



JUMP INTO THE RING!

2019 Kansas Housing Markets Forecast

Emporia Economic Outlook Conference

Dr. Stanley D. Longhofer
October 26, 2018



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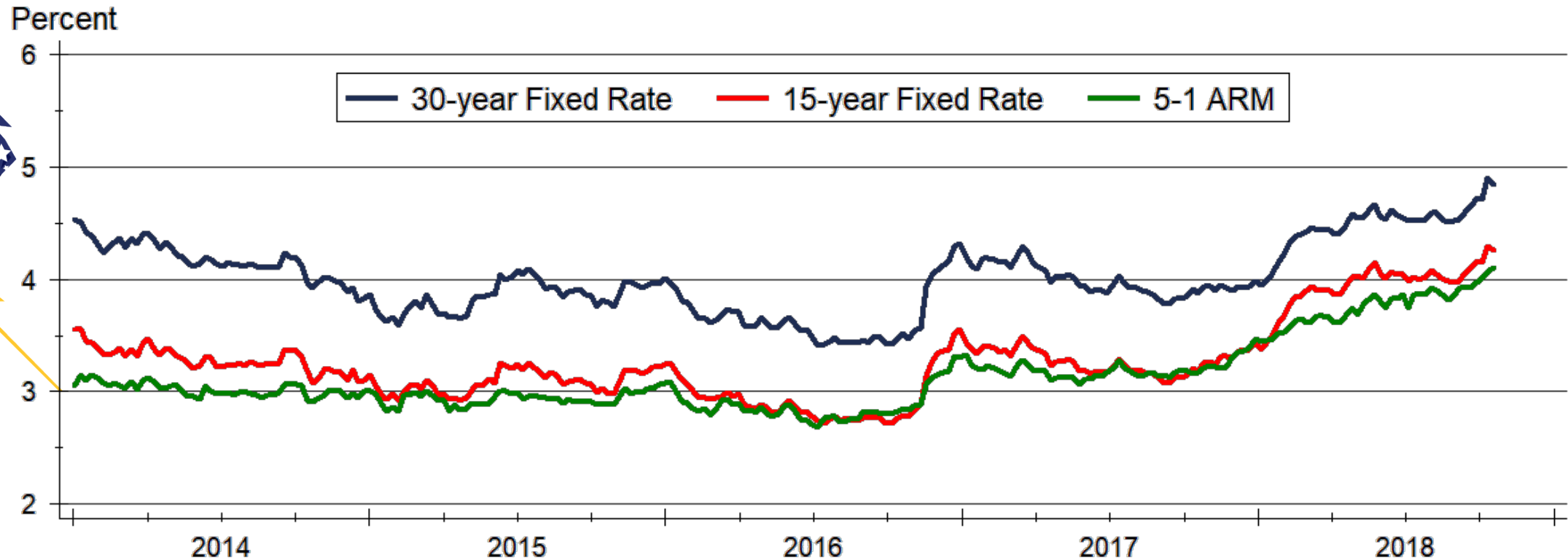
and participating
REALTOR® MLS systems
across Kansas



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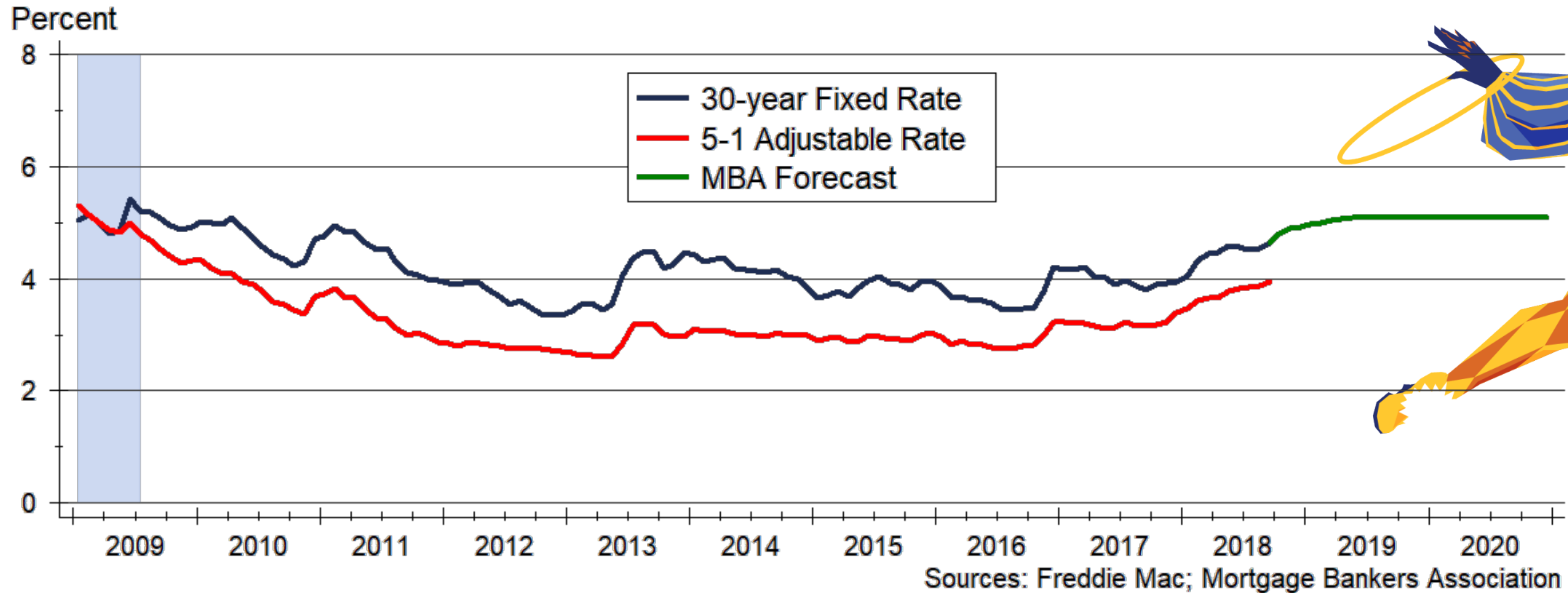


