



JUMP INTO THE RING!

2019 Wichita Housing Forecast

Dr. Stanley D. Longhofer
WSU Center for Real Estate
November 13, 2018



2019 Forecast Sponsors



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Thanks also to:



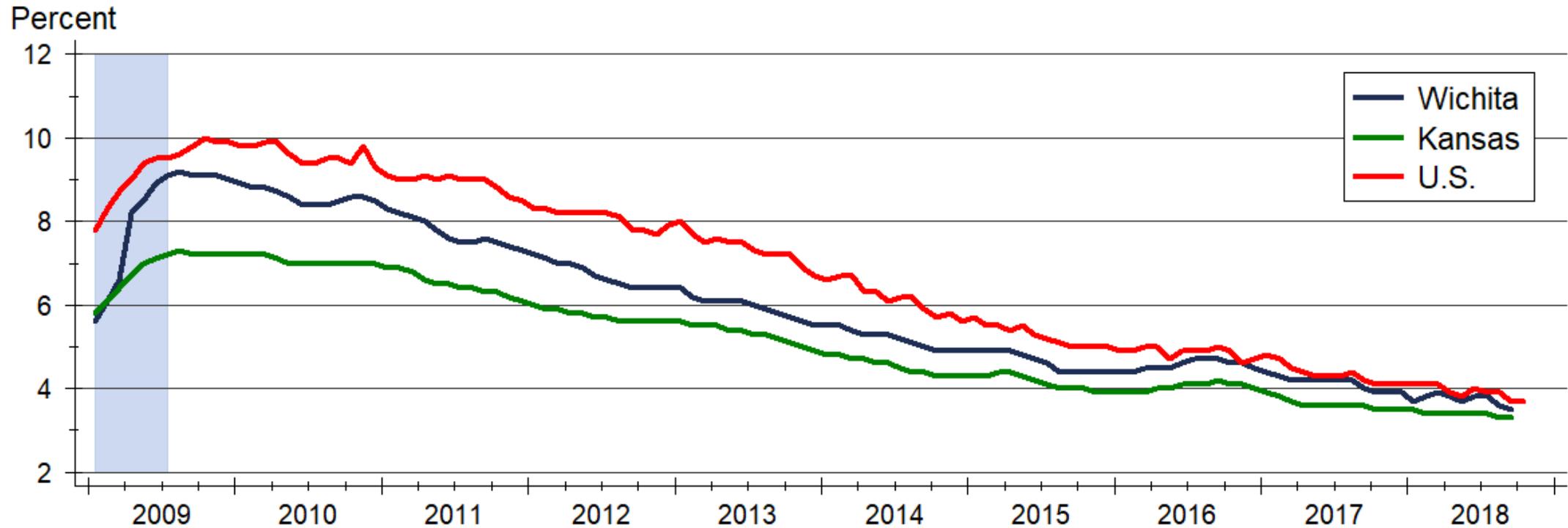
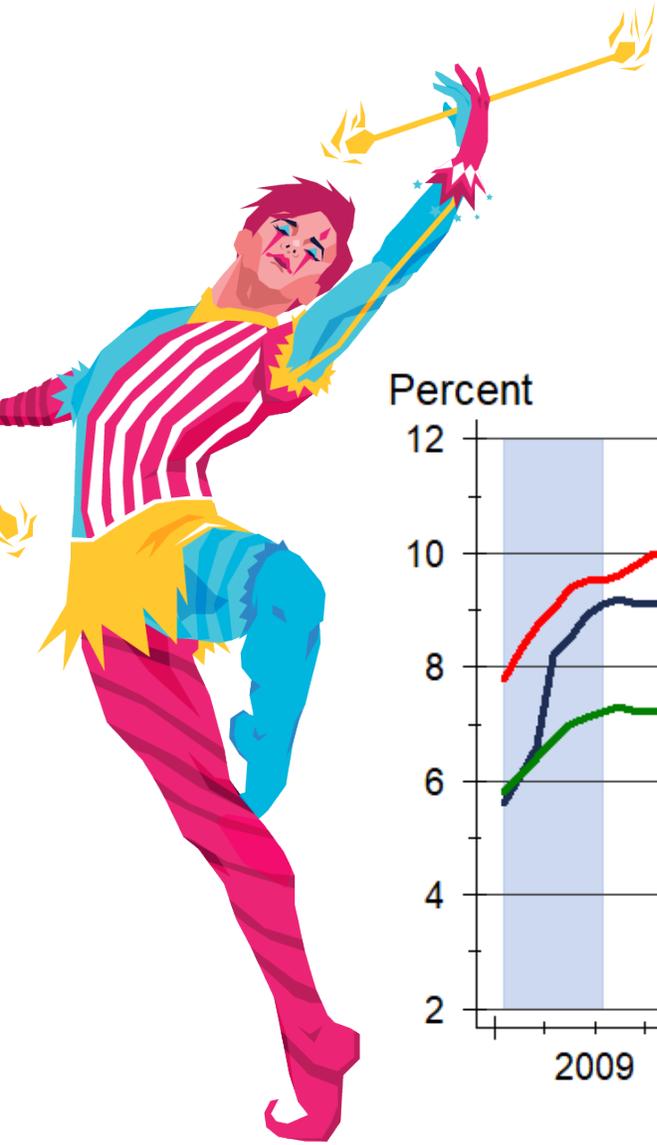
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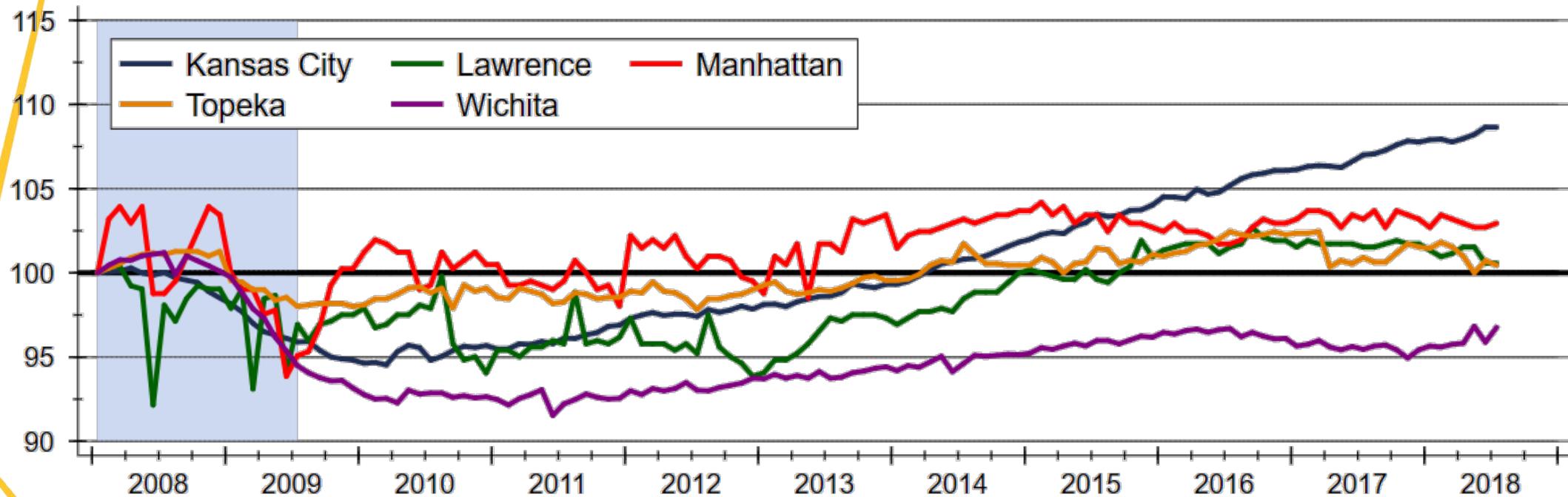
Wichita Unemployment Rate



