



JUMP INTO THE RING!

2019 Kansas Housing Markets Forecast

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WSU Center for Real Estate
October 9, 2018



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Thanks also to:



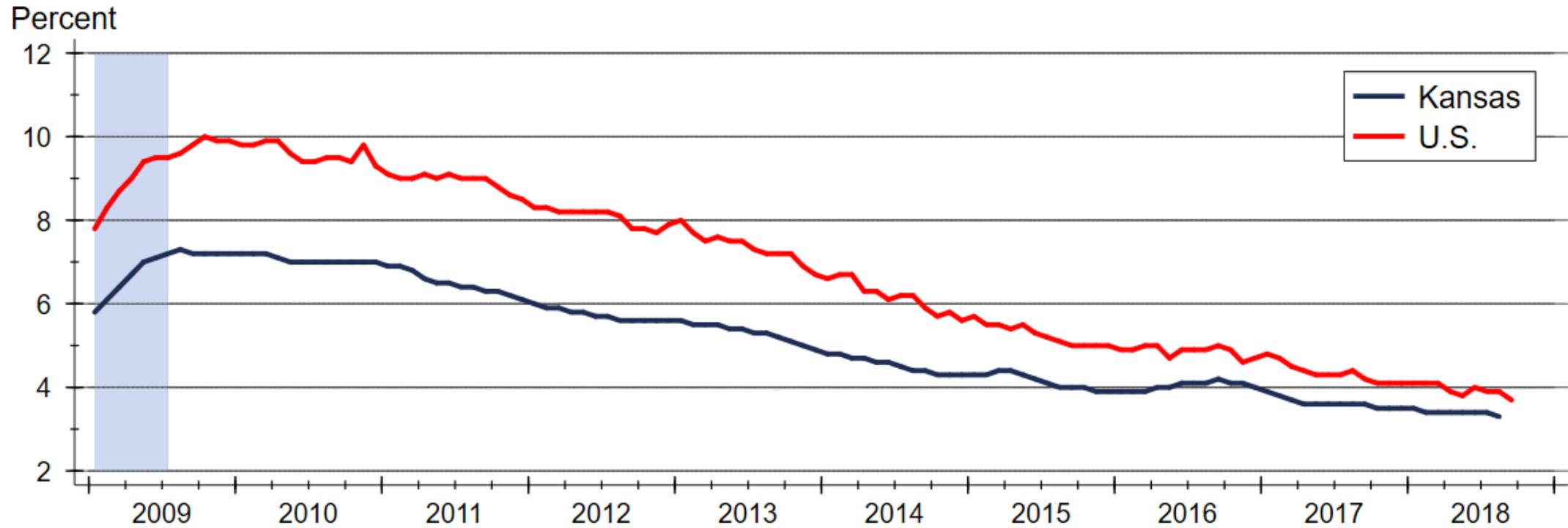
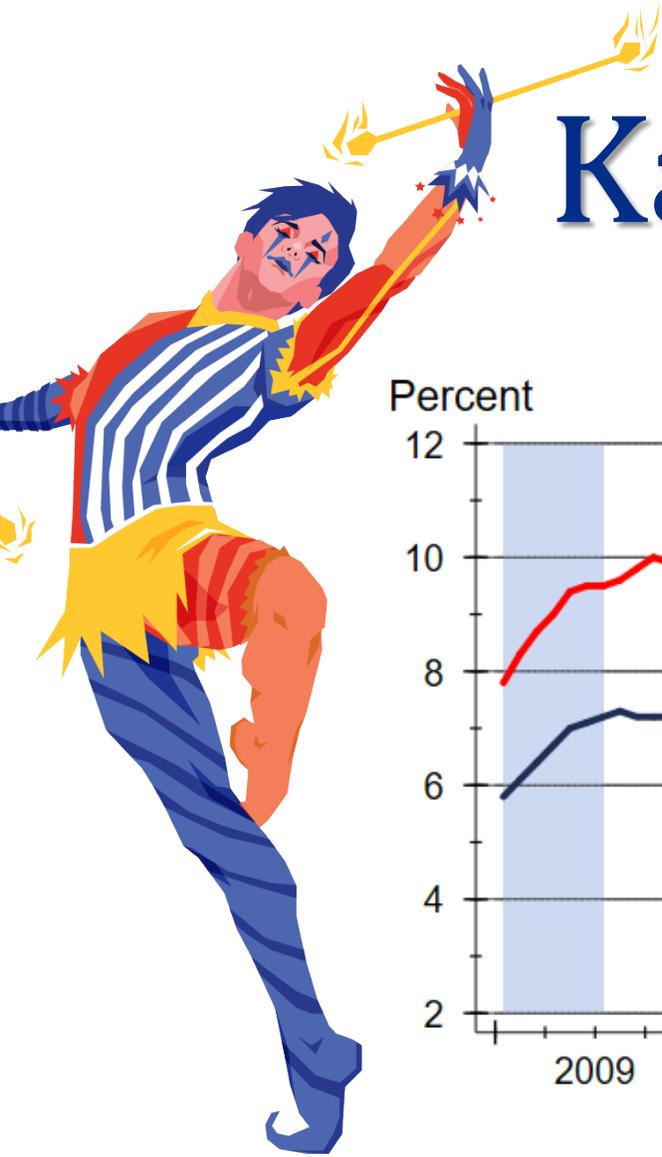
and participating
REALTOR® MLS systems
across Kansas



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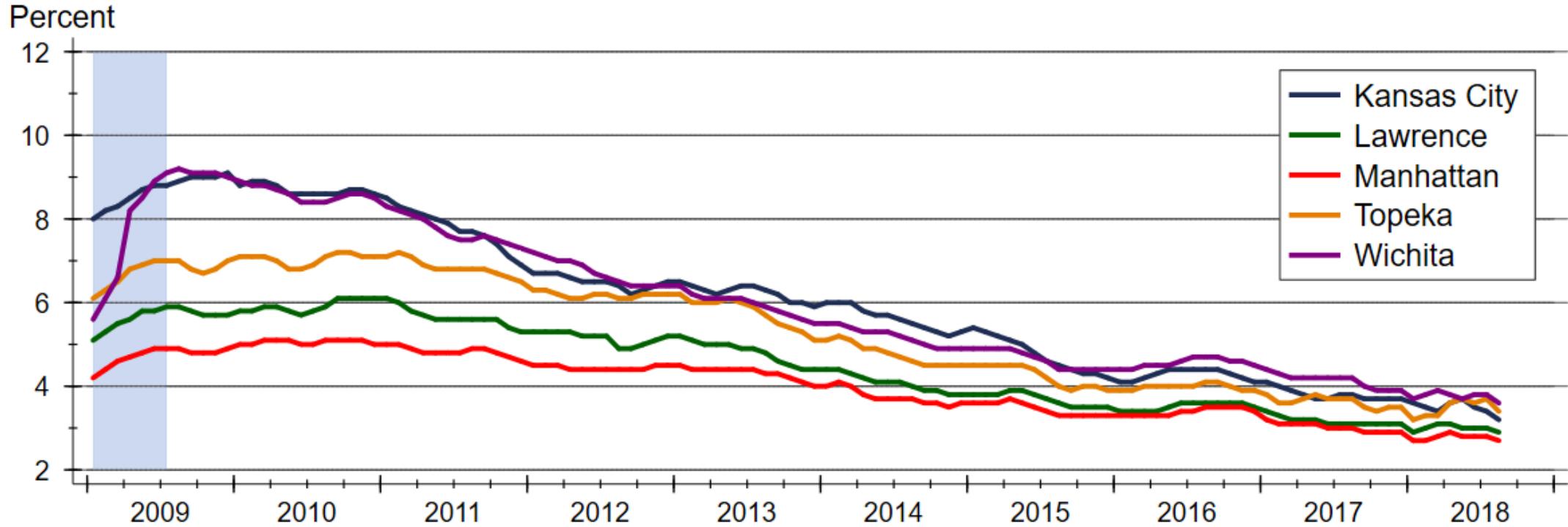