Weekly Mortgage Rates

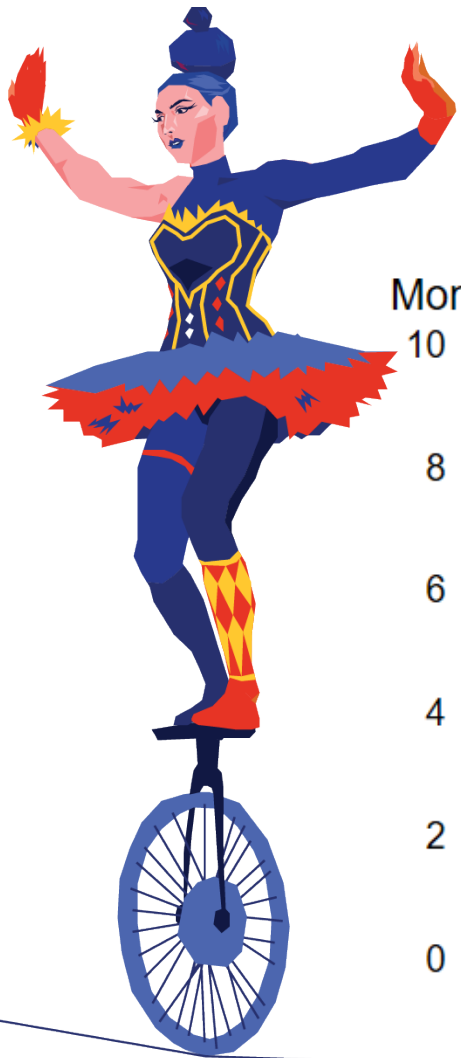


Source: Freddie Mac

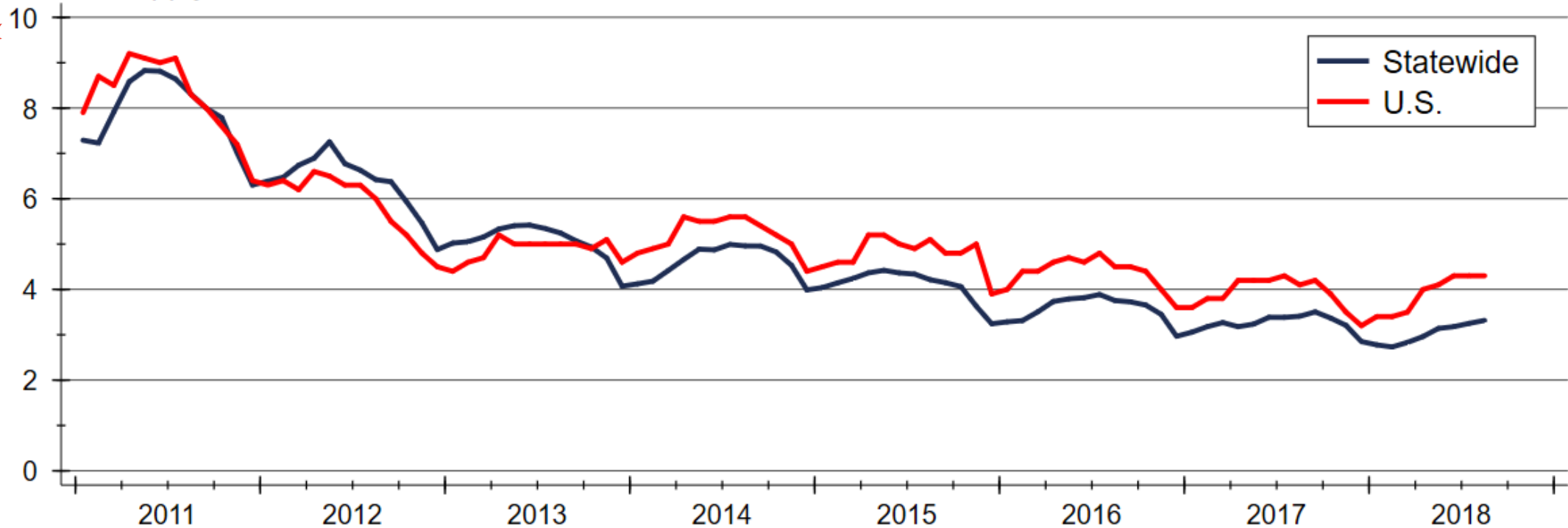
Mortgage Rates Forecast



Inventory of Homes for Sale