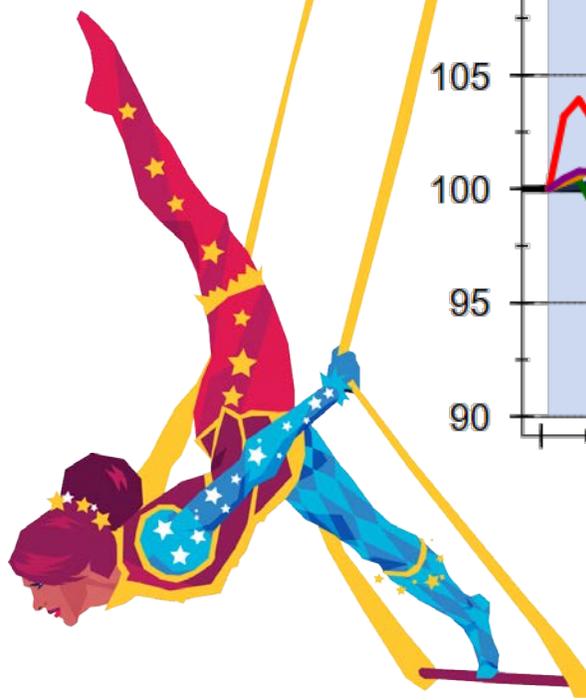
Source: U.S. Bureau of Labor Statistics
Data are seasonally adjusted

