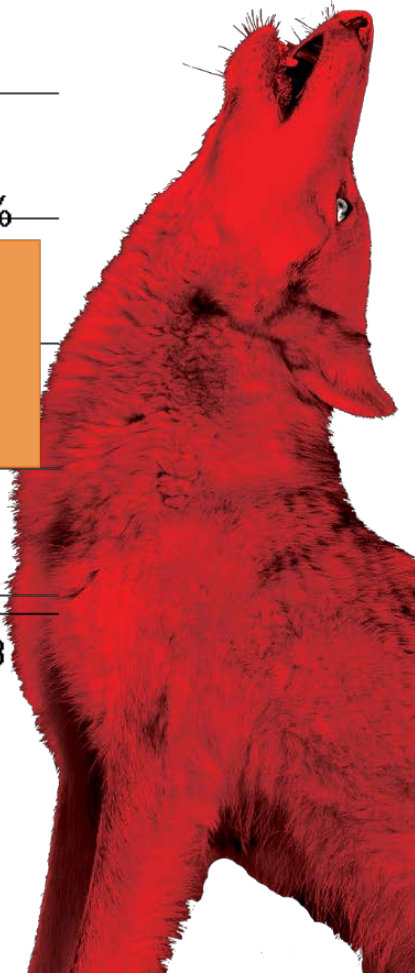
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Home Price Appreciation Forecast

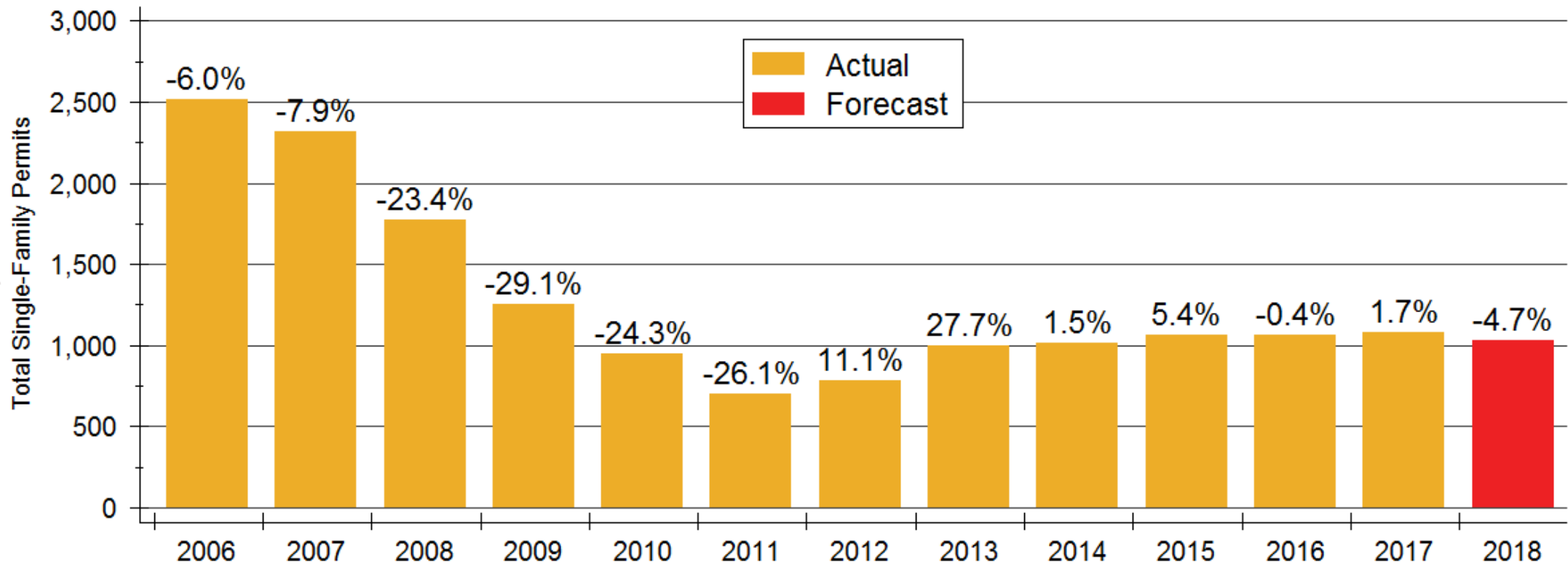


Sources: WSU Center for Real Estate and Federal Housing Finance Agency

Appreciation calculated using 4th quarter values of the FHFA all-transactions house price index



Wichita Home Construction Forecast



Sources: WSU Center for Real Estate and Wichita Area Builders Association

2018 Wichita Forecast

	2015 Actual	2016 Actual	2017 Forecast	2018 Forecast
Total Home Sales	9,719 units +4.0%	10,368 units +6.7%	10,465 units +0.9%	10,450 units -0.1%
SF Building Permits	1,067 units +5.4%	1,063 units -0.4%	1,081 units +1.7%	1,030 units -4.7%
Home Price Appreciation	+2.0%	+5.6%	+4.1%	+3.7%

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

WSU Center for Real Estate

Laying a Foundation for Real Estate in Kansas

www.wichita.edu/realestate



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