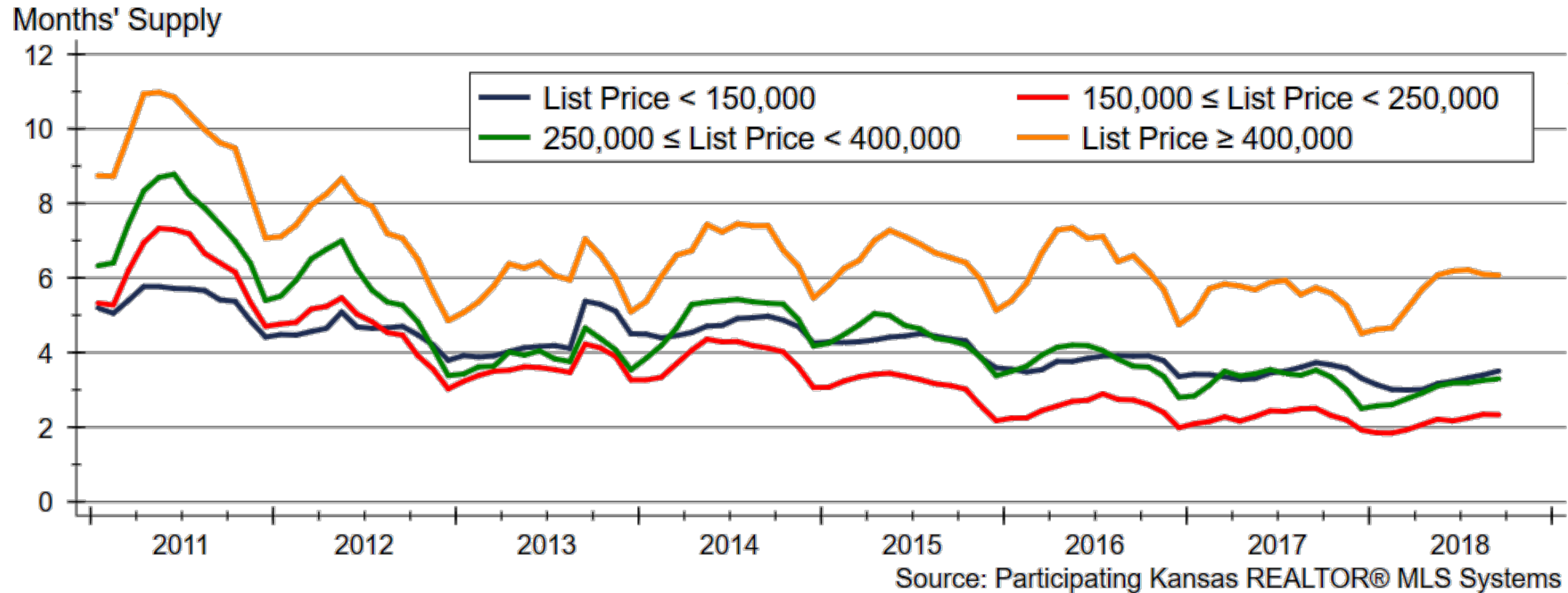


Months' Supply

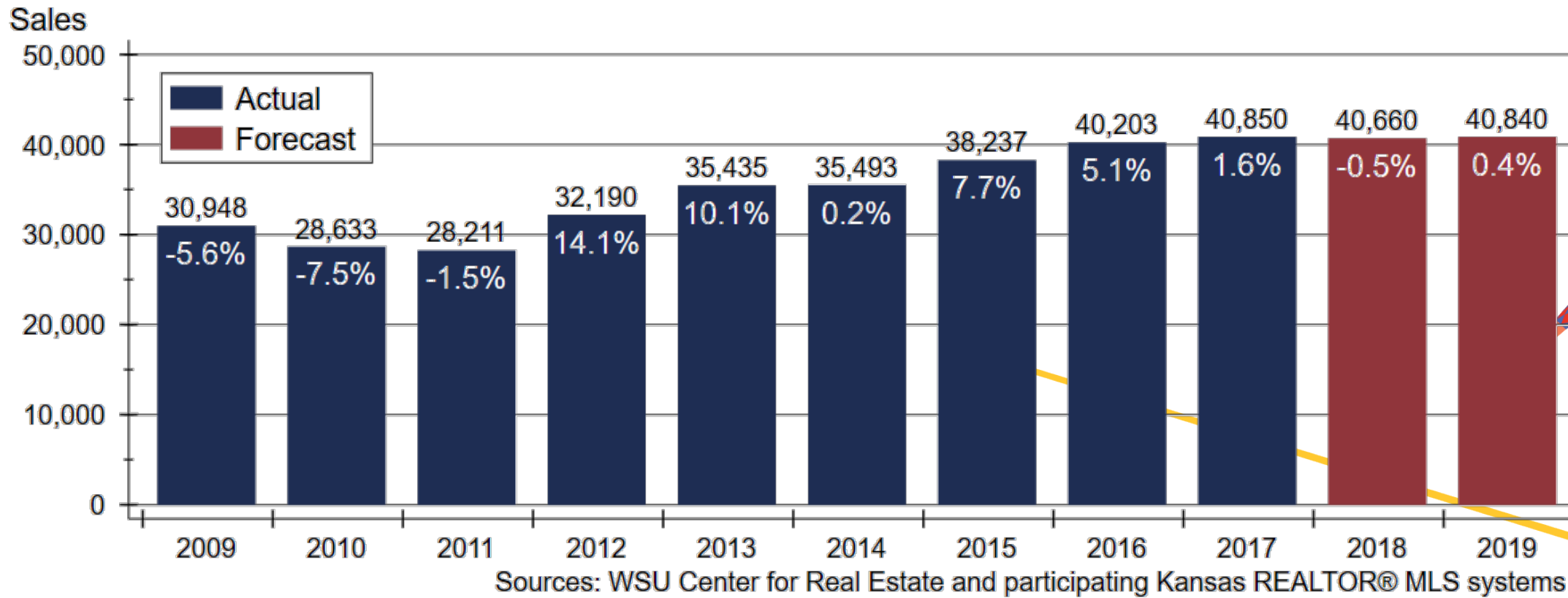


Sources: NAR and Participating Kansas REALTOR® MLS systems