Kansas Unemployment Rate



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

Kansas Unemployment Rates

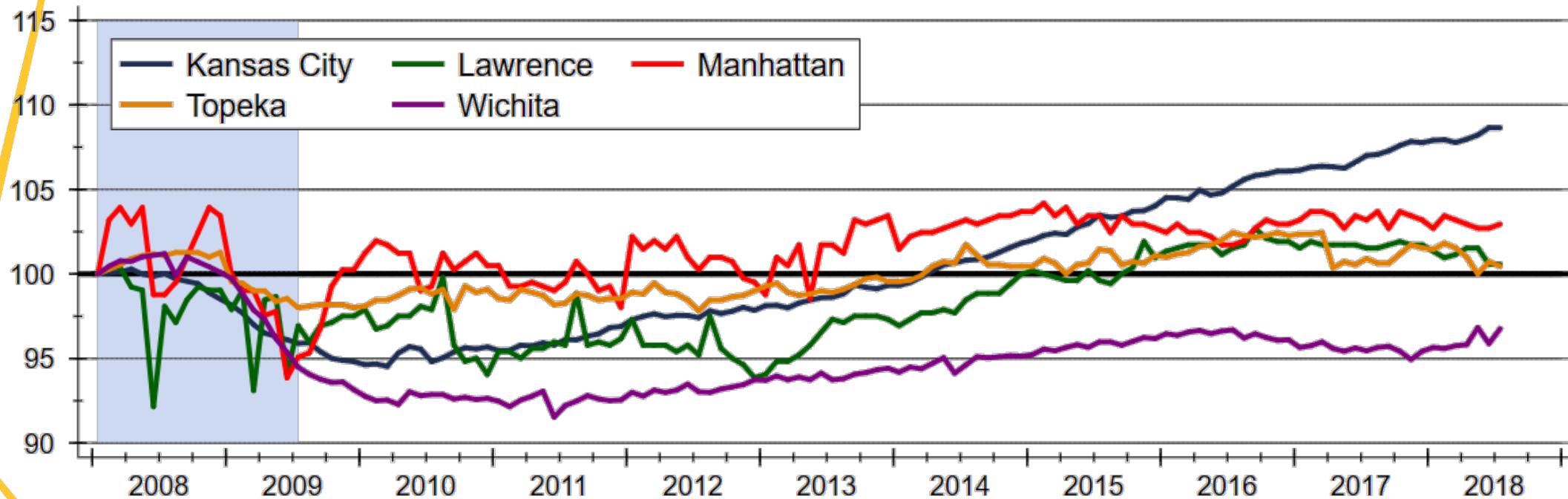


Source: U.S. Bureau of Labor Statistics
Data are seasonally adjusted

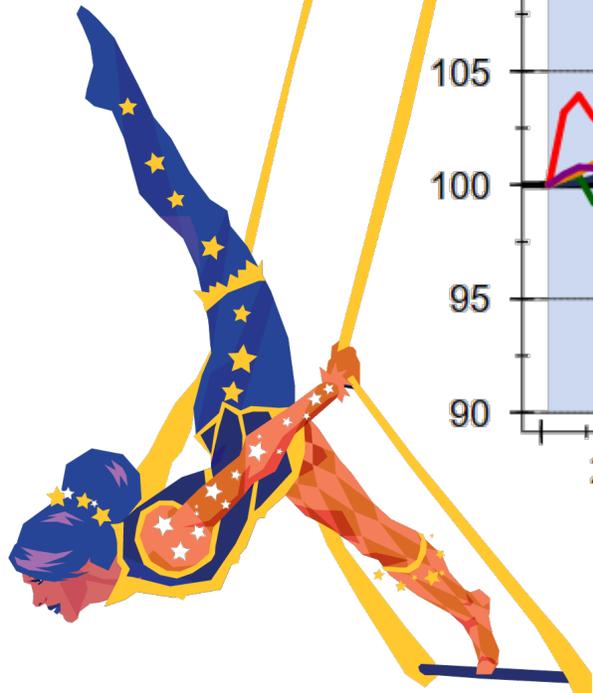


Total Employment across Kansas

