



JUMP INTO THE RING!

2019 Lawrence Housing Forecast

Dr. Stanley D. Longhofer
WSU Center for Real Estate
October 11, 2018



2019 Forecast Sponsors



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Thanks also to:

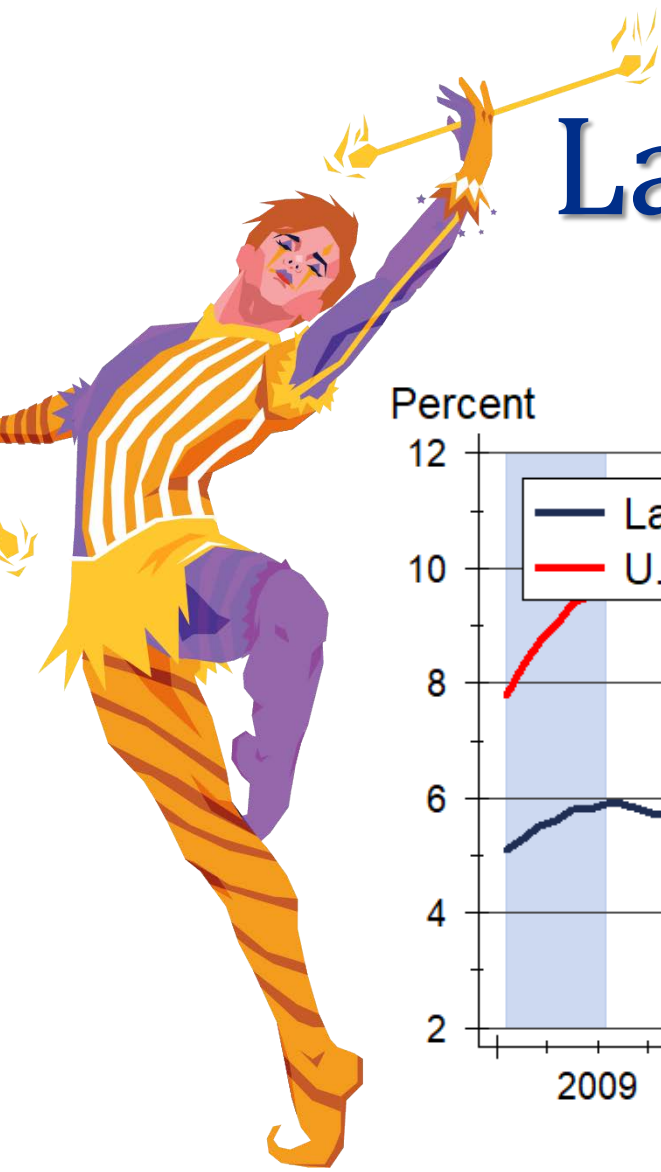


and participating
REALTOR® MLS systems
across Kansas

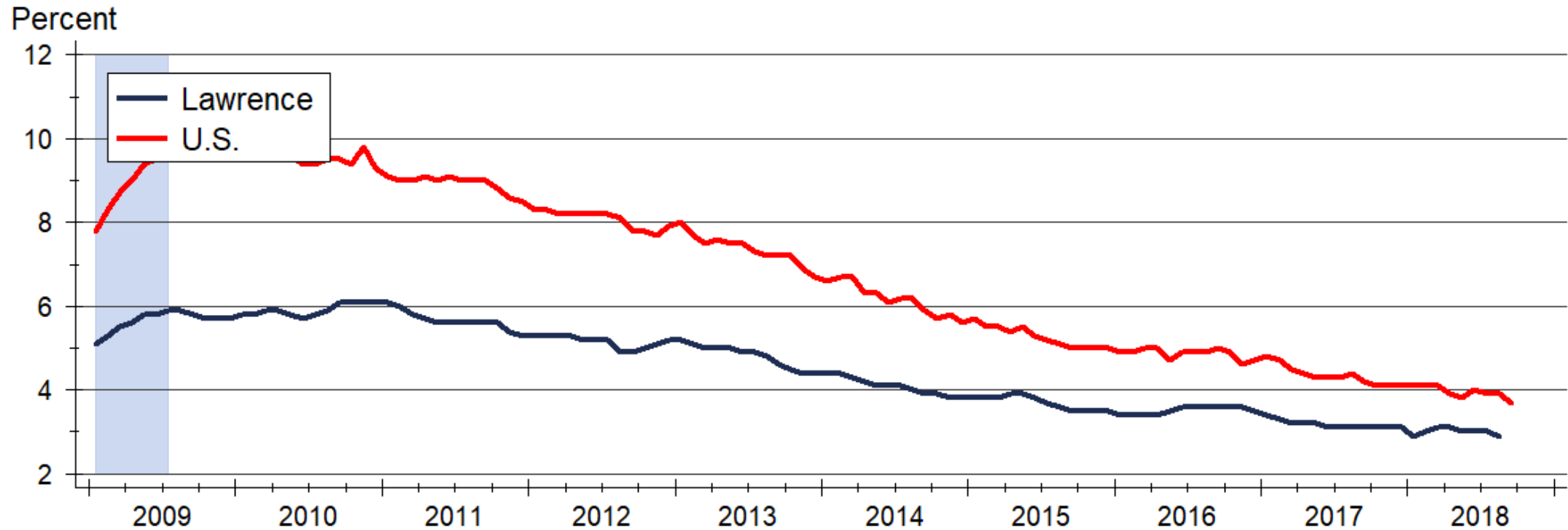


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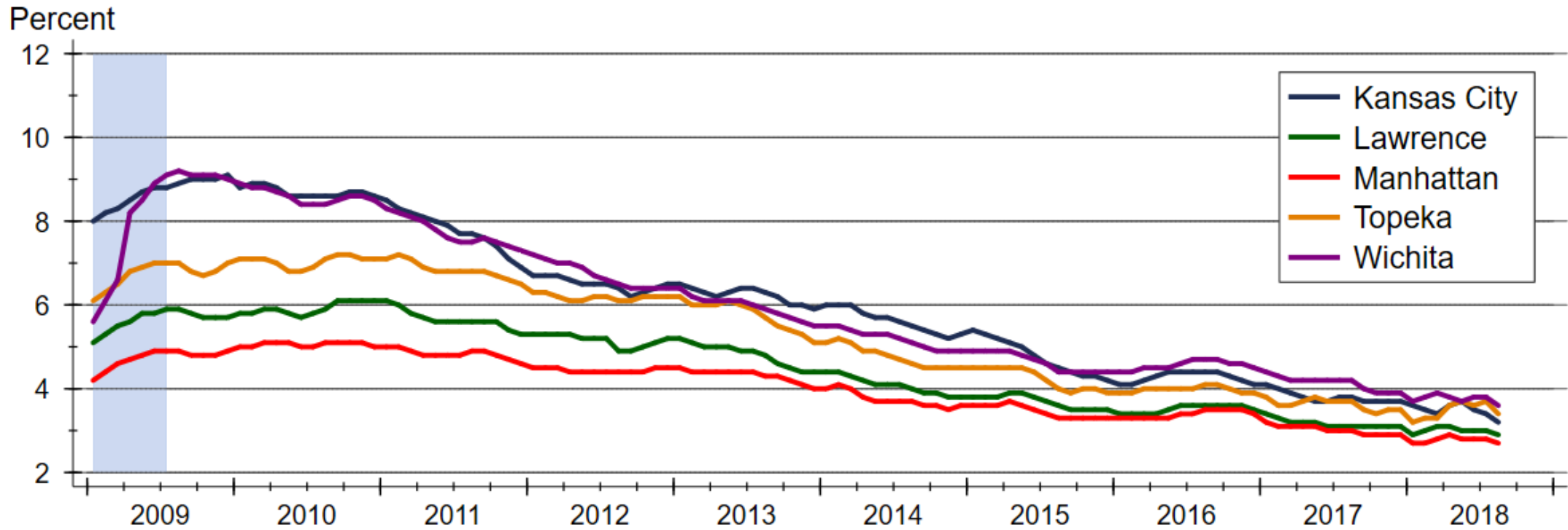