Total Employment across Kansas

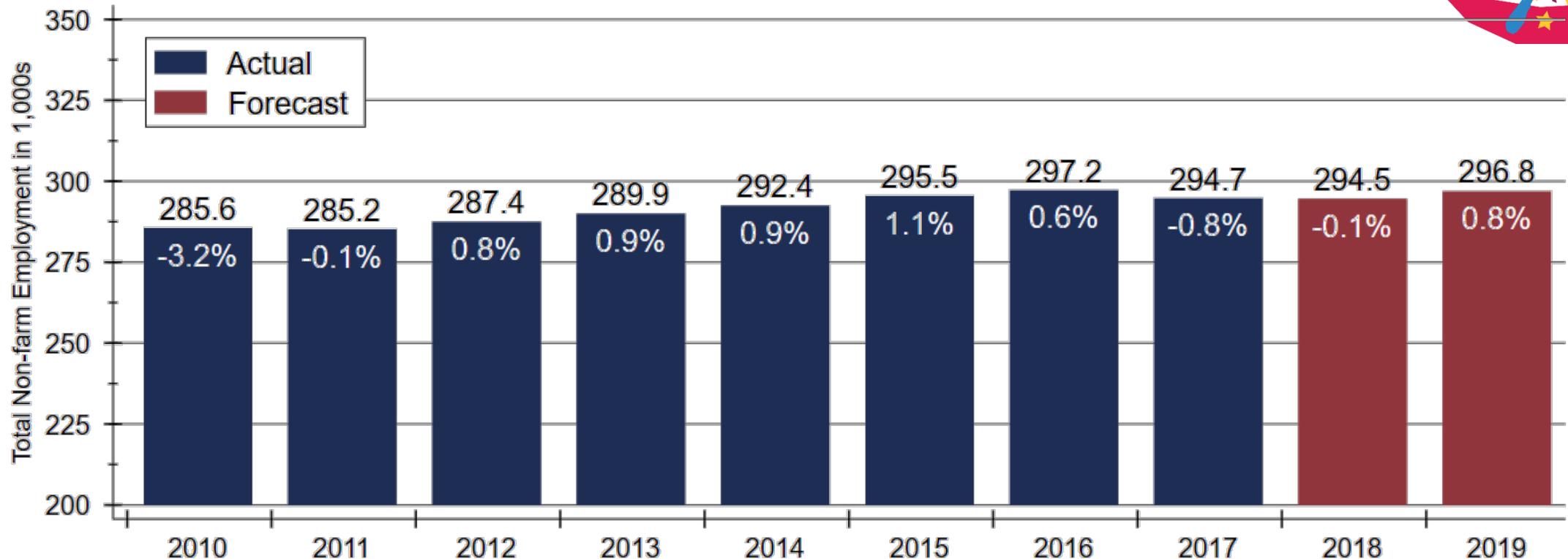
Index: 2008m1 = 100



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

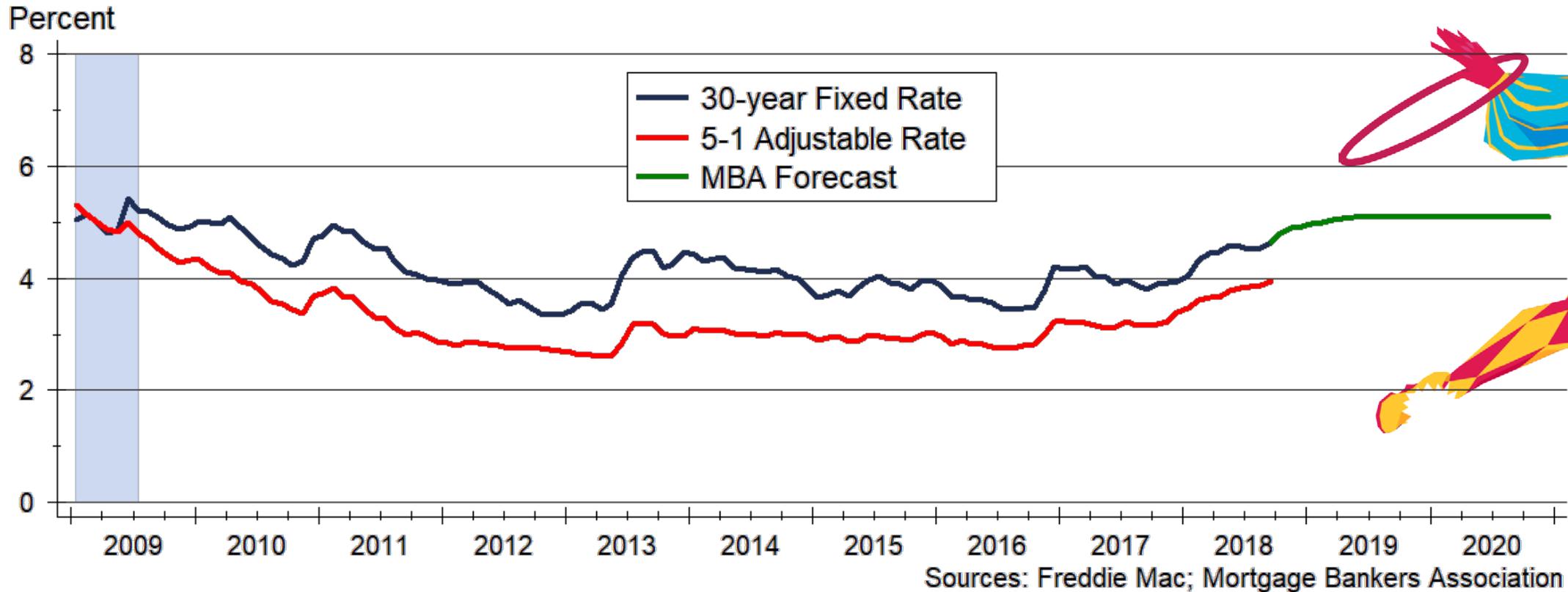


Wichita Employment Forecast