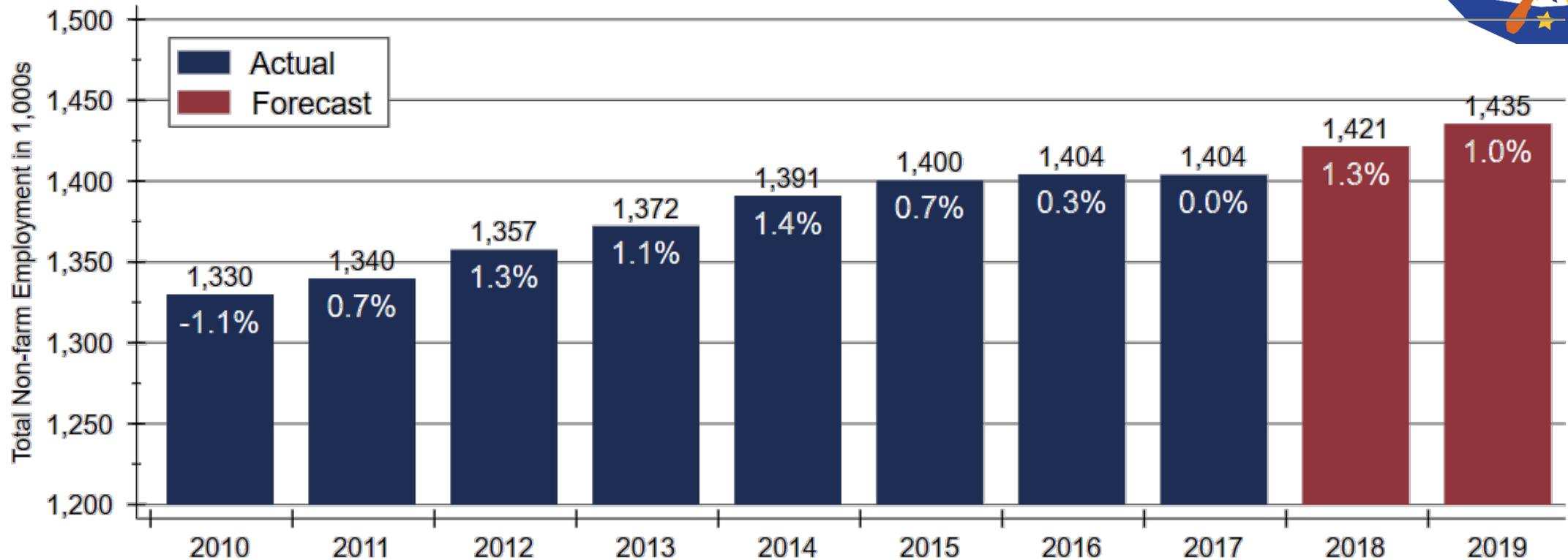
Index: 2008m1 = 100



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

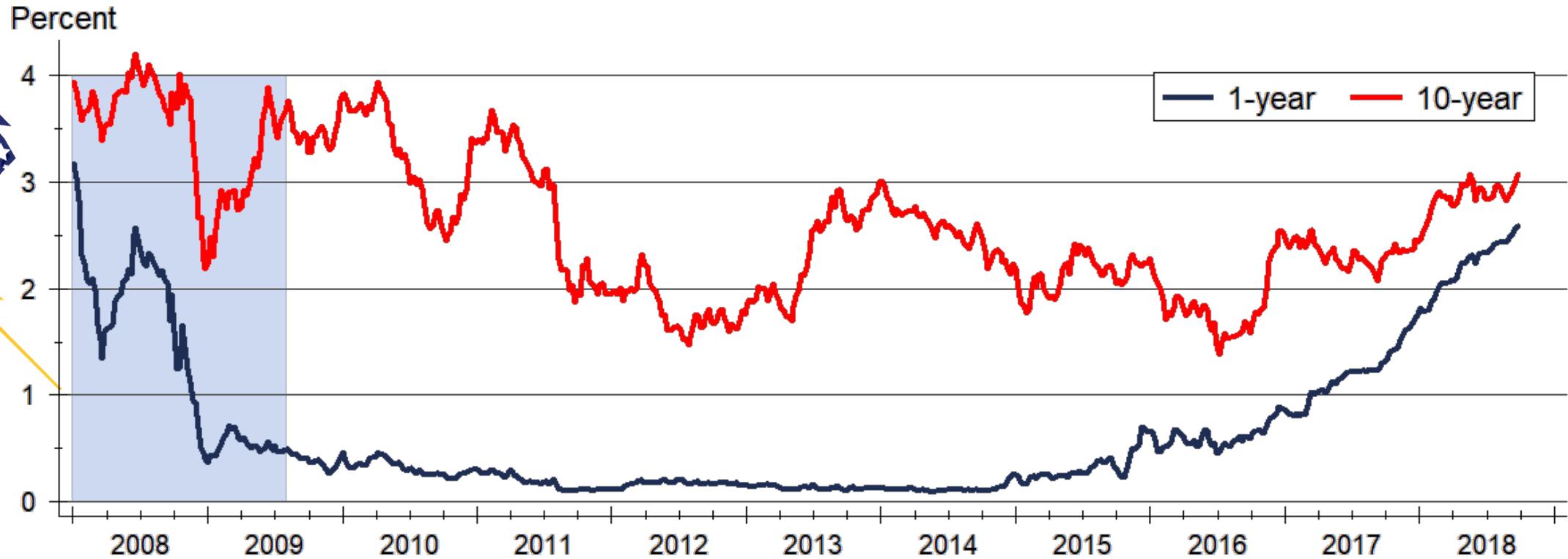


Kansas Employment Forecast



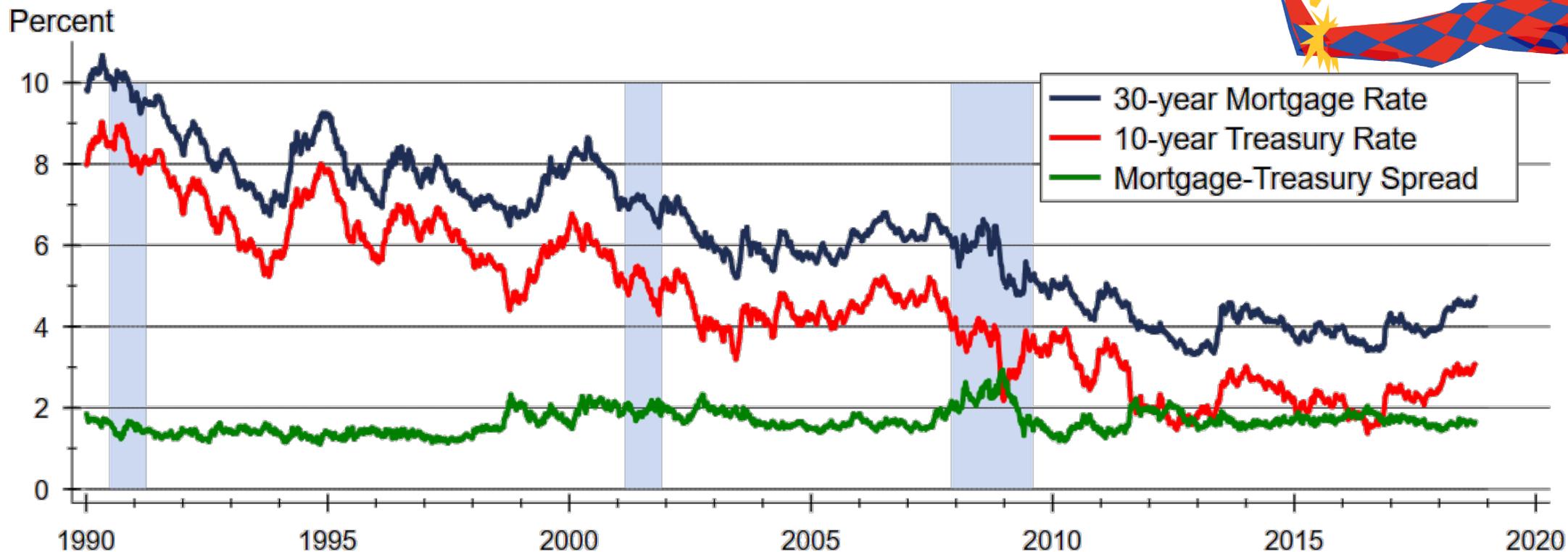
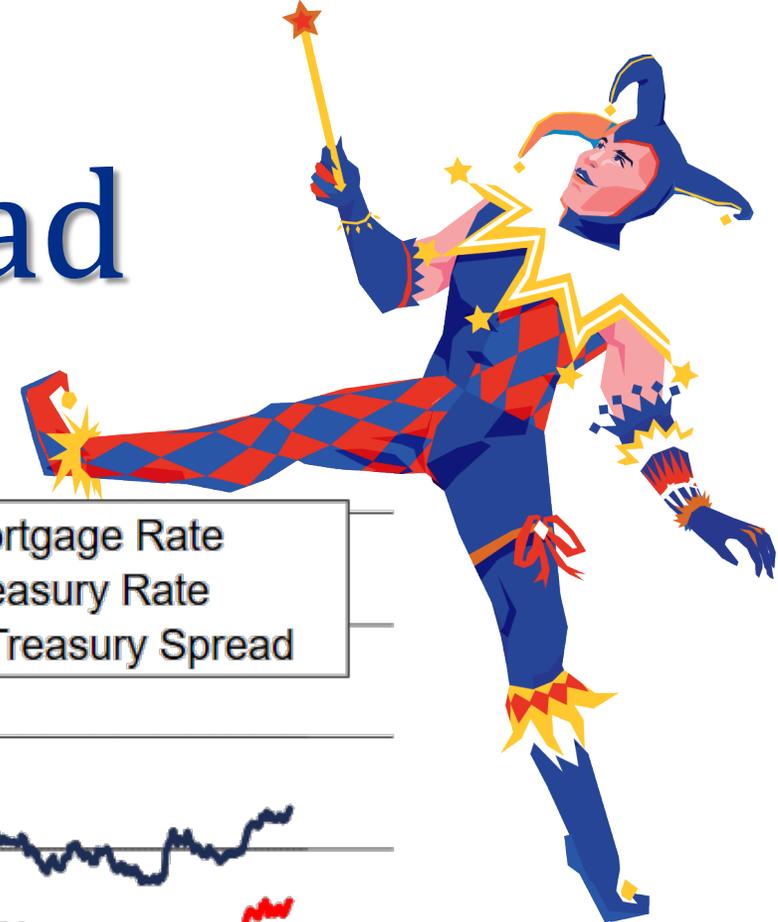
Sources: Kansas Department of Labor and WSU CEDBR