Lawrence Unemployment Rate



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

Kansas Unemployment Rates

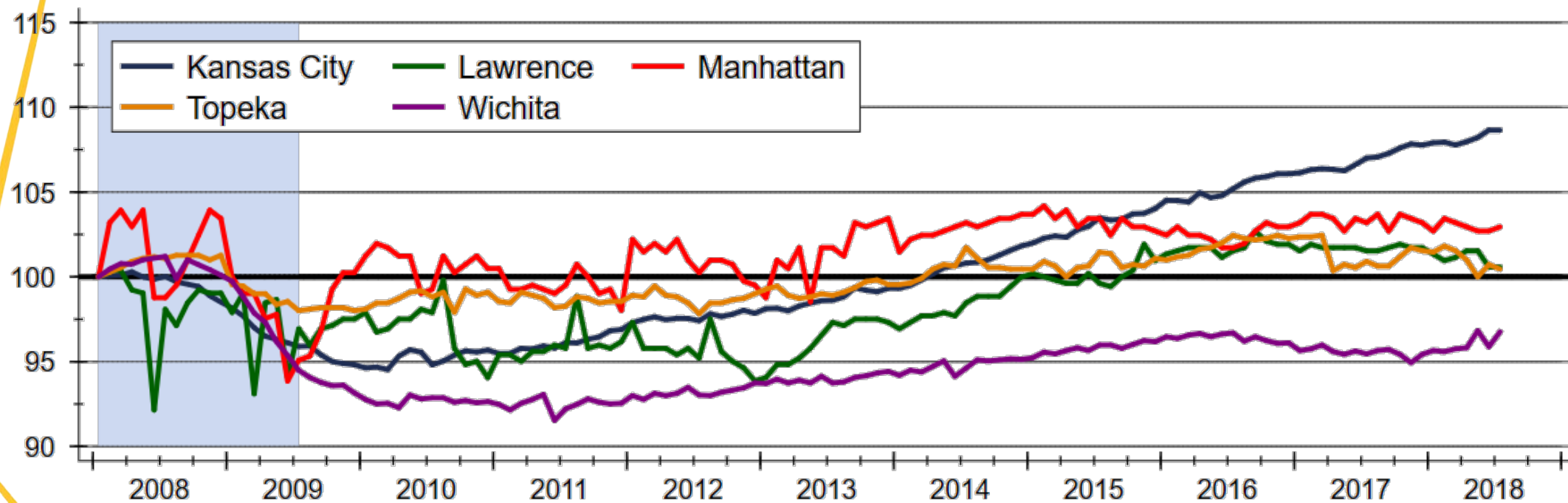


Source: U.S. Bureau of Labor Statistics
Data are seasonally adjusted



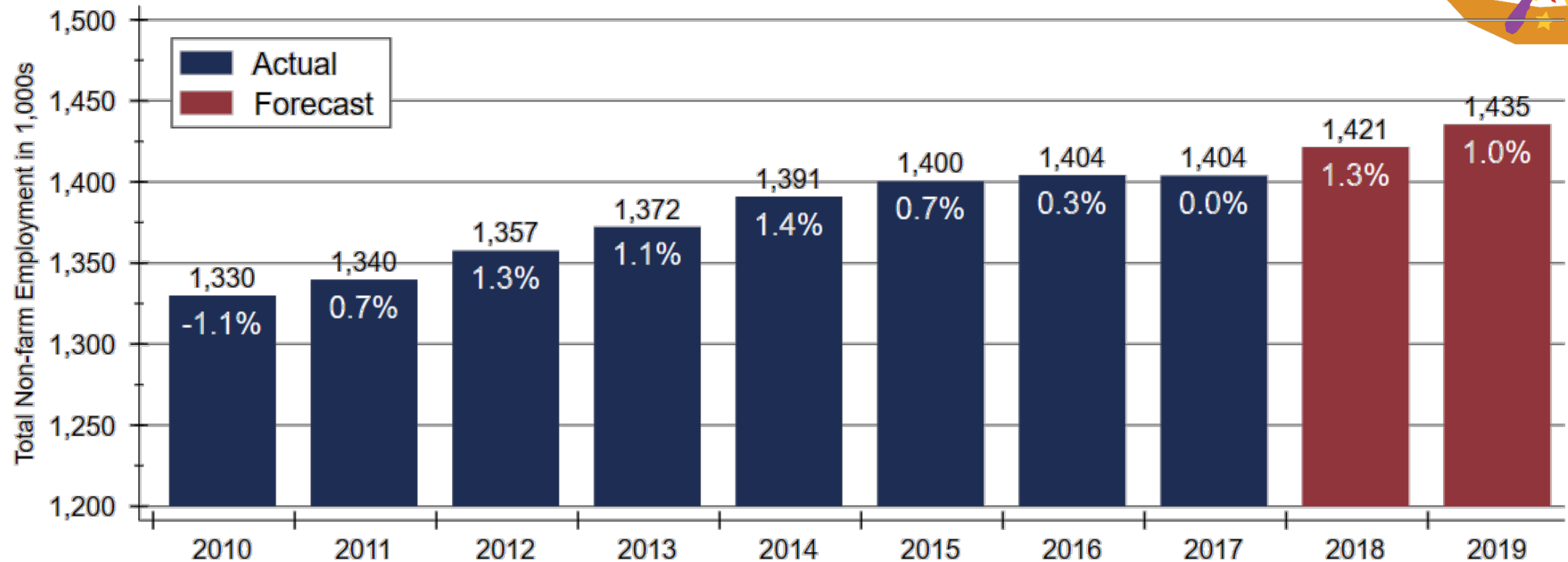