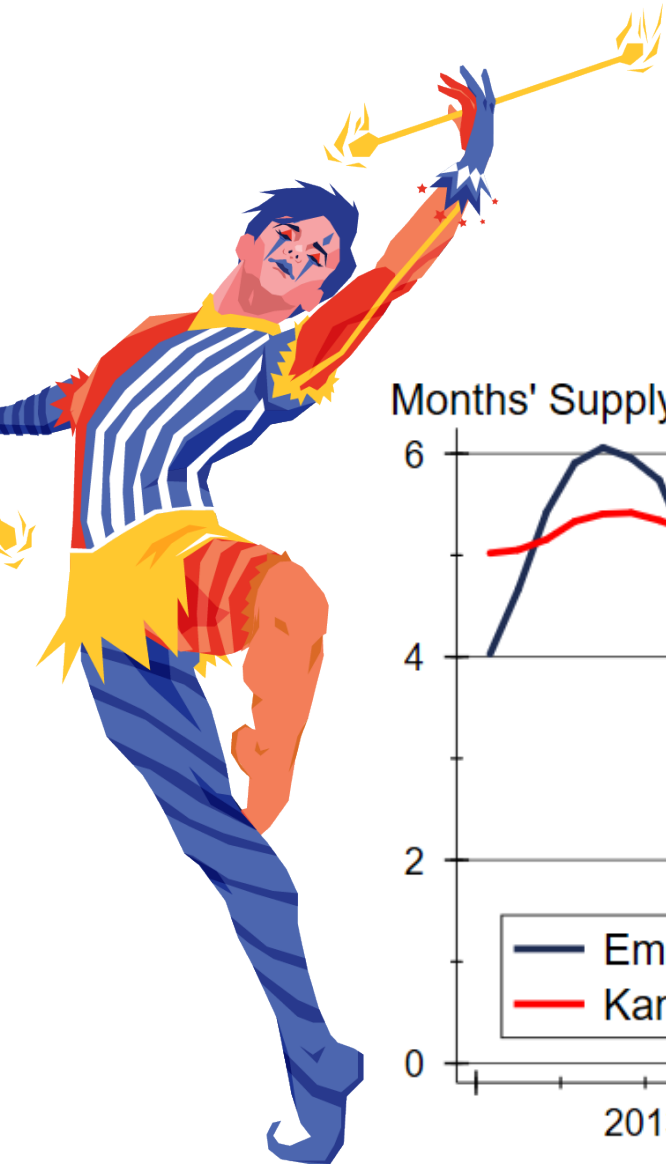
Home Inventories by Price Range



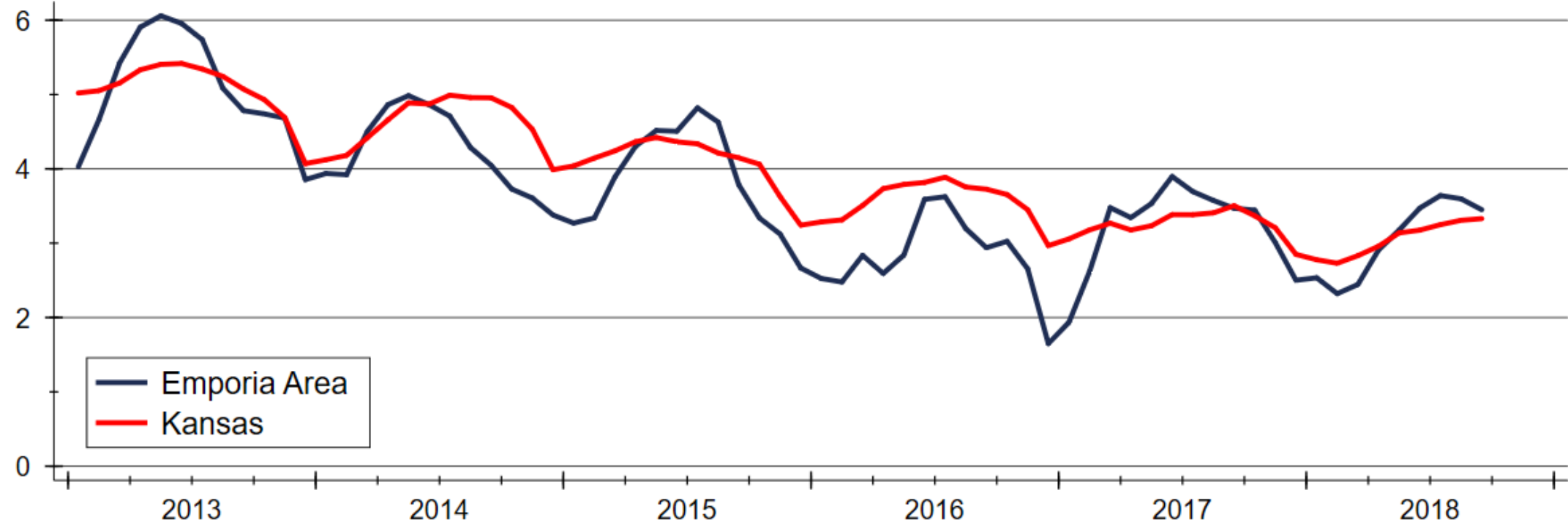
Kansas Home Sales Forecast



Emporia Area Inventories