U.S. Treasury Rates



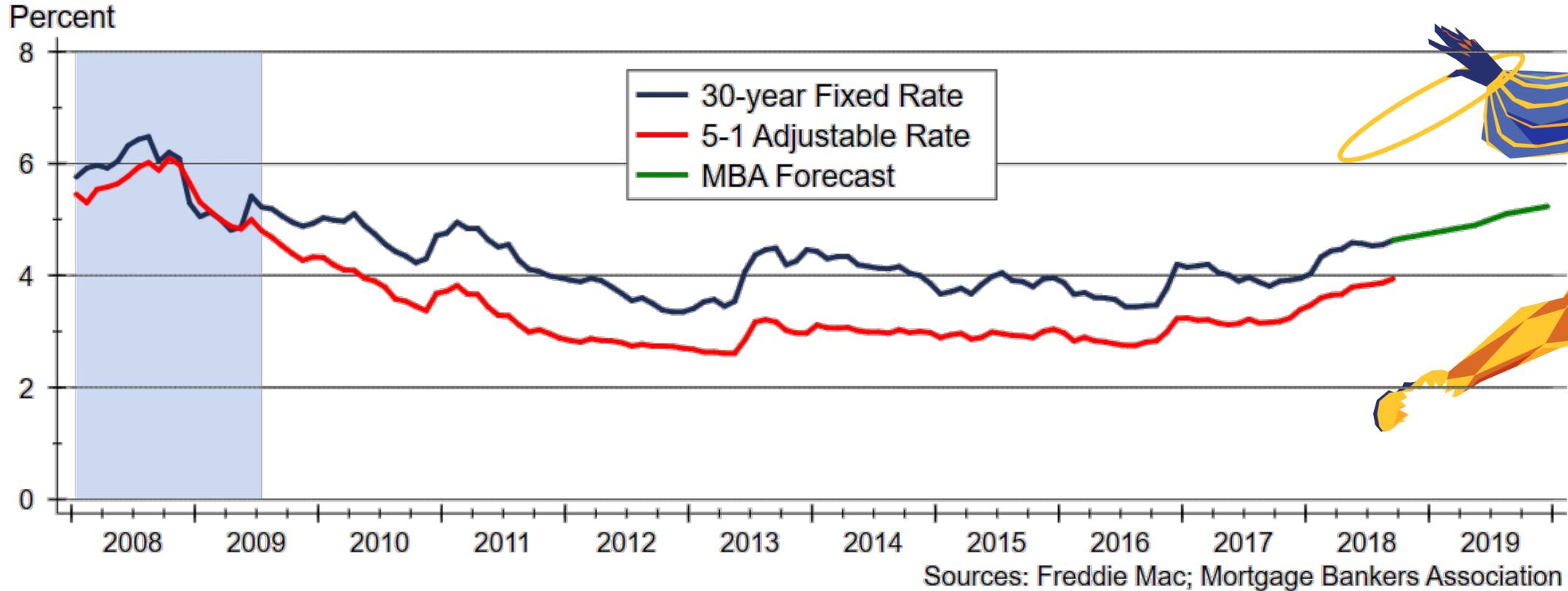
Source: Board of Governors of the Federal Reserve System