Total Employment across Kansas

Index: 2008m1 = 100



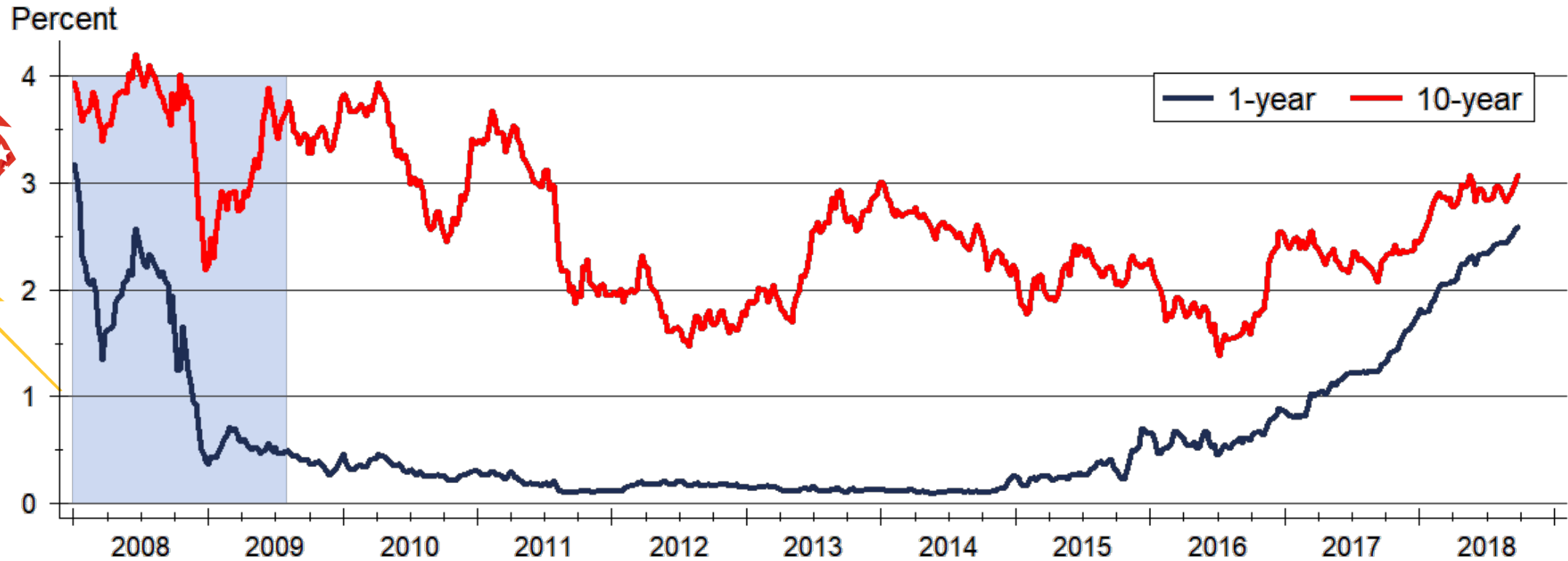
Source: U.S. Bureau of Labor Statistics
Indexes created from seasonally adjusted data

Kansas Employment Forecast

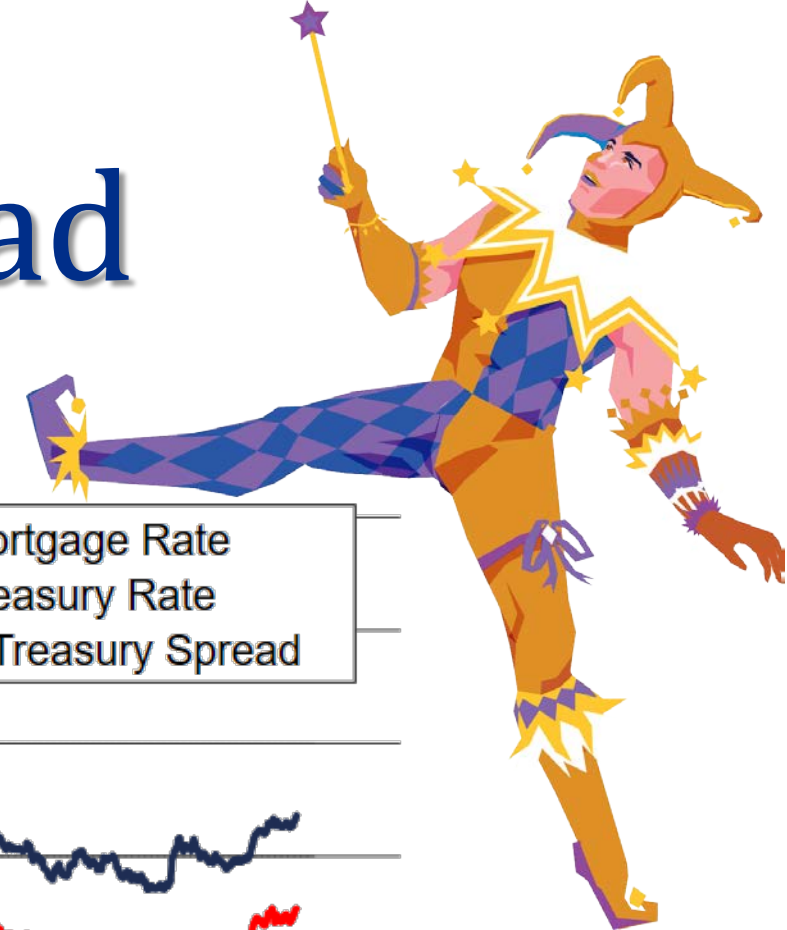
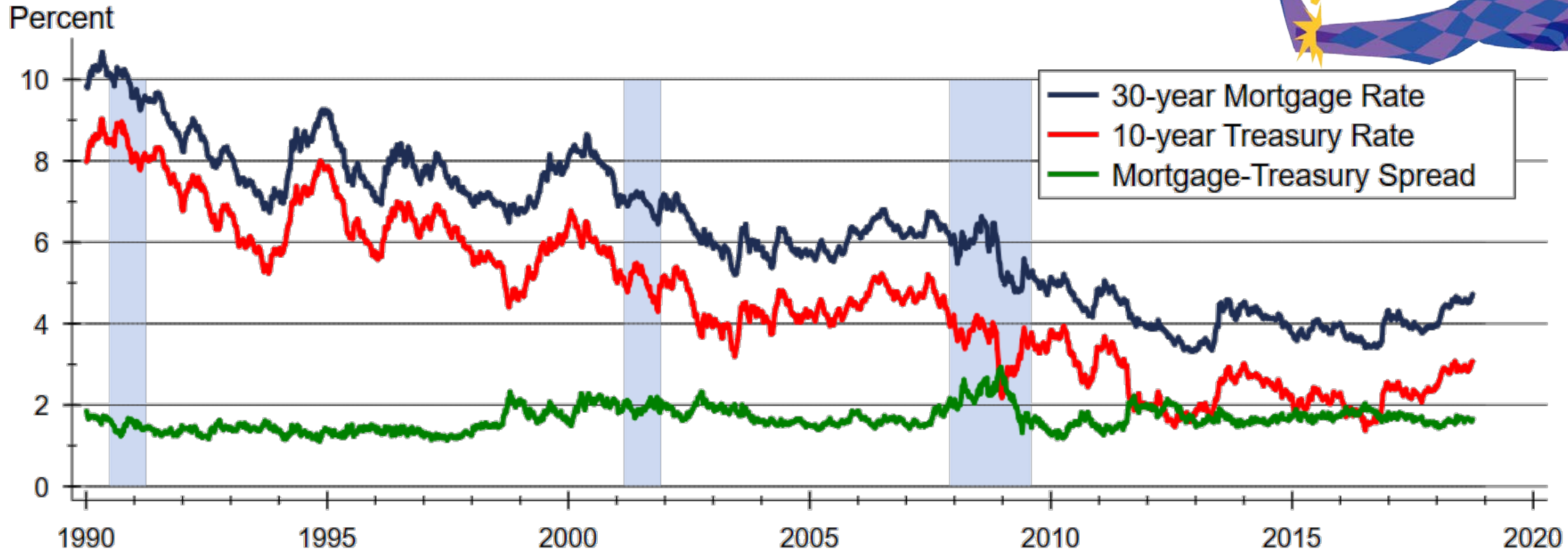