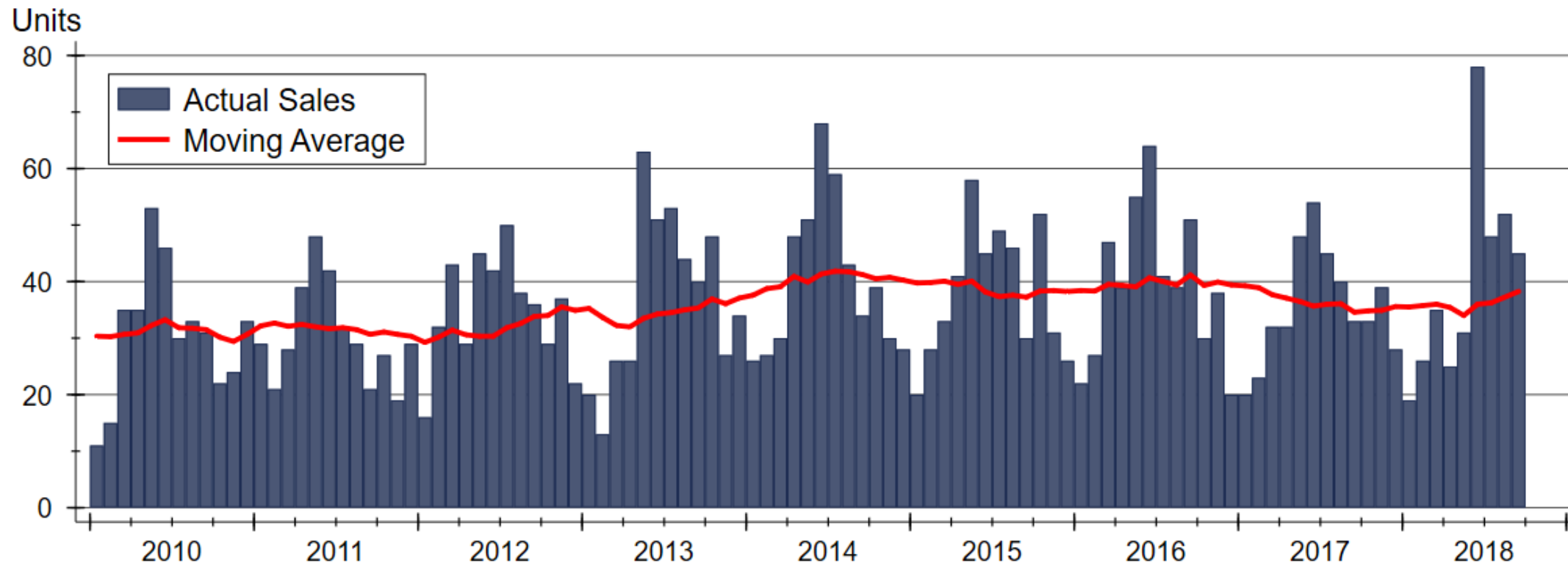


Months' Supply



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

Emporia Area Home Sales

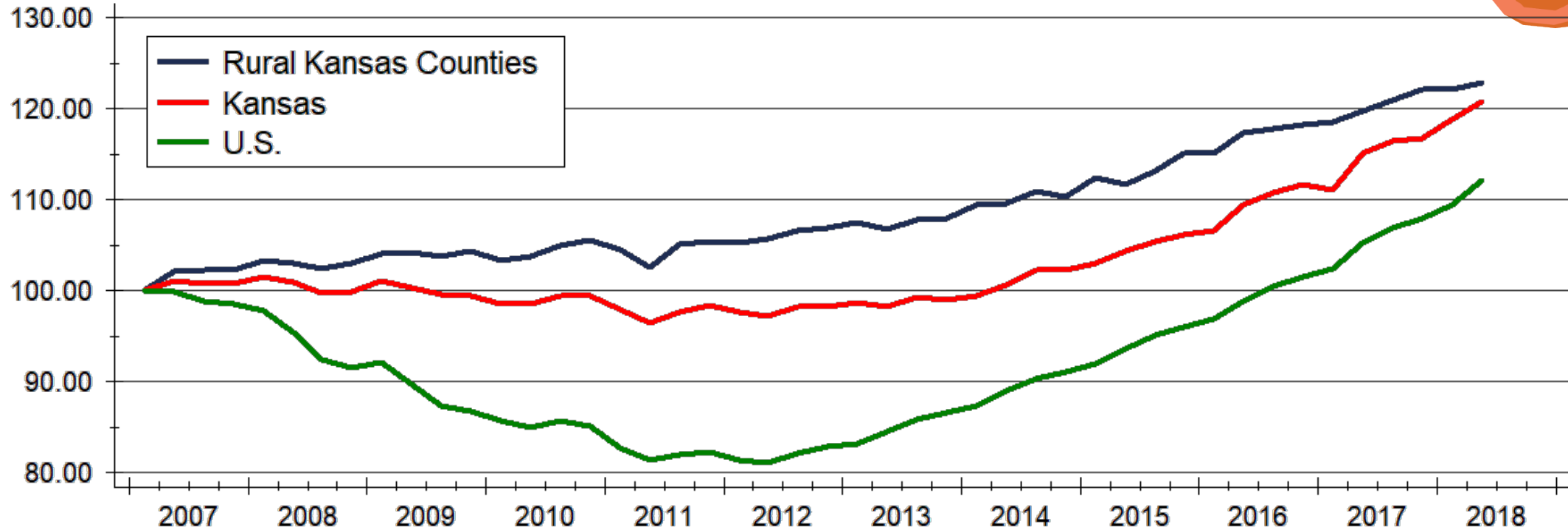