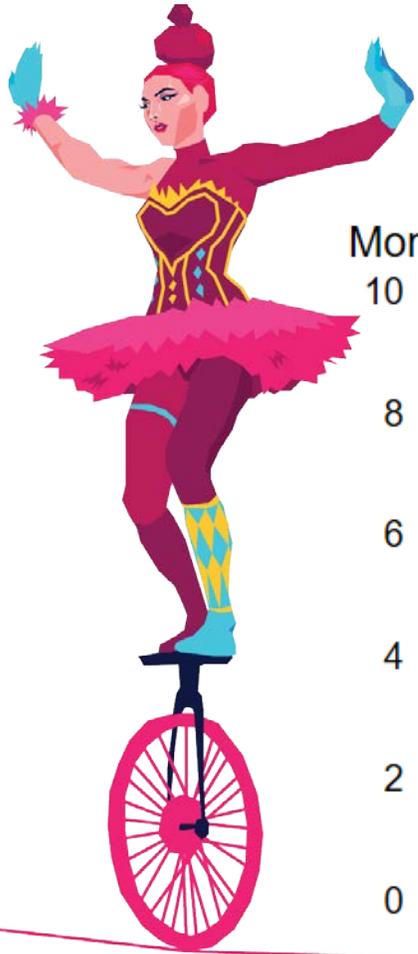


Sources: Kansas Department of Labor and WSU CEDBR

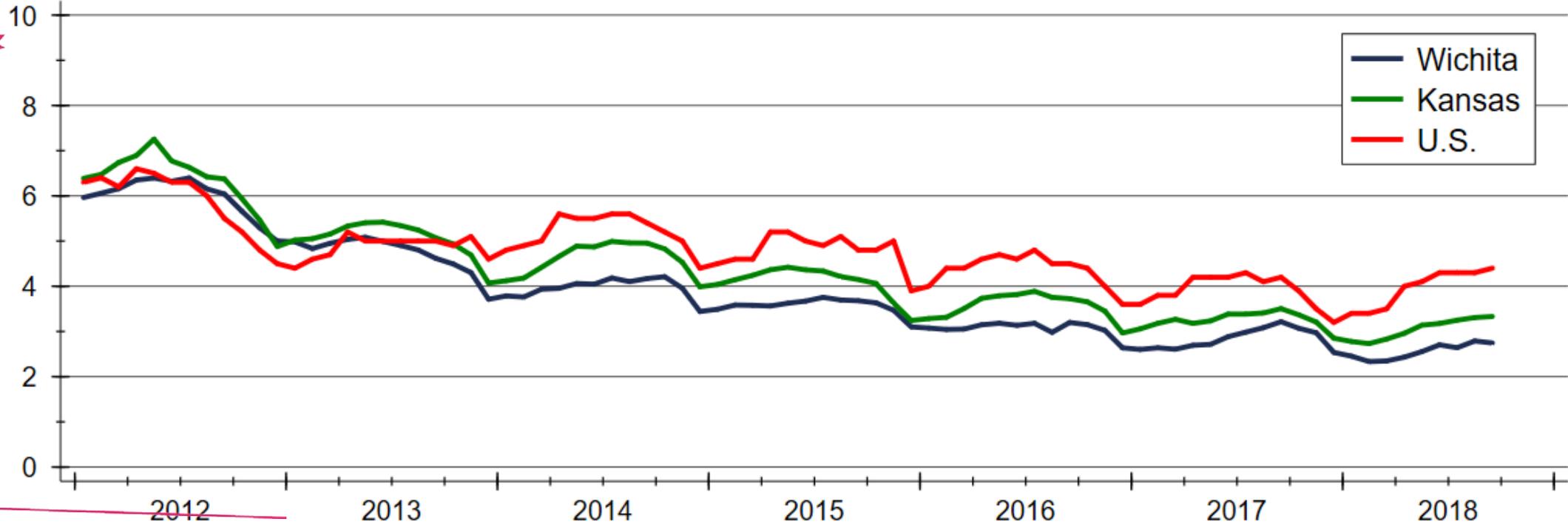
Mortgage Rates Forecast



Inventory of Homes for Sale



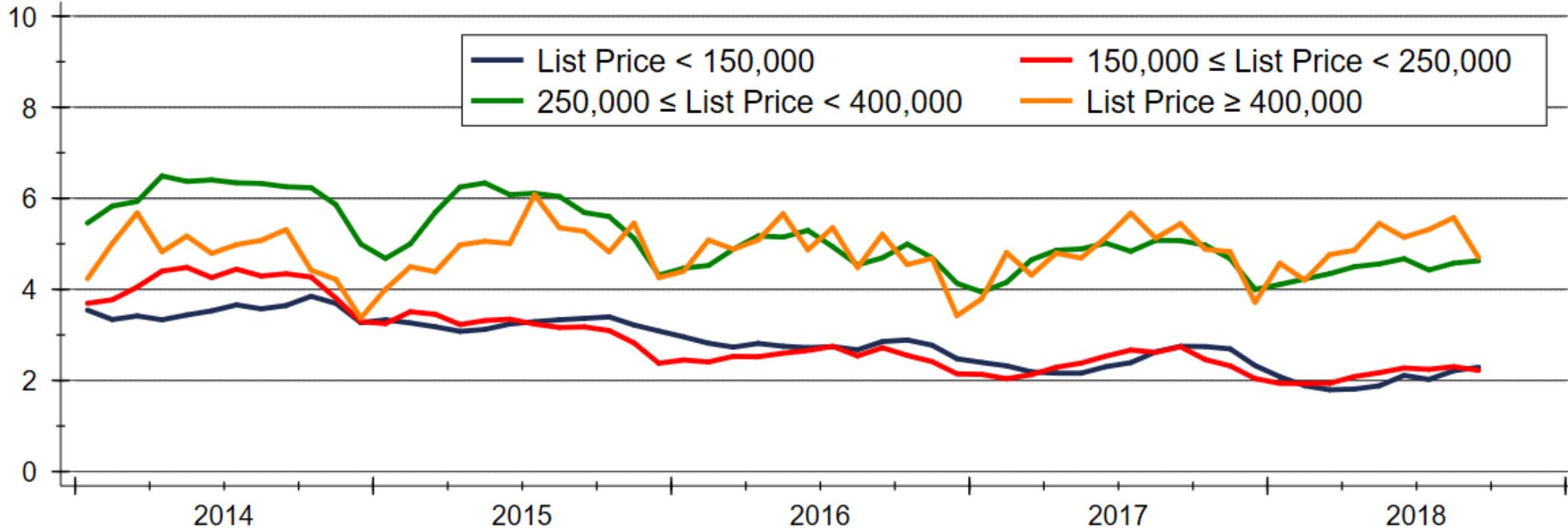
Months' Supply