Sources: Kansas Department of Labor and WSU CEDBR

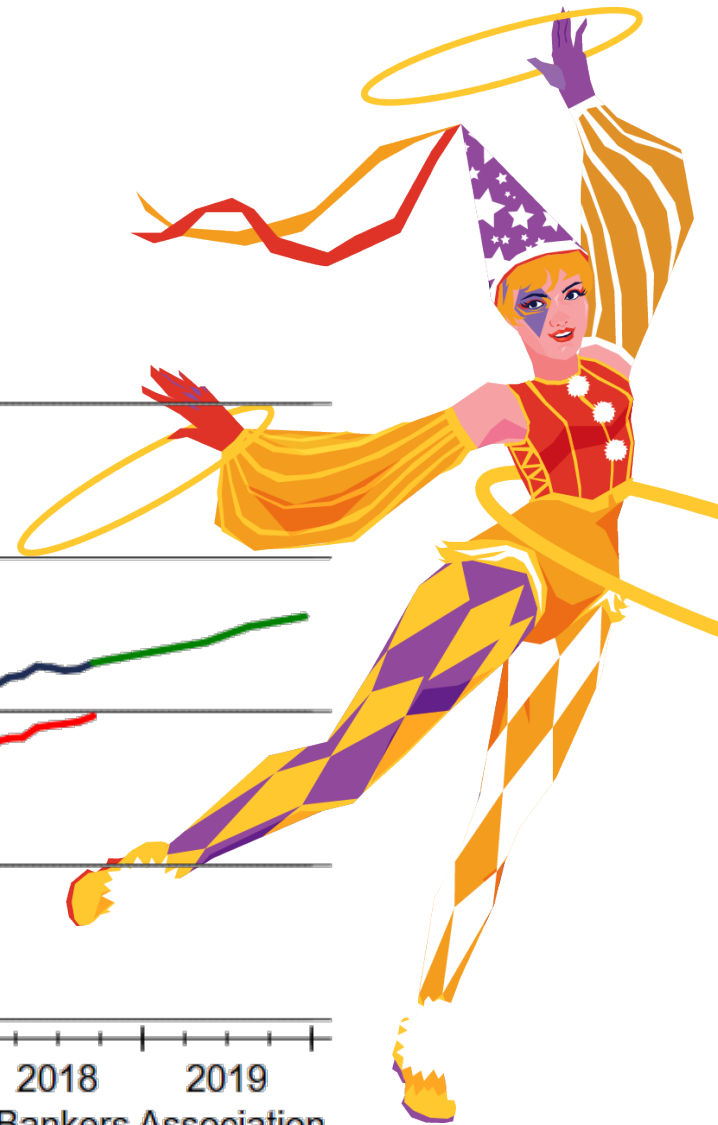
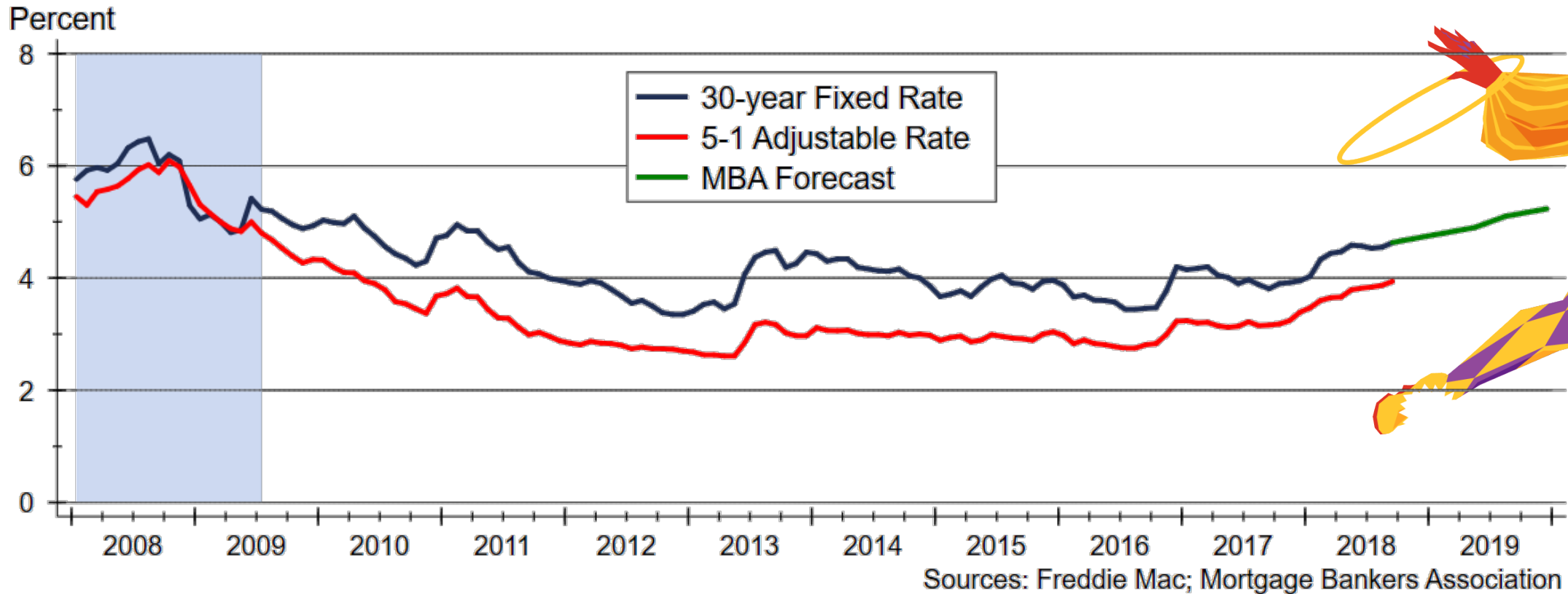
U.S. Treasury Rates