Source: Sunflower Association of REALTORS®



Home Price Appreciation since 2007

Index: 2007q1 = 100

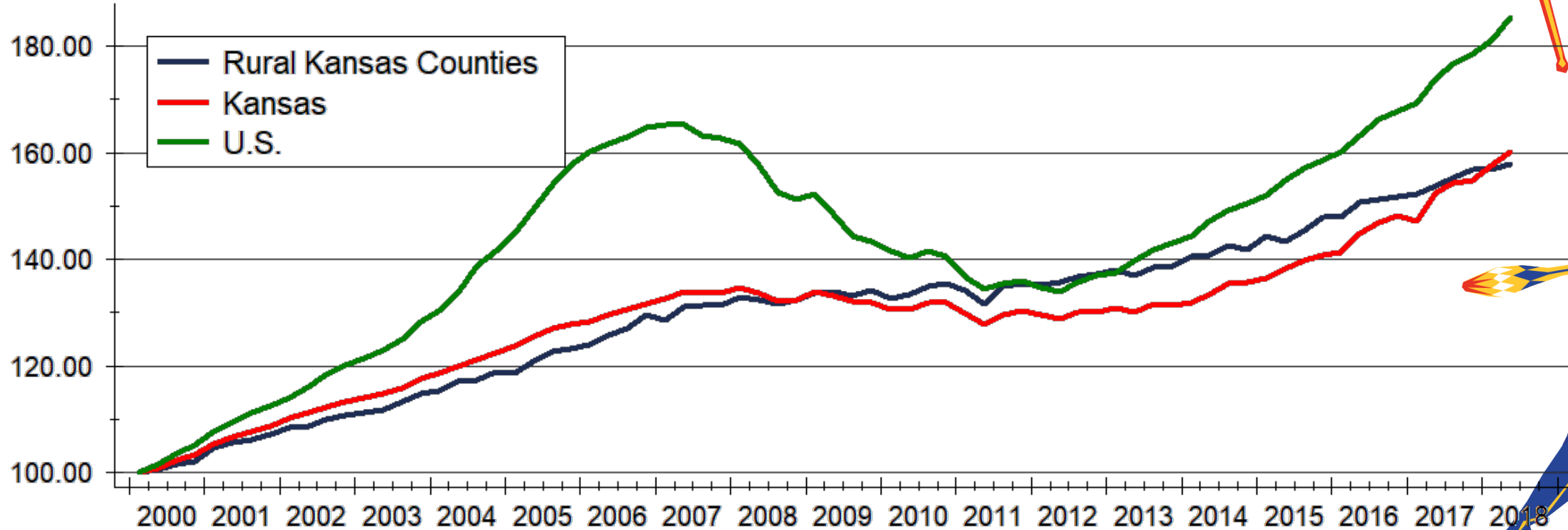


Source: Federal Housing Finance Agency (FHFA)