Sources: NAR, KAR and South Central Kansas MLS

Home Inventories by Price Range

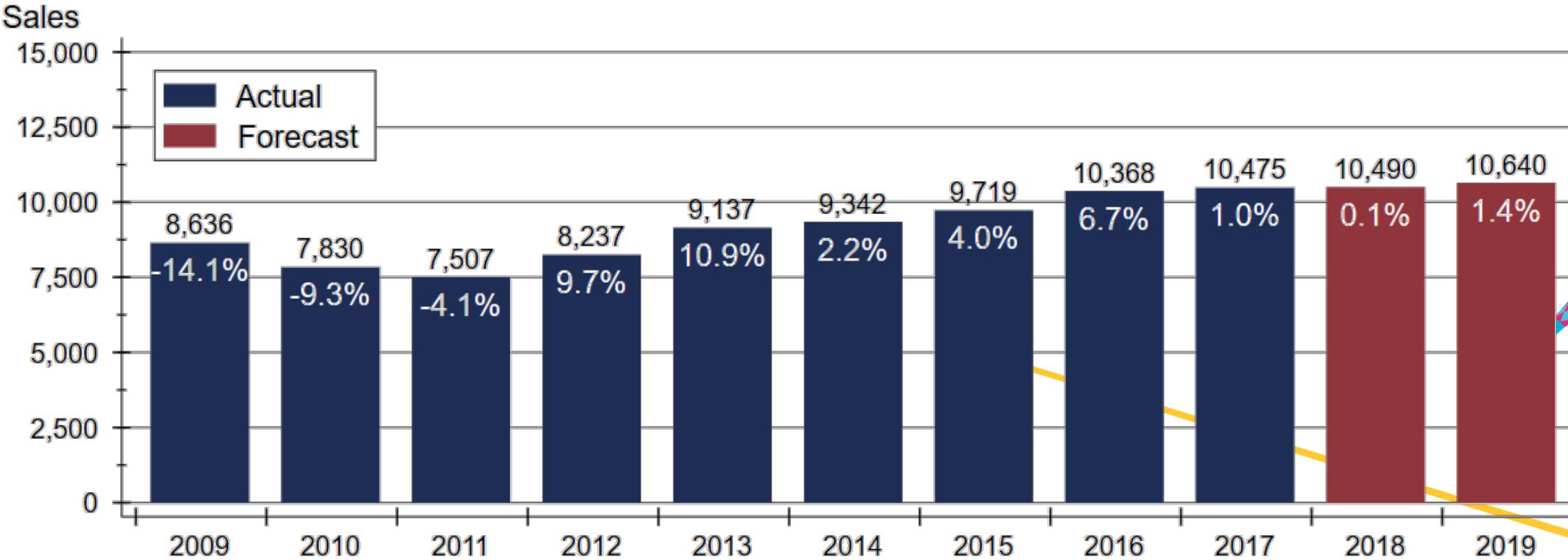
Months' Supply



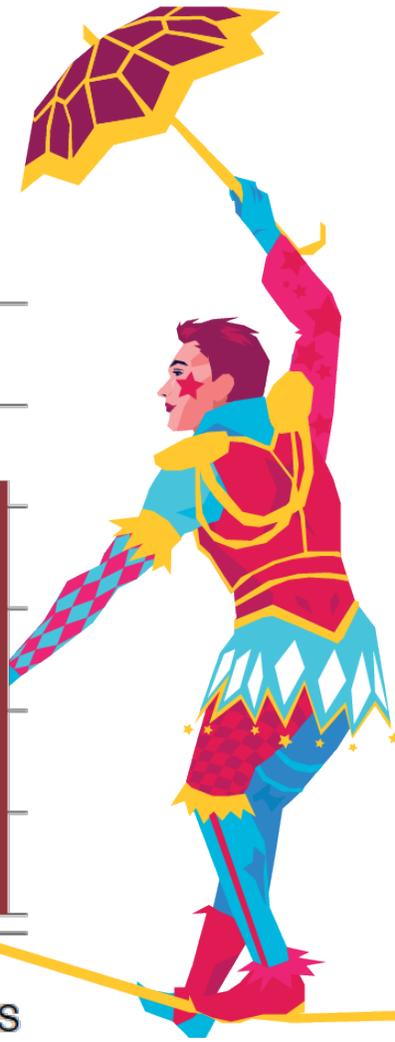
Source: South Central Kansas MLS