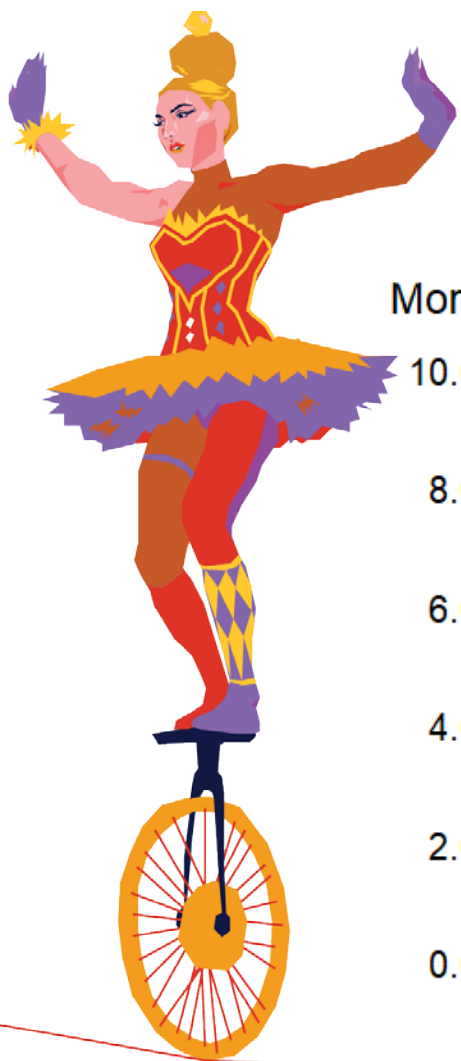
Mortgage-Treasury Spread



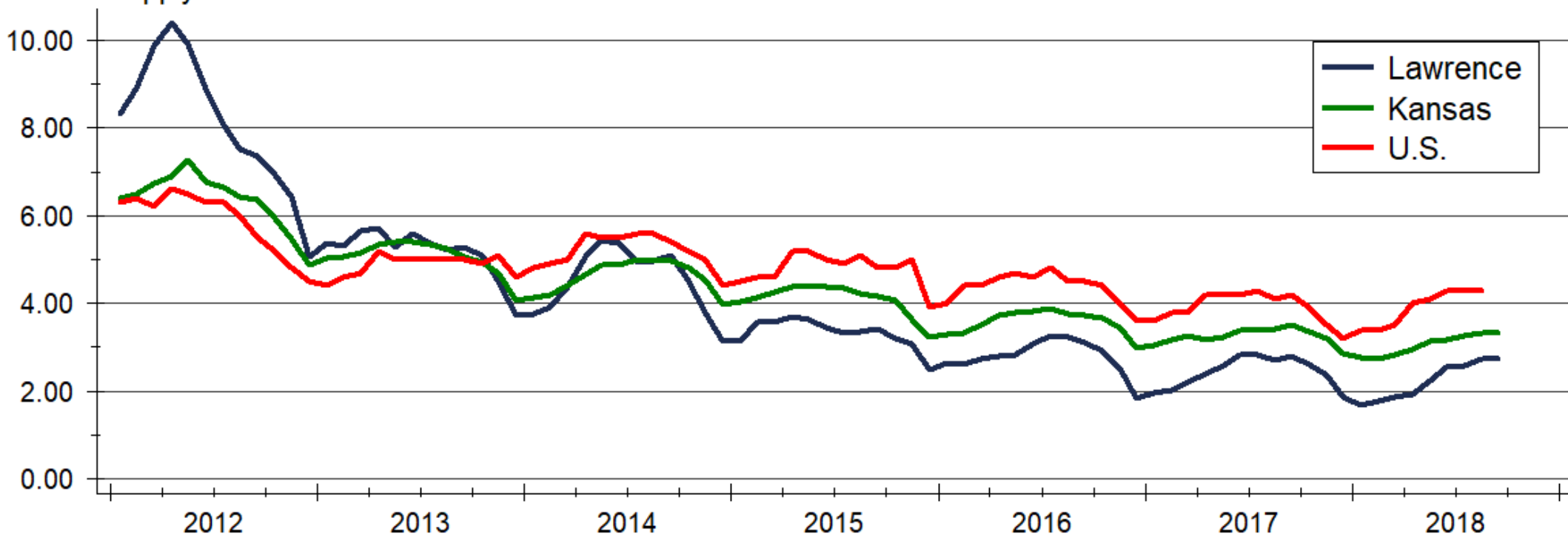
Mortgage Rates Forecast



Inventory of Homes for Sale



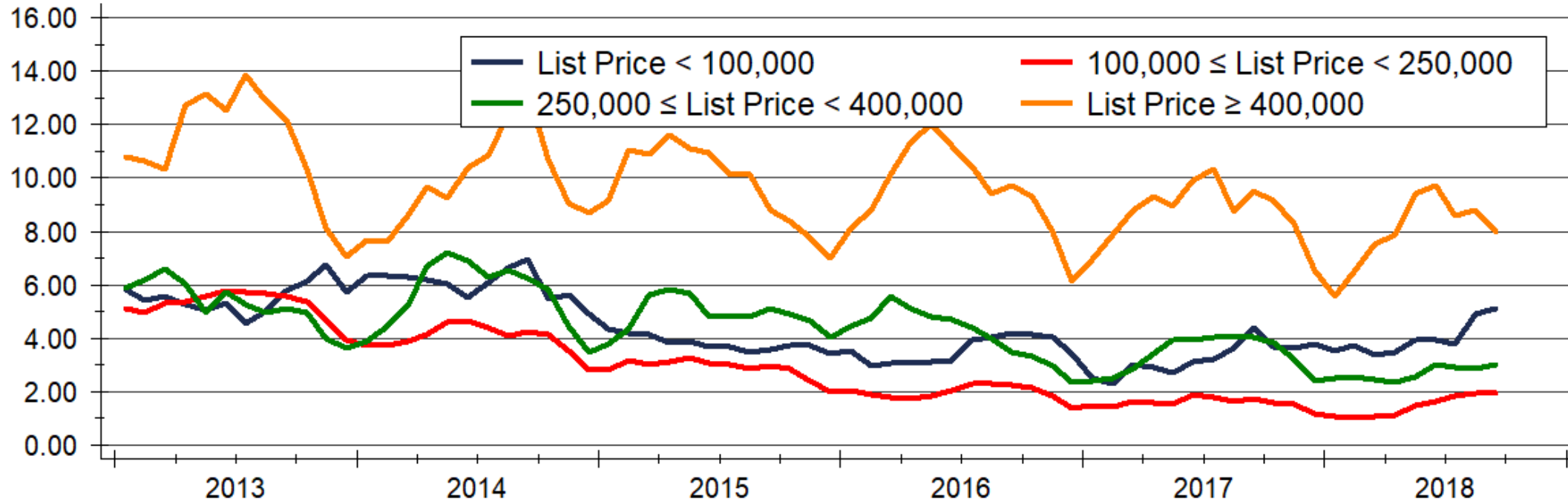
Months' Supply



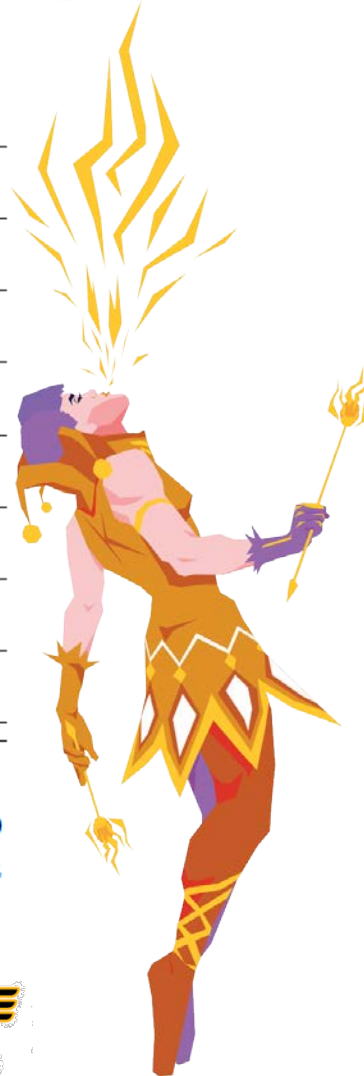
Sources: NAR and Lawrence Board of REALTORS®