Mortgage-Treasury Spread

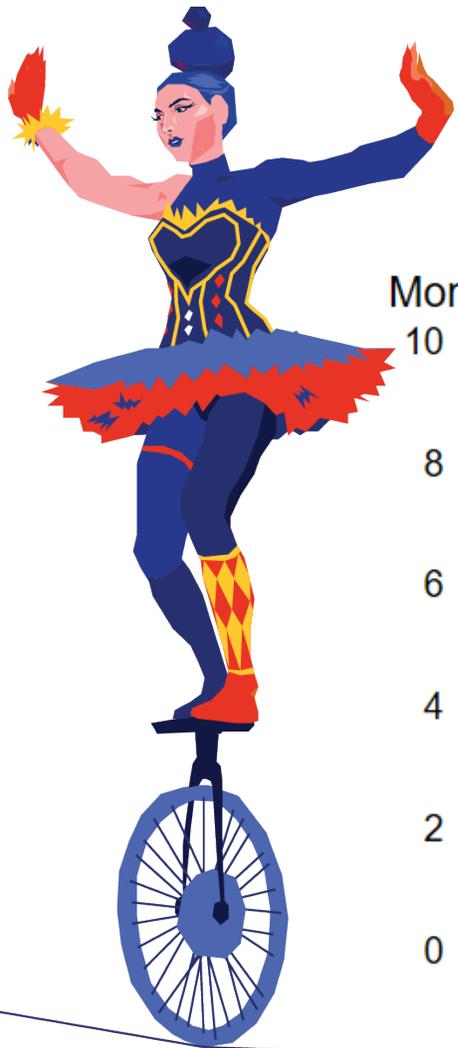


Source: Board of Governors of the Federal Reserve System

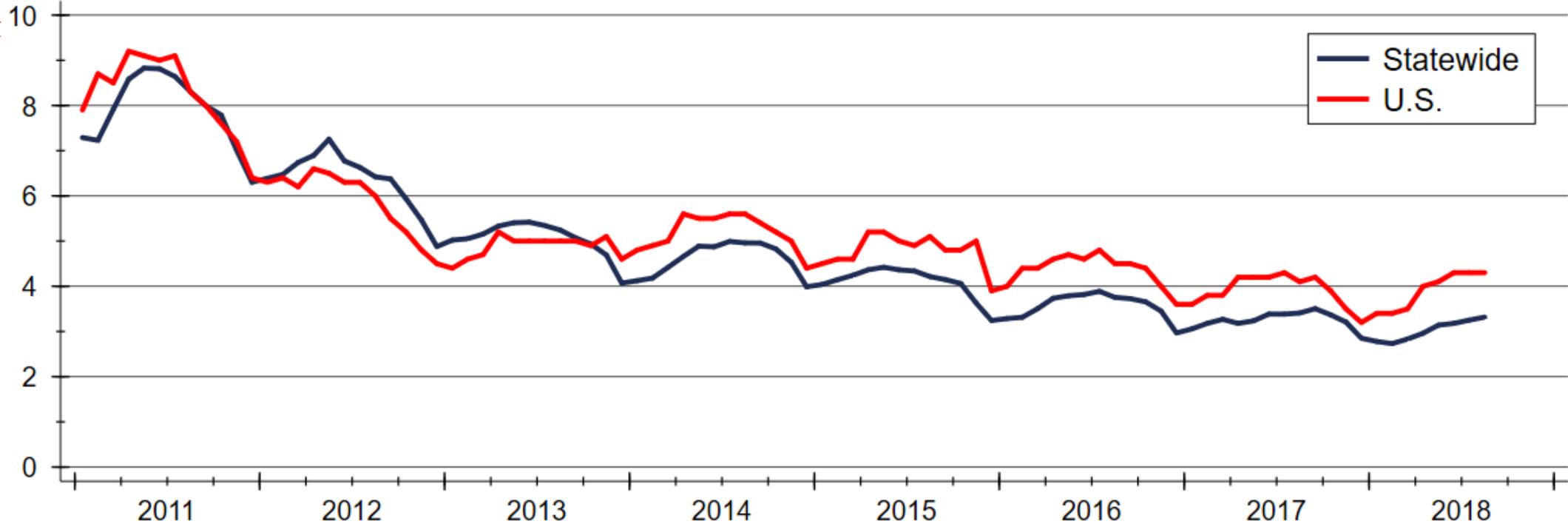
Mortgage Rates Forecast



Inventory of Homes for Sale



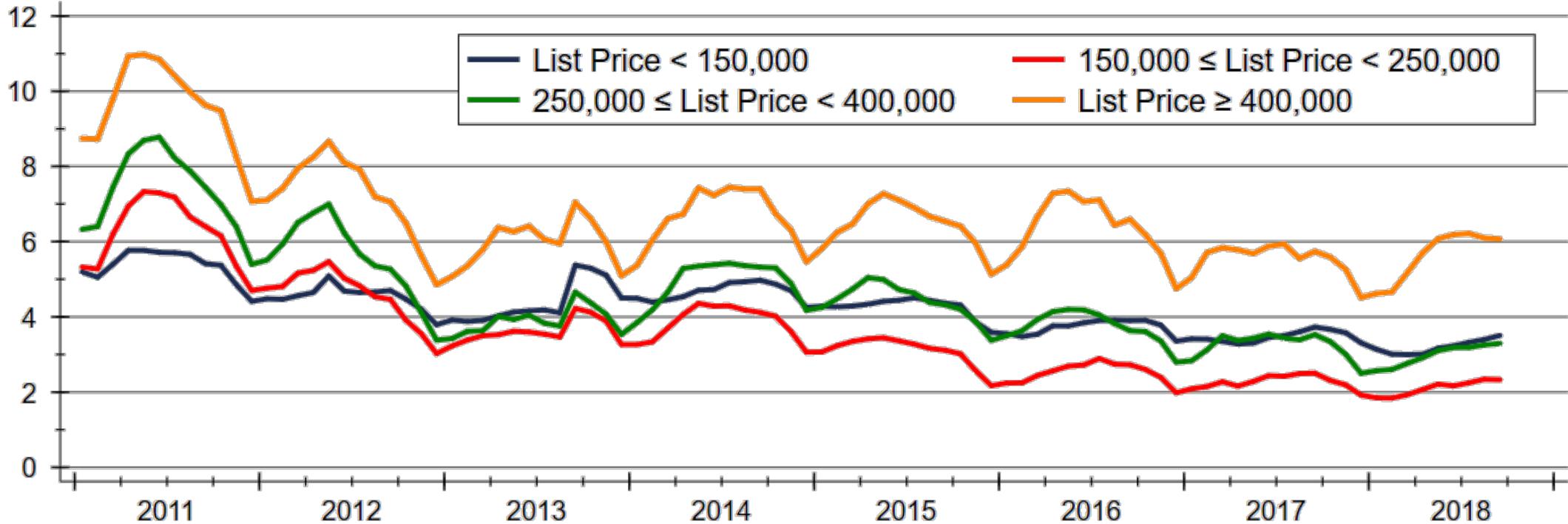
Months' Supply



Sources: NAR and Participating Kansas REALTOR® MLS systems