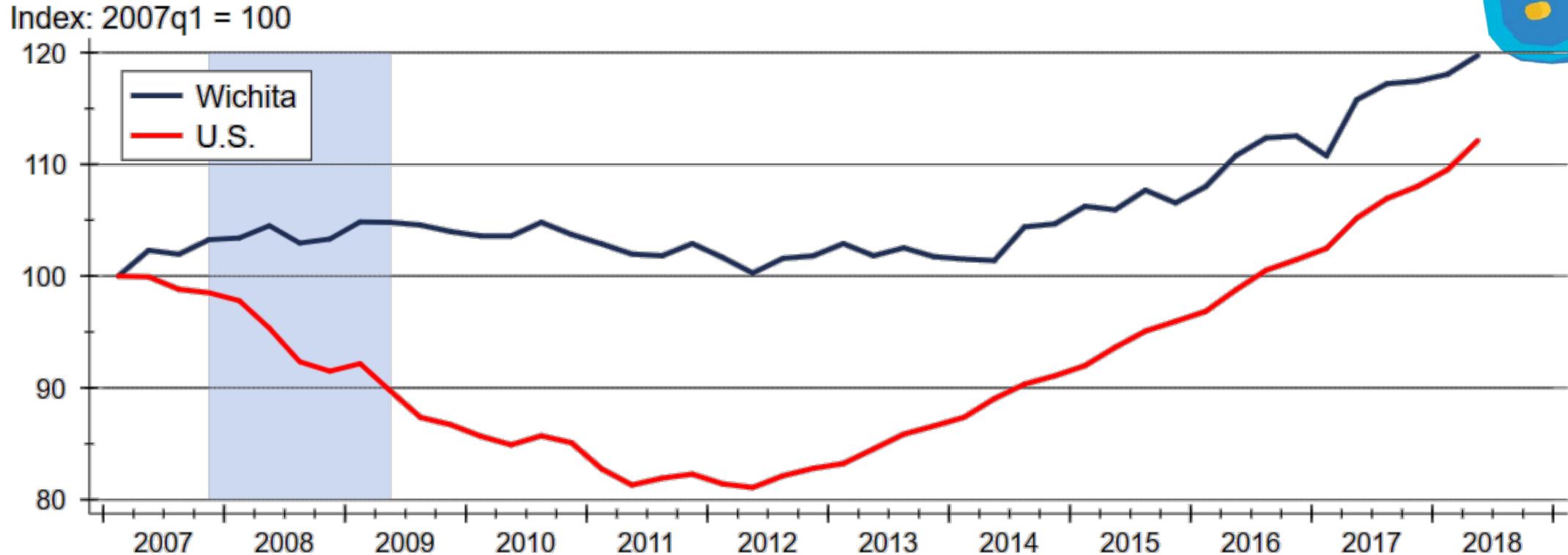
Wichita Home Sales Forecast



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



Home Price Appreciation since 2007

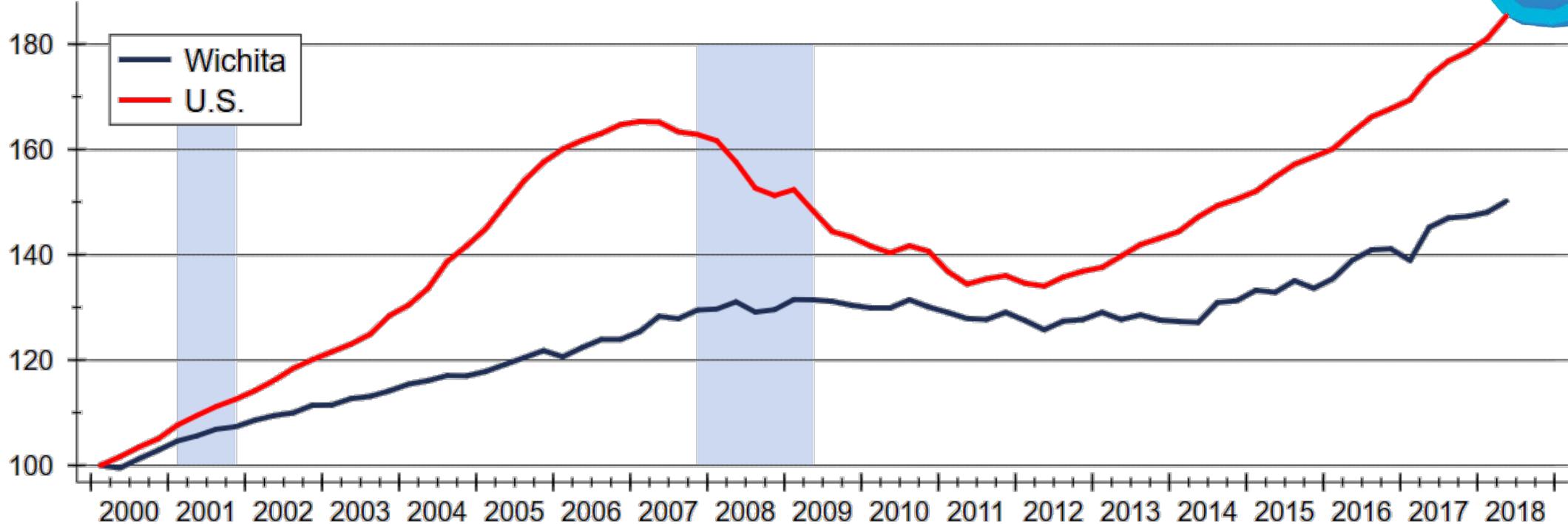


Source: Federal Housing Finance Agency (FHFA)