Home Inventories by Price Range

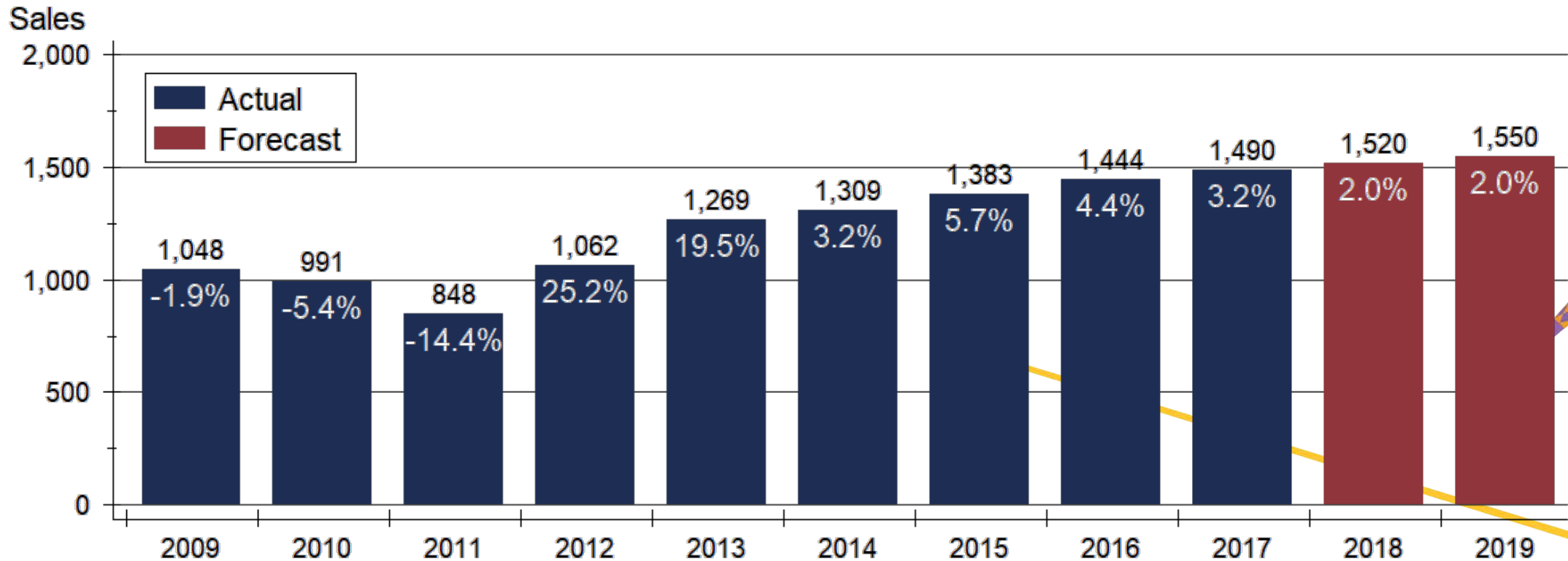
Months' Supply



Source: Lawrence Board of REALTORS®
Data are 12-month lagging moving averages



Lawrence Home Sales Forecast

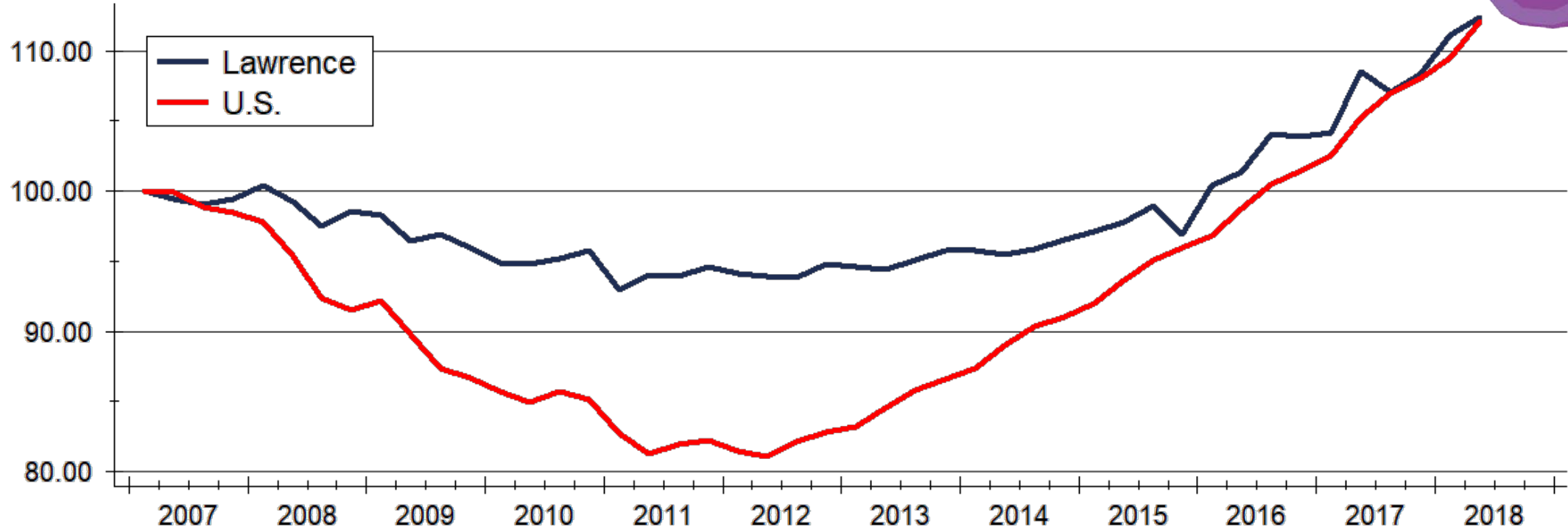


Sources: WSU Center for Real Estate and Lawrence Board of REALTORS®



Home Price Appreciation since 2007

Index: 2007q1 = 100

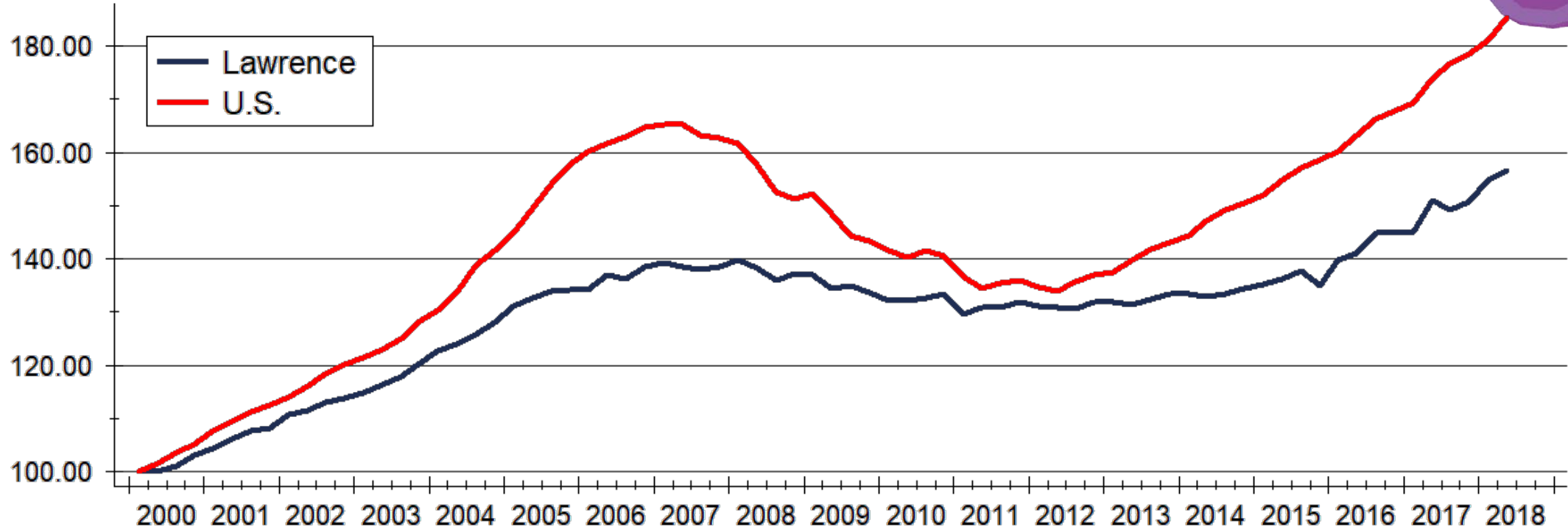


Source: Federal Housing Finance Agency (FHFA)