Home Inventories by Price Range

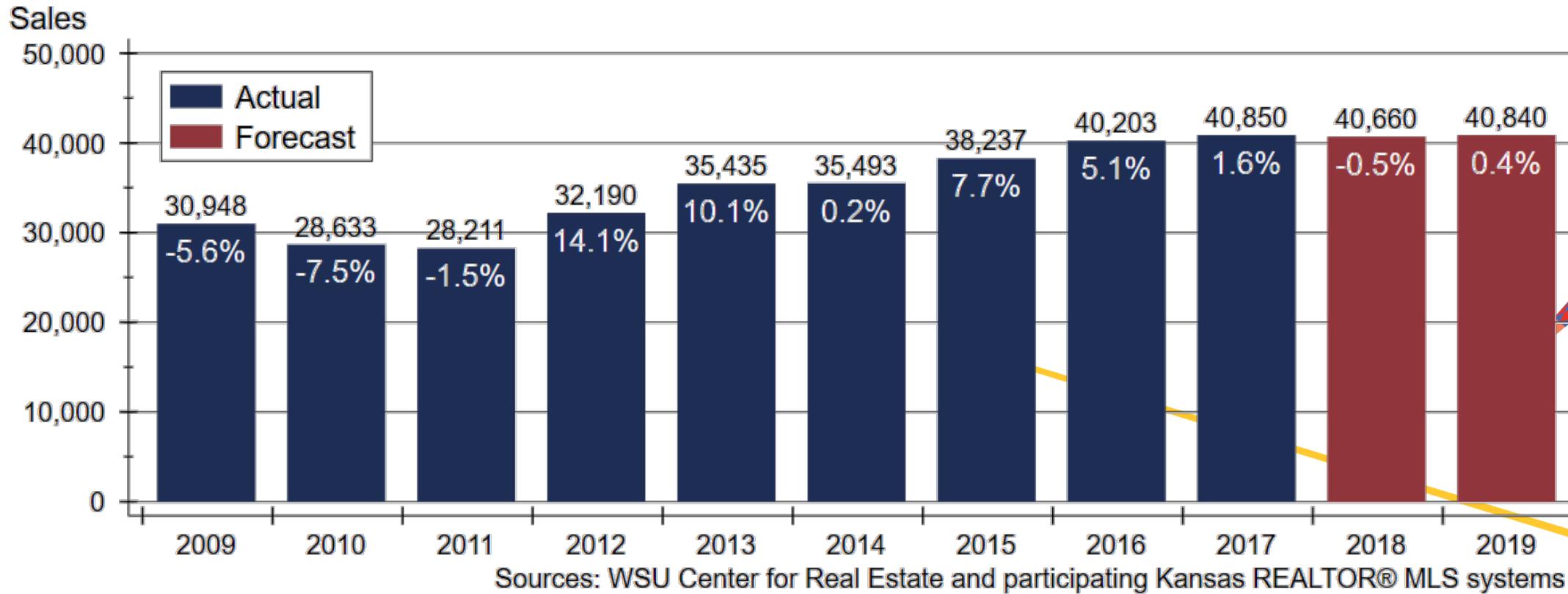
Months' Supply



Source: Participating Kansas REALTOR® MLS Systems

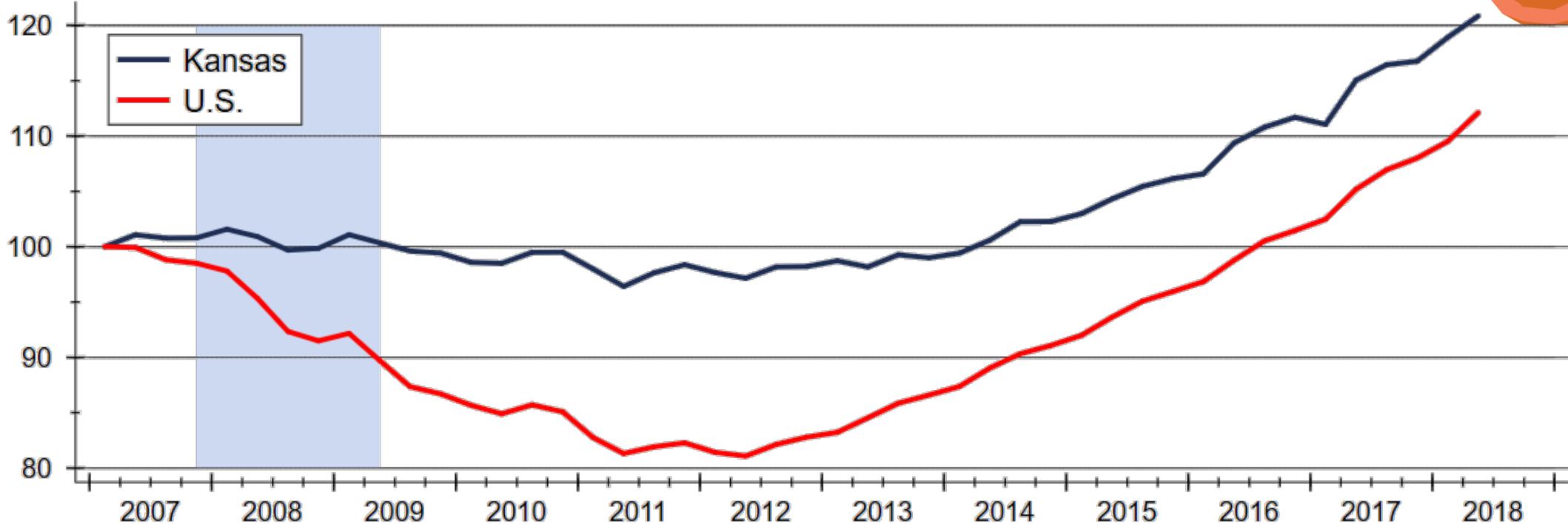


Kansas Home Sales Forecast



Home Price Appreciation since 2007

Index: 2007q1 = 100

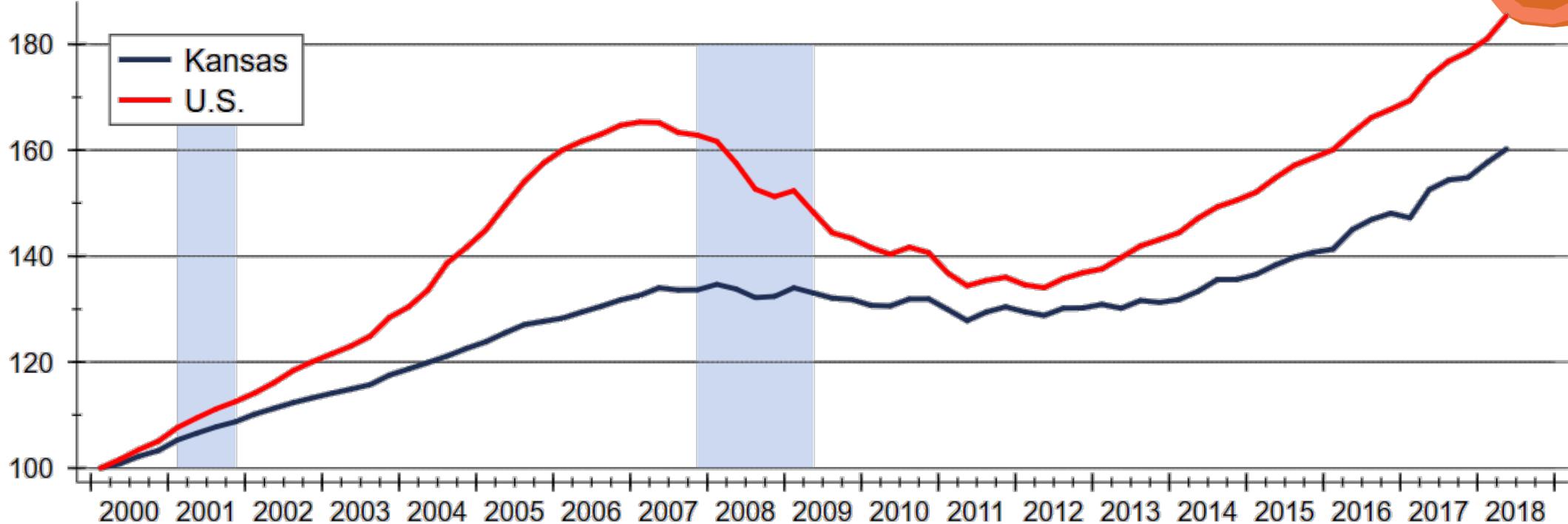


Source: Federal Housing Finance Agency (FHFA)