Home Price Appreciation since 2000

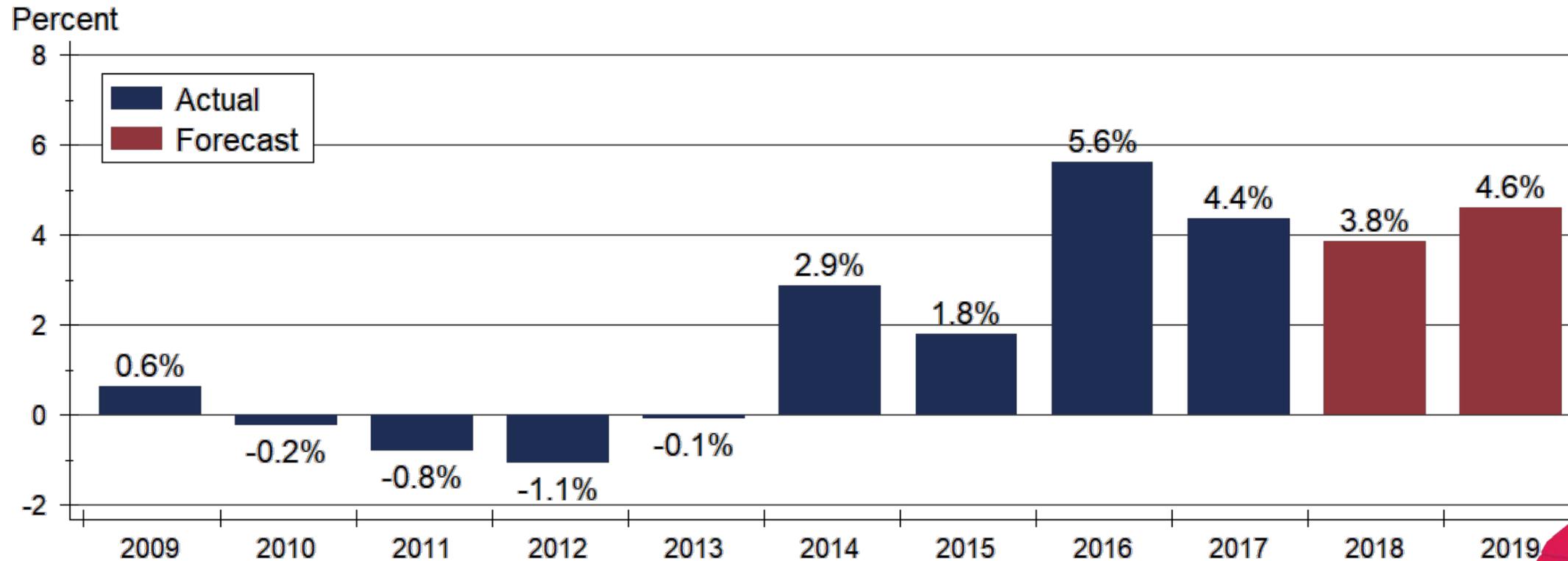
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Source: Federal Housing Finance Agency (FHFA)