Home Price Appreciation since 2000

Index: 2000q1 = 100

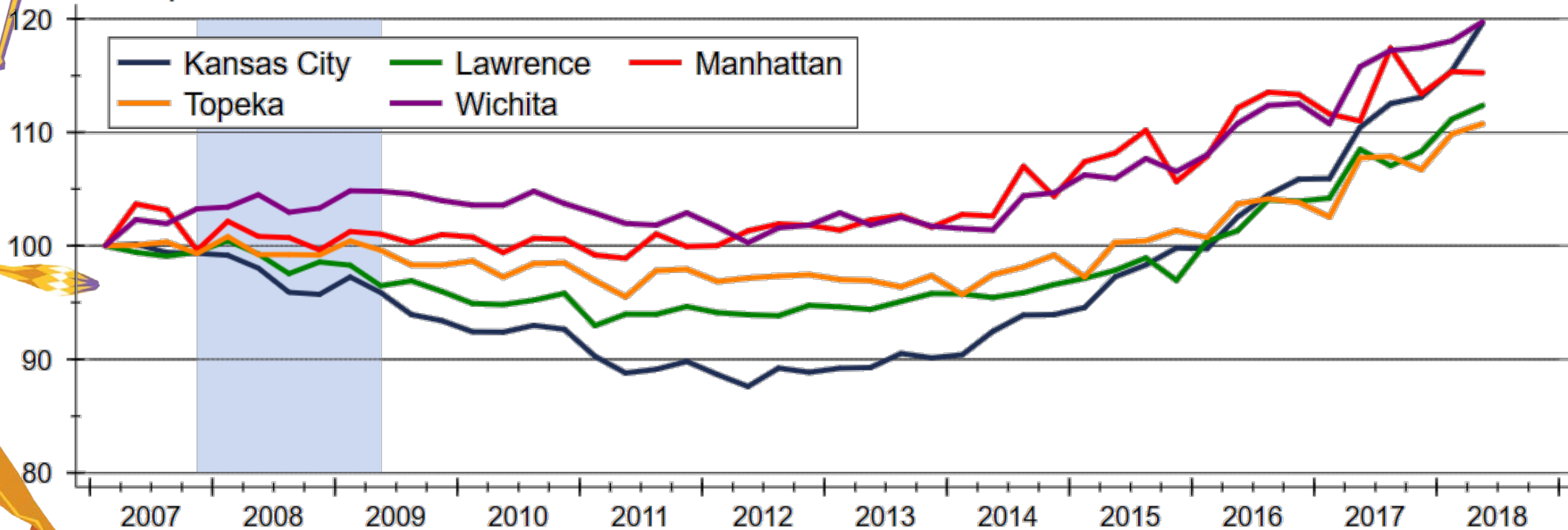


Source: Federal Housing Finance Agency (FHFA)

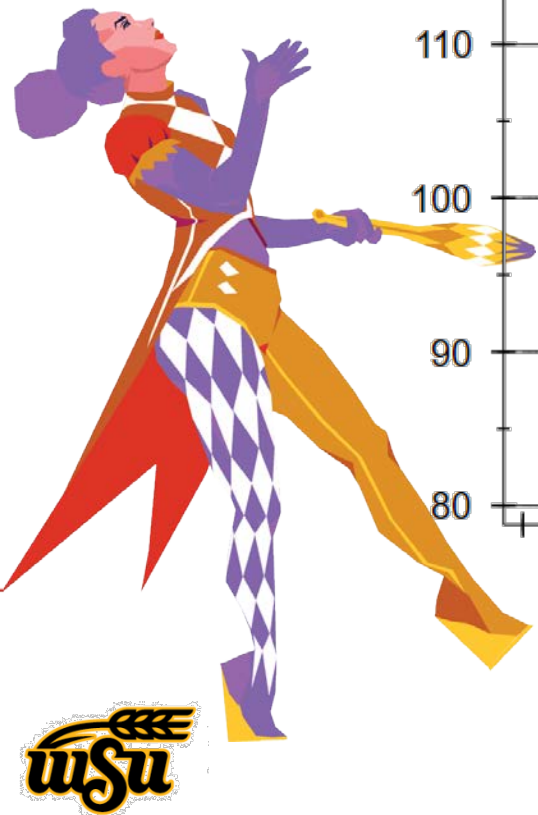


Home Price Appreciation across Kansas

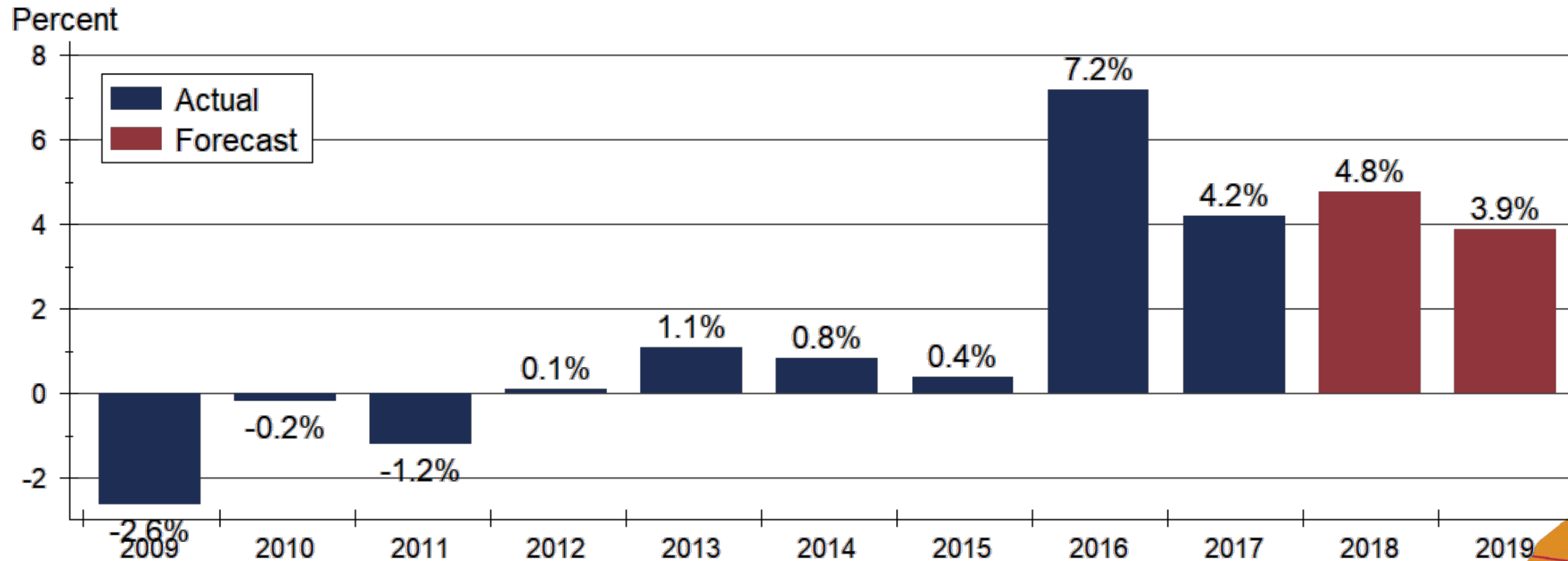
Index: 2007q1 = 100



Source: Federal Housing Finance Agency (FHFA)