Home Price Appreciation since 2000

Index: 2000q1 = 100

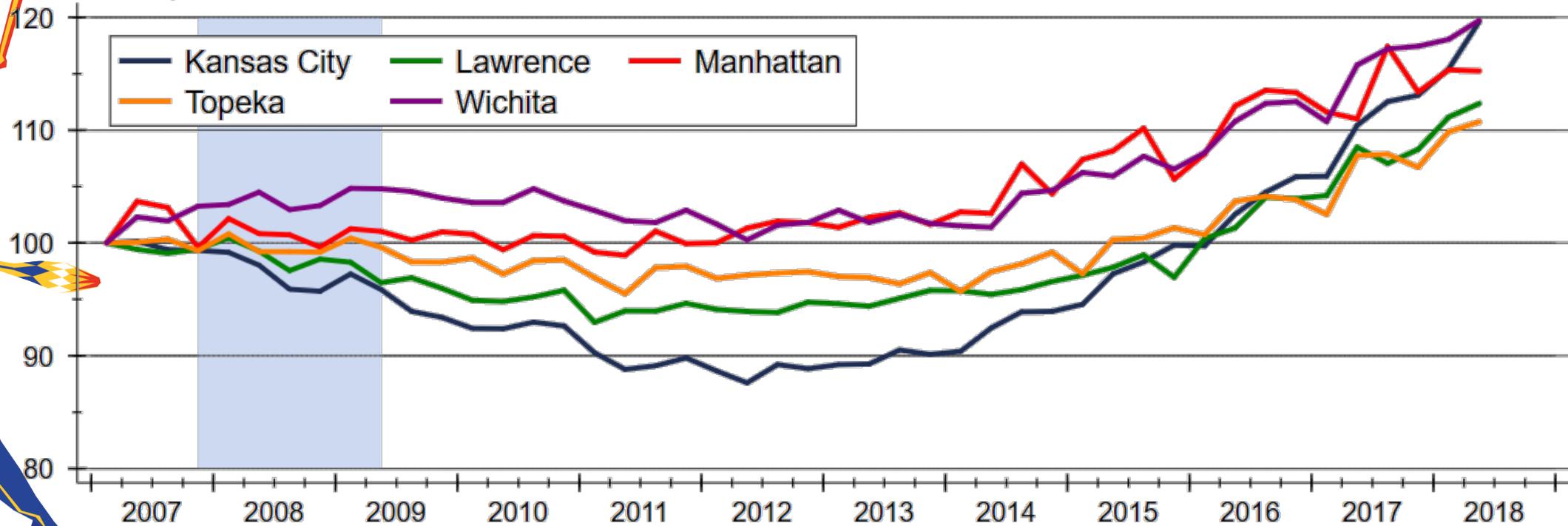


Source: Federal Housing Finance Agency (FHFA)

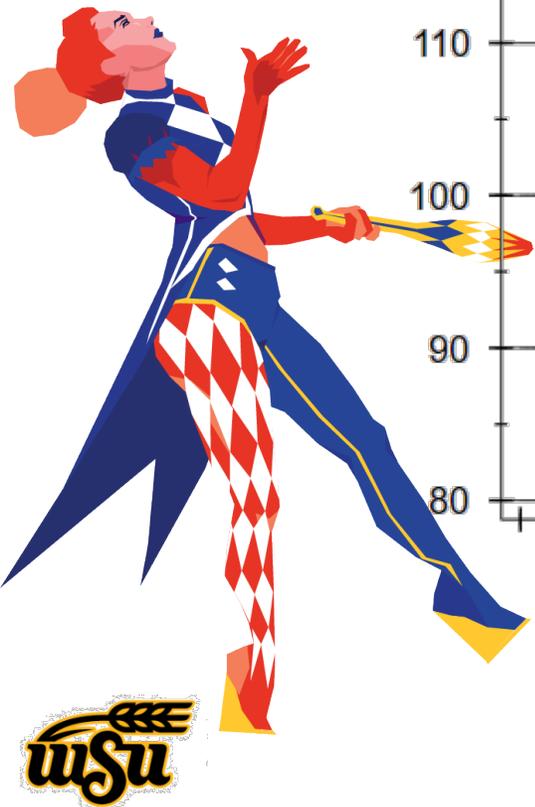


Home Price Appreciation across Kansas

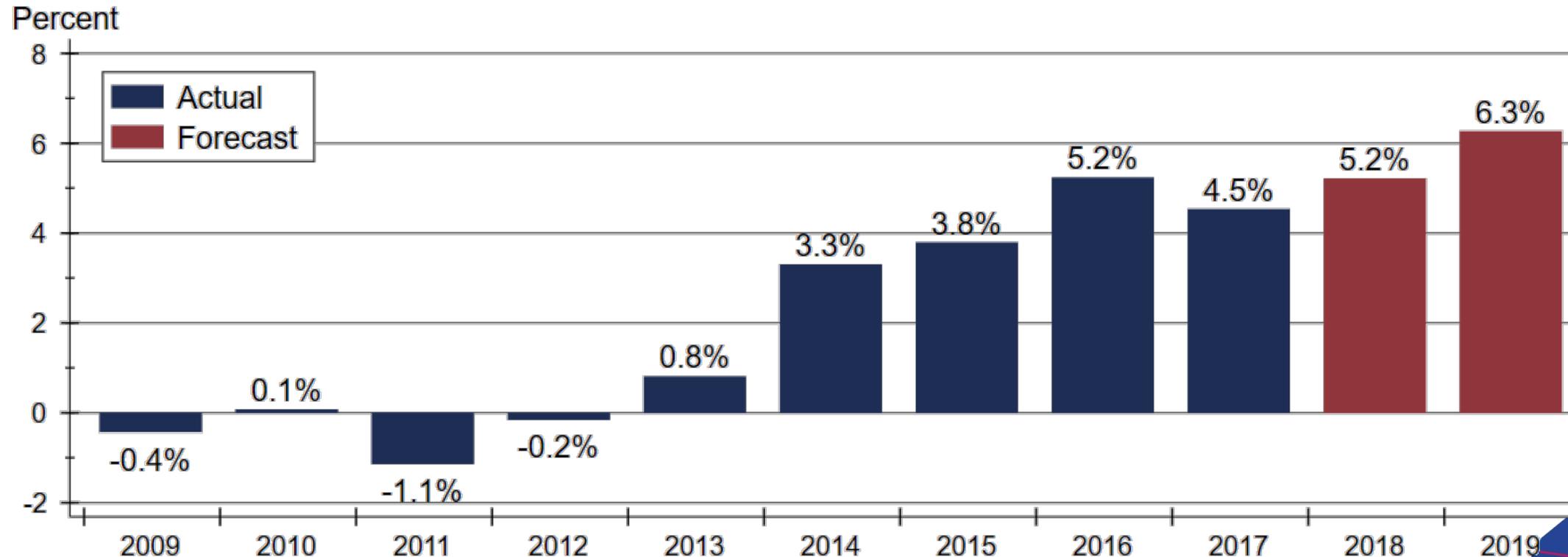
Index: 2007q1 = 100



Source: Federal Housing Finance Agency (FHFA)