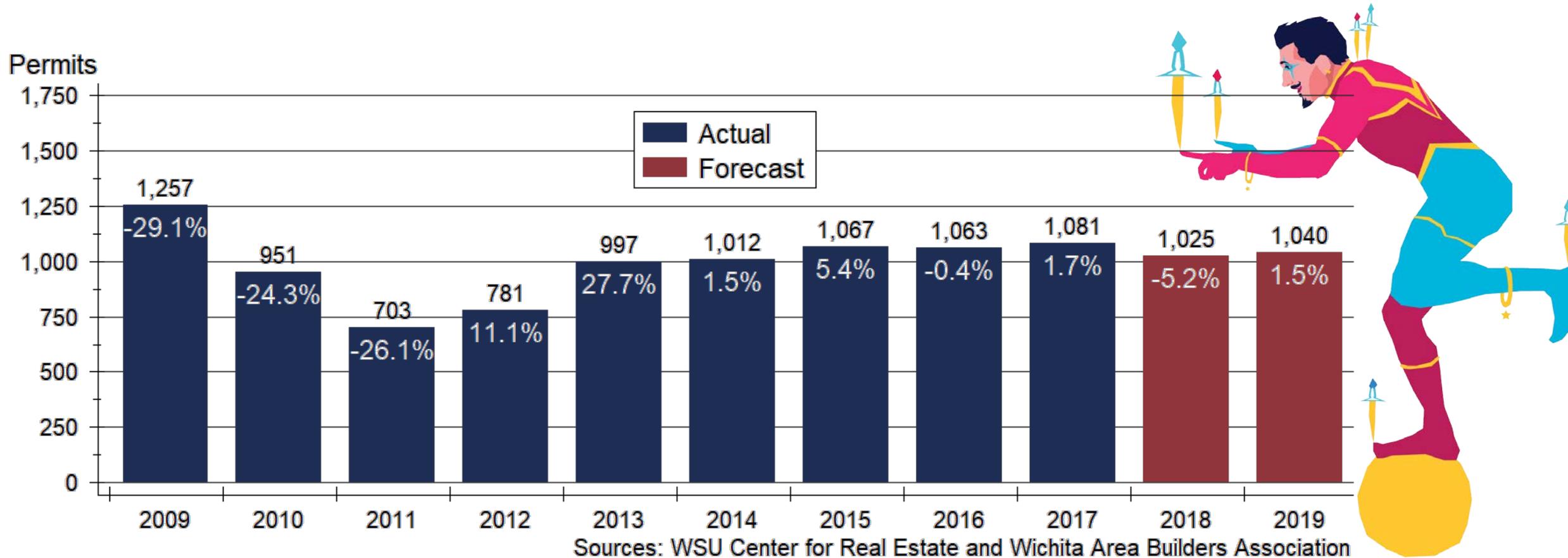
Home Price Appreciation Forecast



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



Wichita Home Construction Forecast

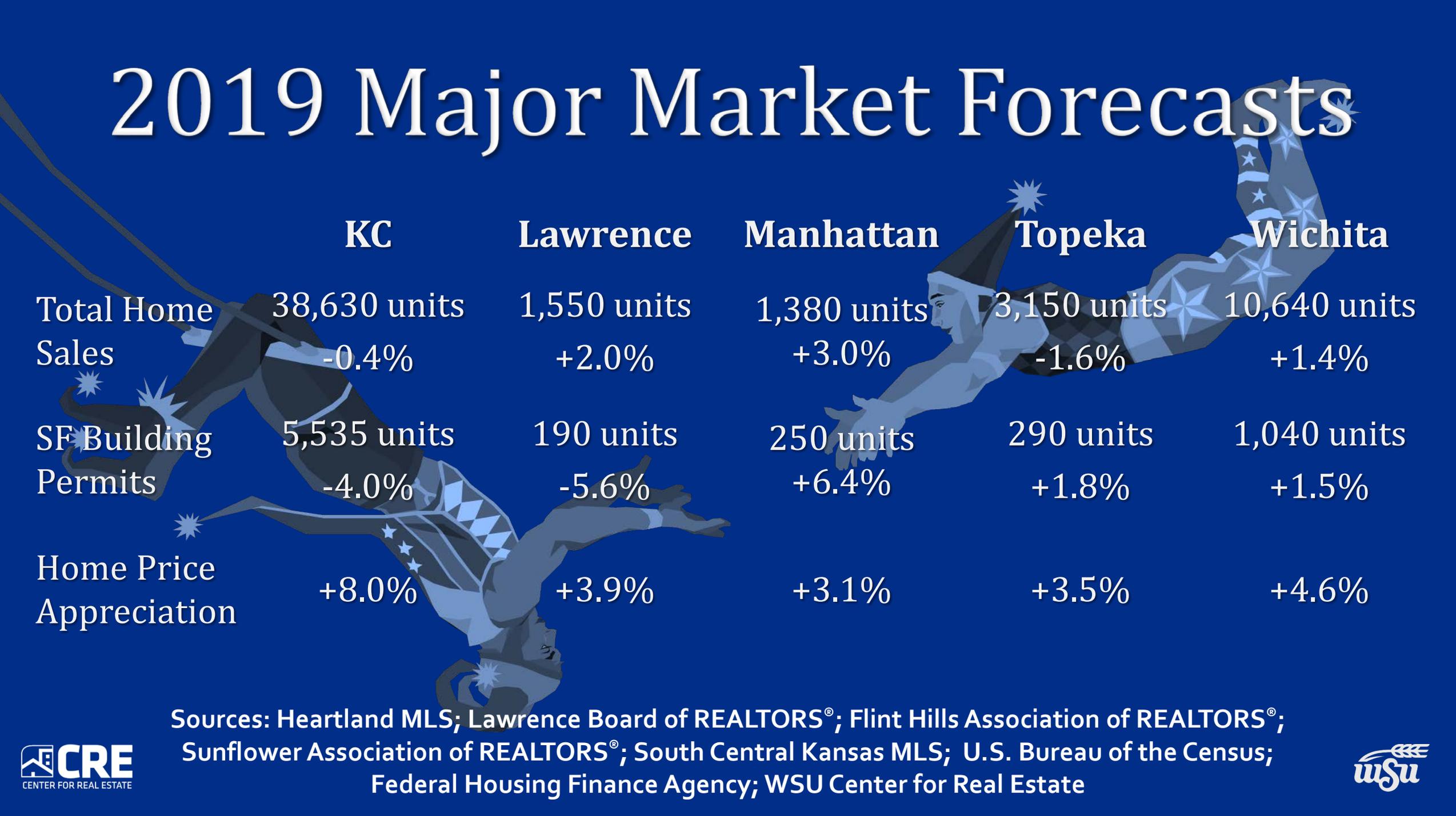


2019 Wichita Forecast

| | 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 |

Sources: Federal Housing Finance Agency; South Central Kansas MLS;
Wichita Area Builders Association; WSU Center for Real Estate

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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Laying a Foundation for Real Estate in Kansas

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