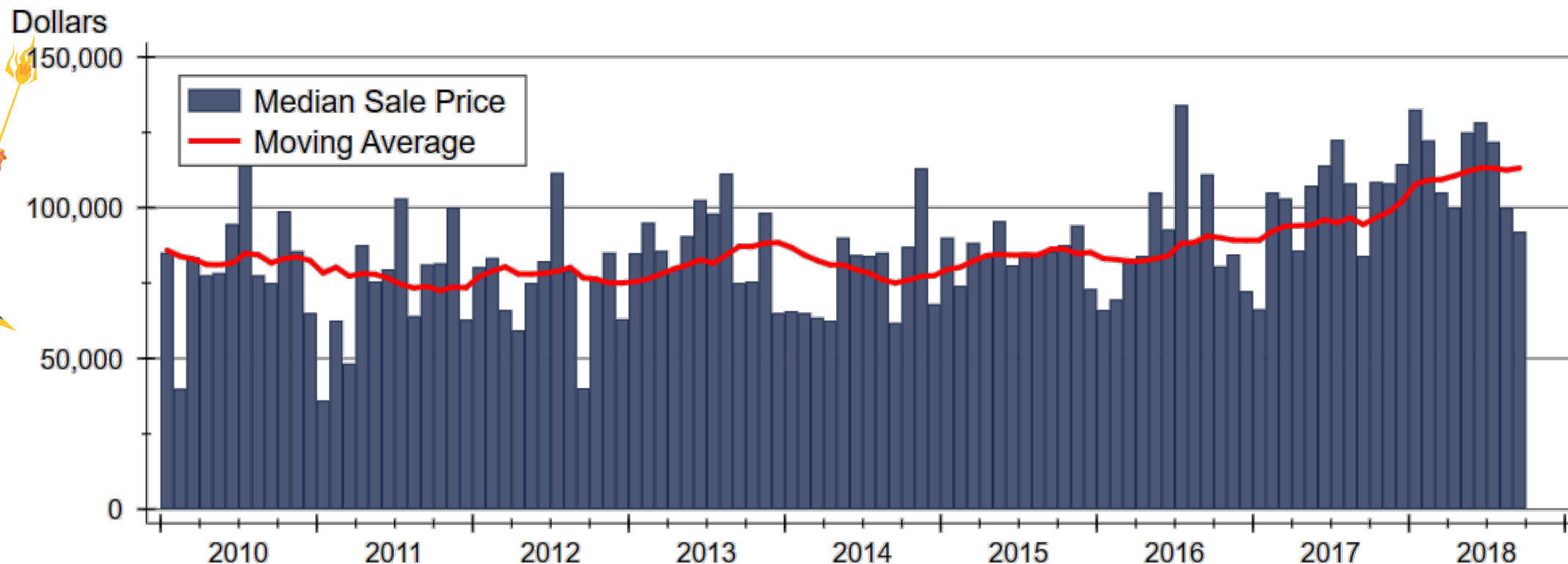
Home Price Appreciation since 2000

Index: 2000q1 = 100



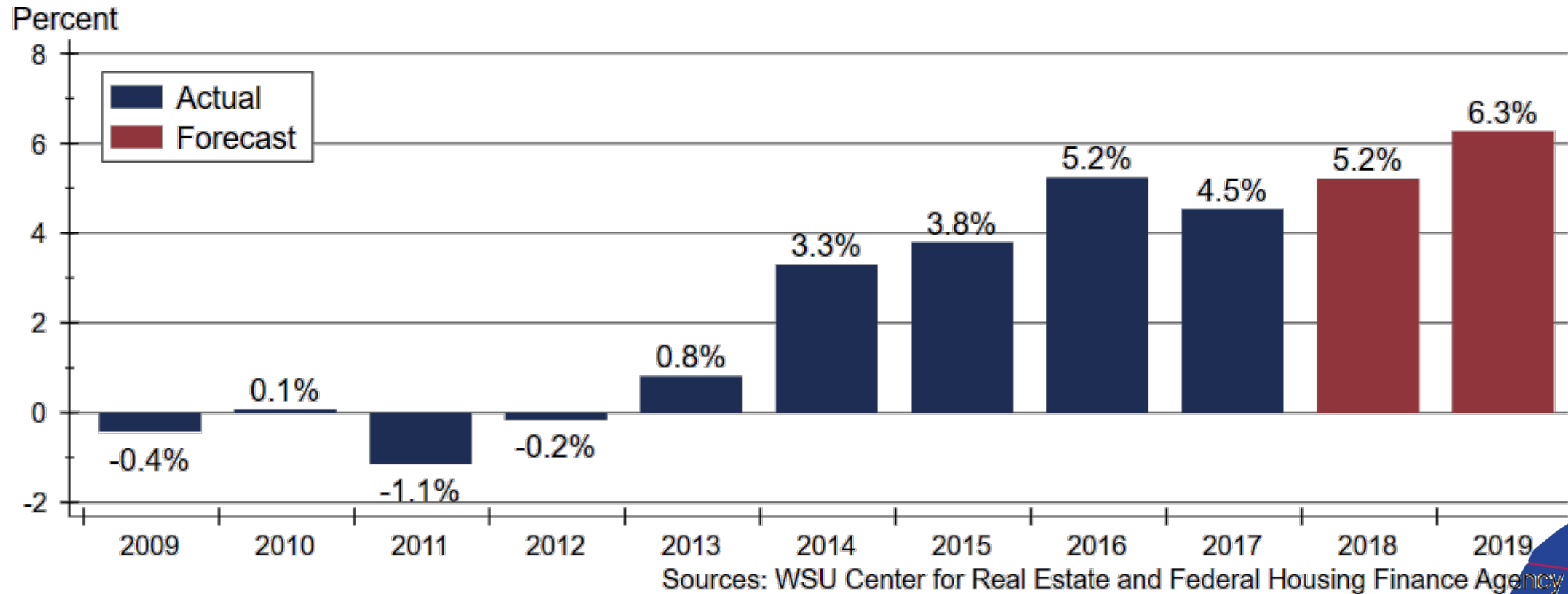
Source: Federal Housing Finance Agency (FHFA)