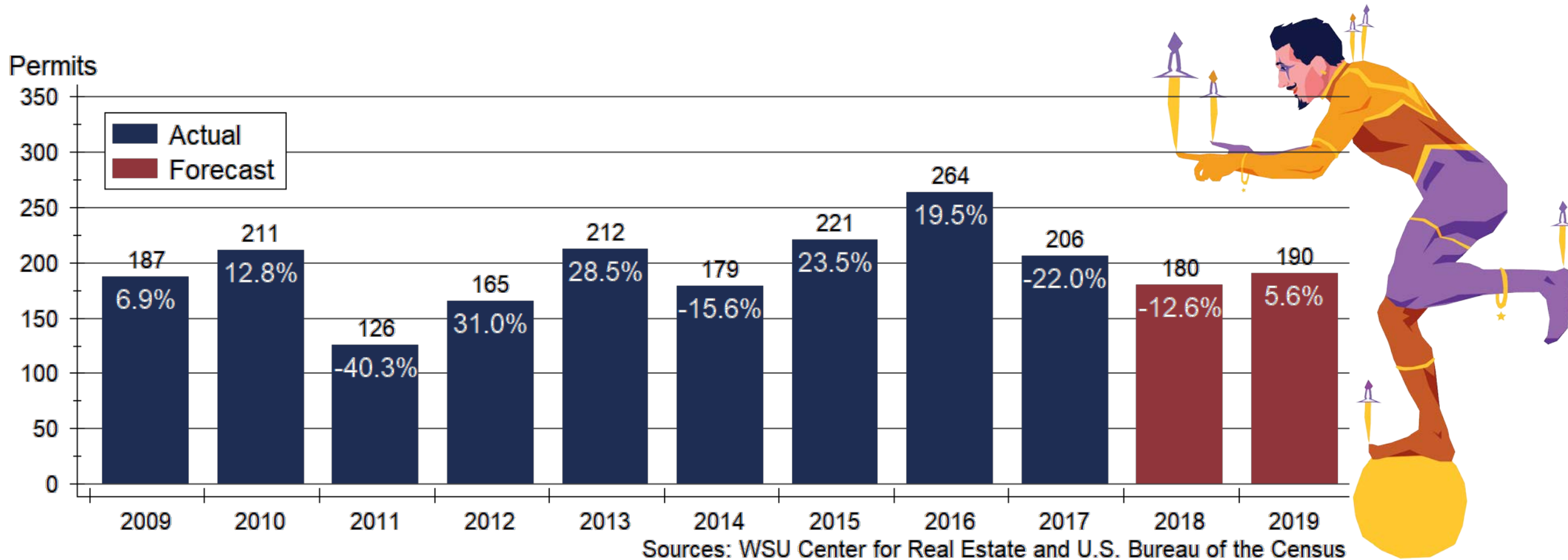
Home Price Appreciation Forecast



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



Lawrence Home Construction Forecast

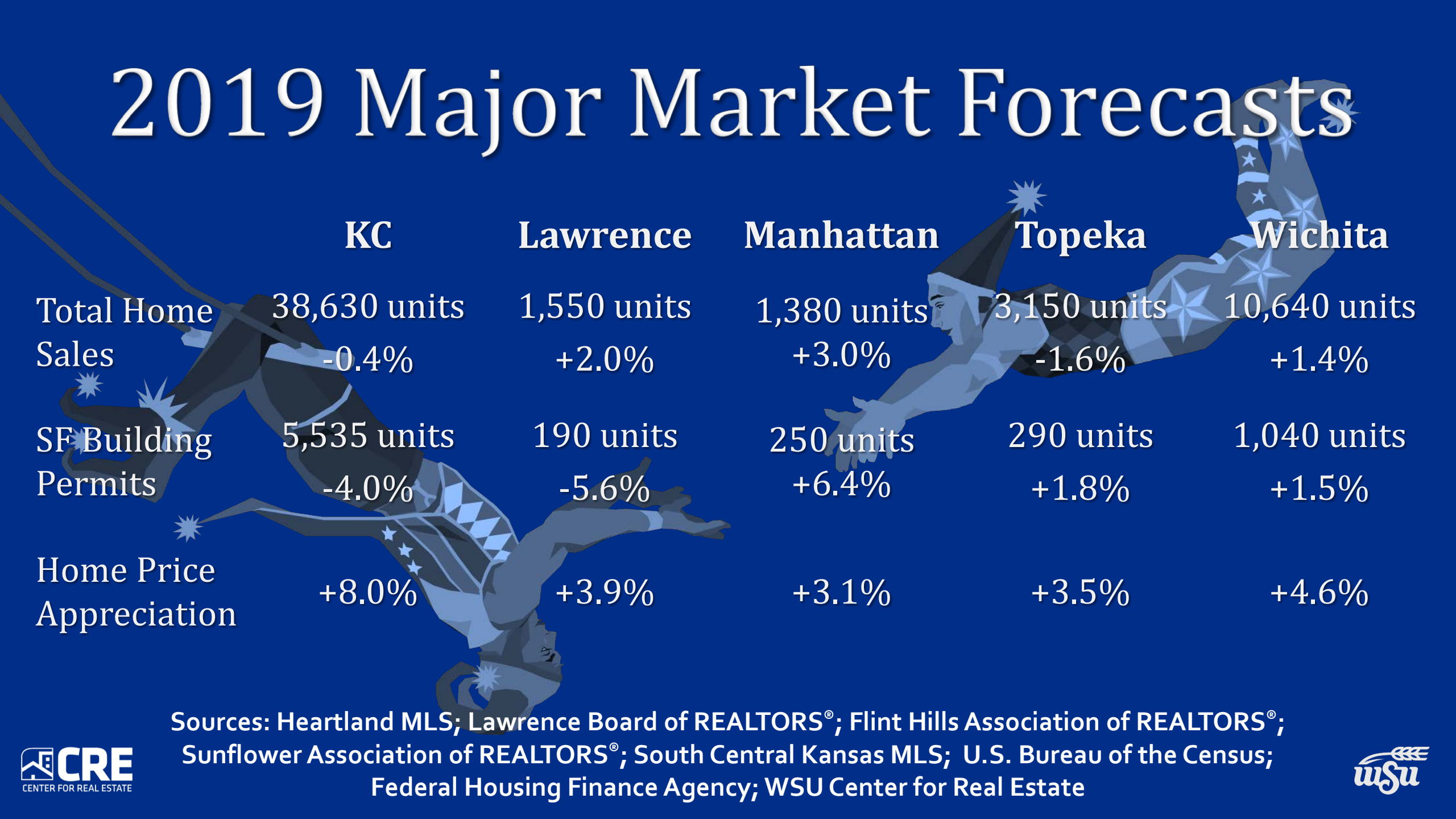


2019 Lawrence Forecast



	2016 Actual	2017 Actual	2018 Forecast	2019 Forecast
Total Home Sales	1,444 units +4.4%	1,490 units +3.2%	1,520 units +2.0%	1,550 +2.0%
SF Building Permits	264 units +19.5%	206 units -22.0%	180 units -12.6%	190 units +5.6%
Home Price Appreciation	+7.2%	+4.2%	+4.8	+3.9

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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