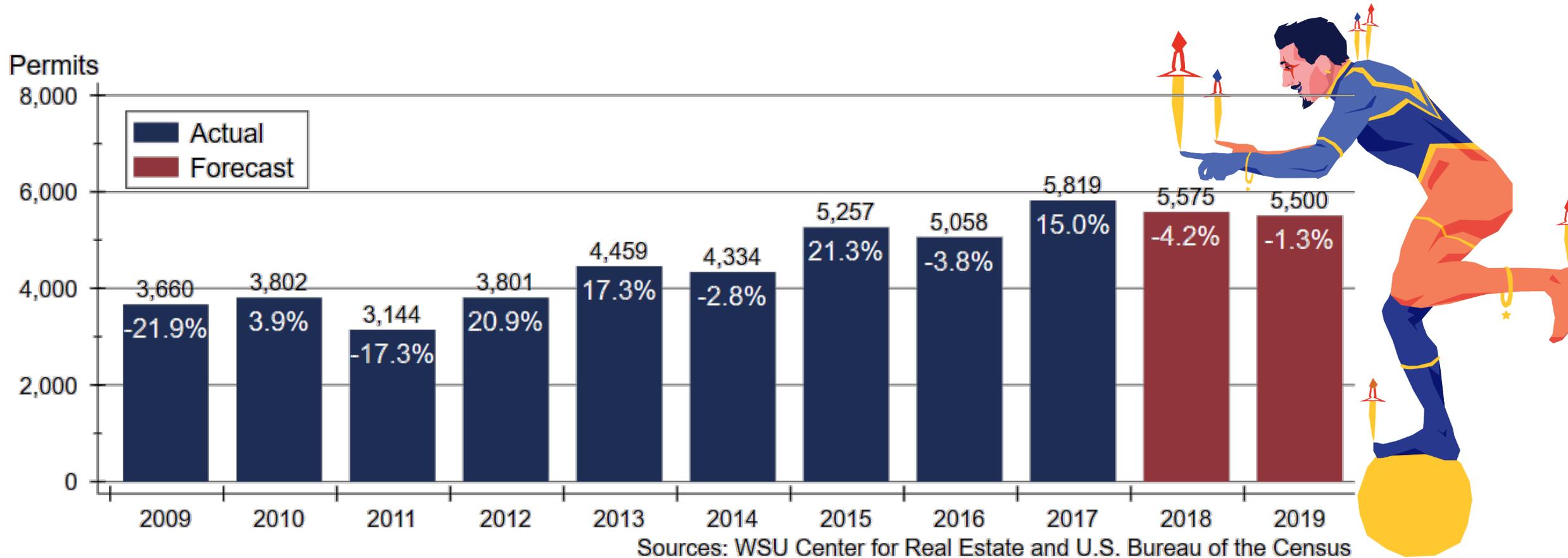
Home Price Appreciation Forecast



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



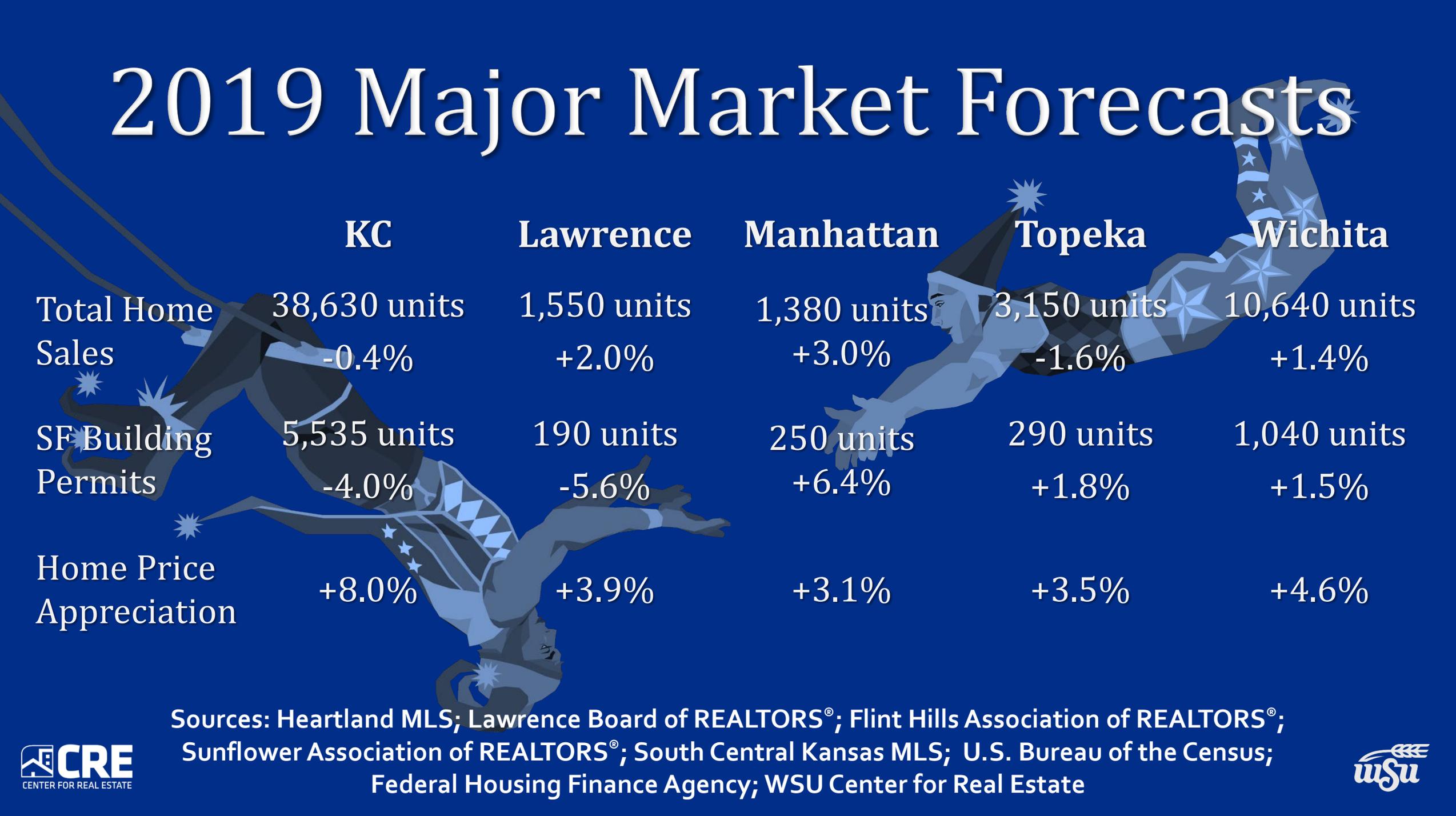
Kansas Home Construction Forecast



2019 Kansas Forecast

	2016 Actual	2017 Actual	2018 Forecast	2019 Forecast
Total Home Sales	40,203 units +5.1%	40,846 units +1.6%	40,660 units -0.5%	40,840 +0.4%
SF Building Permits	5,058 units -3.8%	5,819 units +15.0%	5,575 units -4.2%	5,500 units -1.3%
Home Price Appreciation	+5.2%	+4.5%	+5.2	+6.3

2019 Major Market Forecasts



	KC	Lawrence	Manhattan	Topeka	Wichita
Total Home Sales	38,630 units -0.4%	1,550 units +2.0%	1,380 units +3.0%	3,150 units -1.6%	10,640 units +1.4%
SF Building Permits	5,535 units -4.0%	190 units -5.6%	250 units +6.4%	290 units +1.8%	1,040 units +1.5%
Home Price Appreciation	+8.0%	+3.9%	+3.1%	+3.5%	+4.6%

Sources: Heartland MLS; Lawrence Board of REALTORS®; Flint Hills 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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