Emporia Area Home Prices

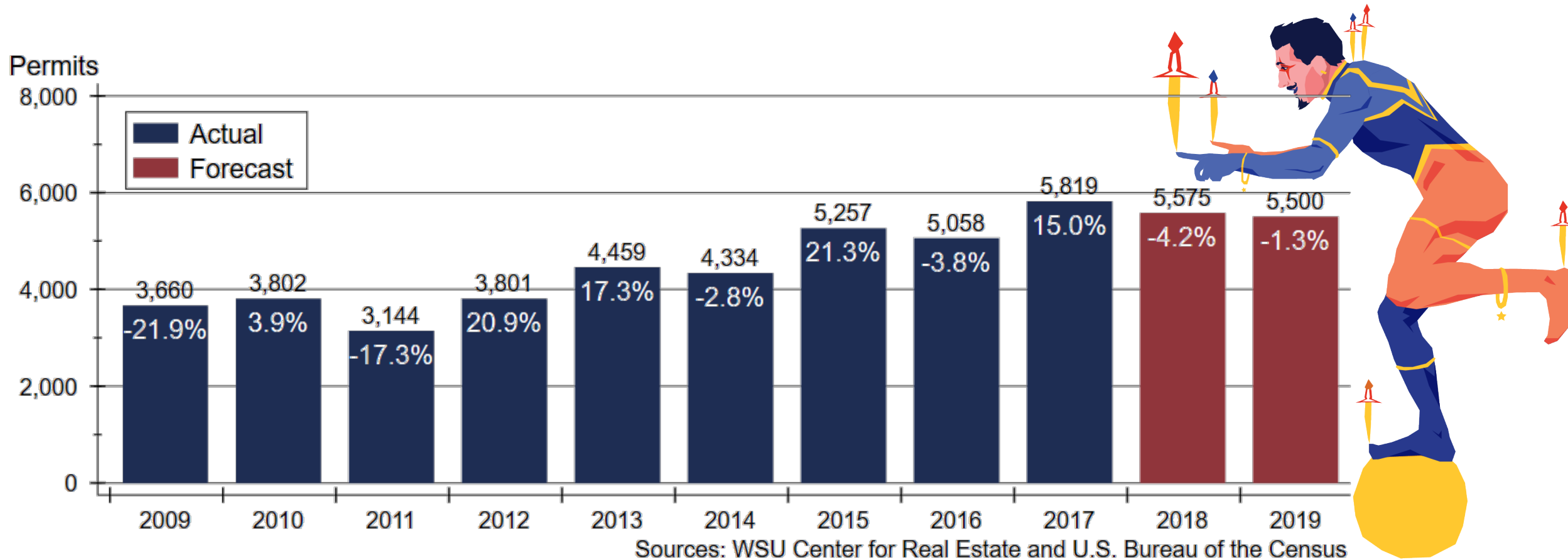


Source: Sunflower Association of REALTORS®

Home Price Appreciation Forecast



Kansas Home Construction Forecast

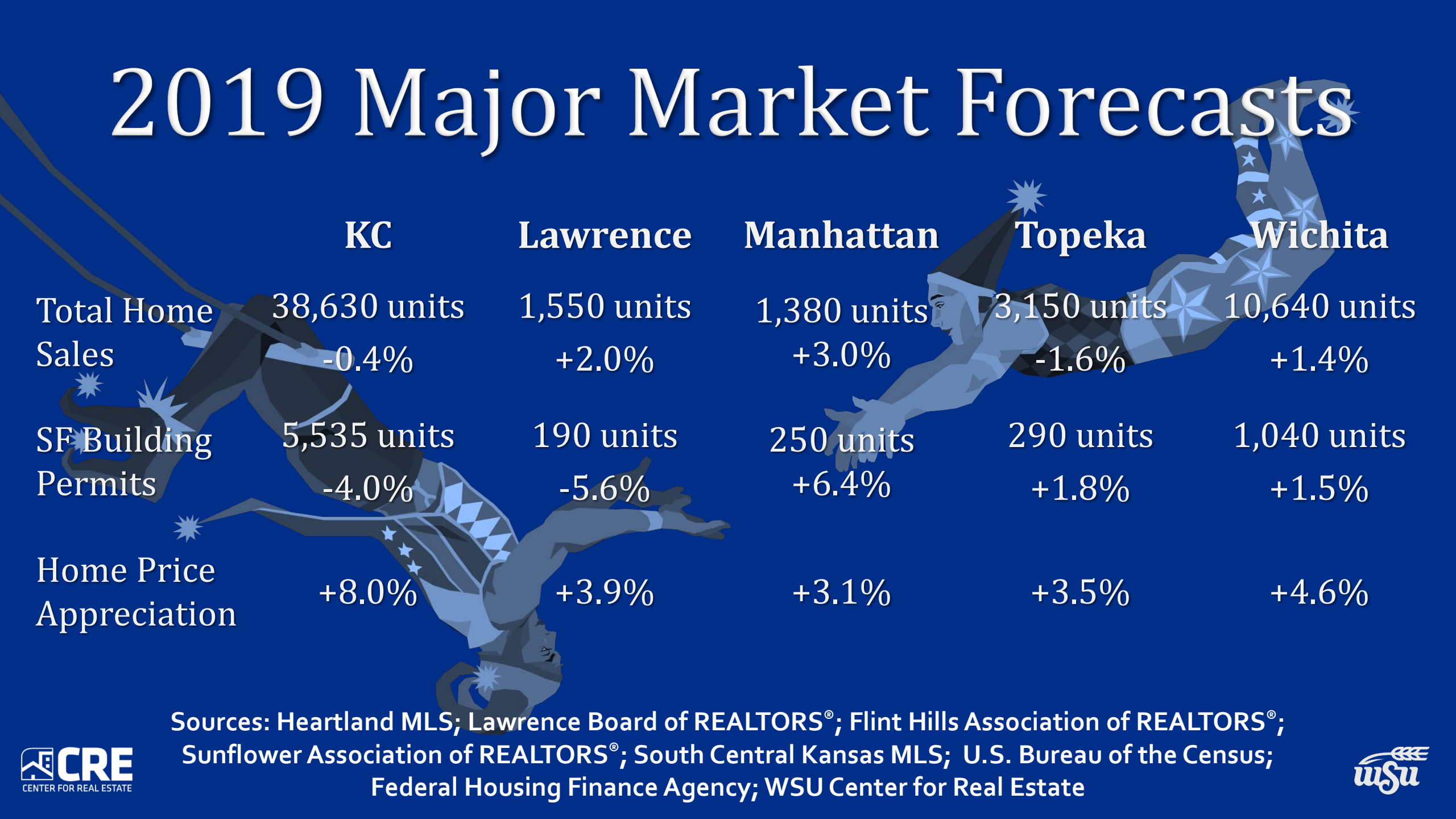


2019 Kansas Forecast



	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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