

2019 Outlook for Iowa and Nebraska

Leaders in Lending Executive Meeting
January 9, 2019

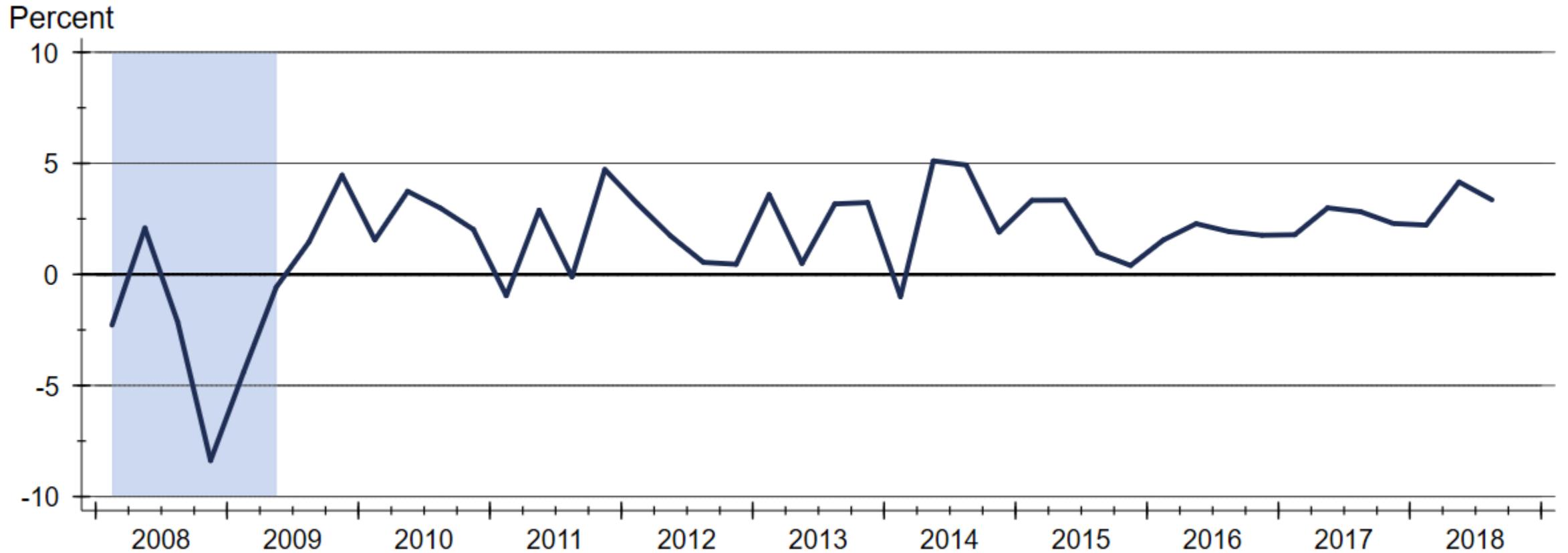
Dr. Stanley D. Longhofer
WSU Center for Real Estate



WICHITA STATE
UNIVERSITY
W. FRANK BARTON
SCHOOL OF BUSINESS

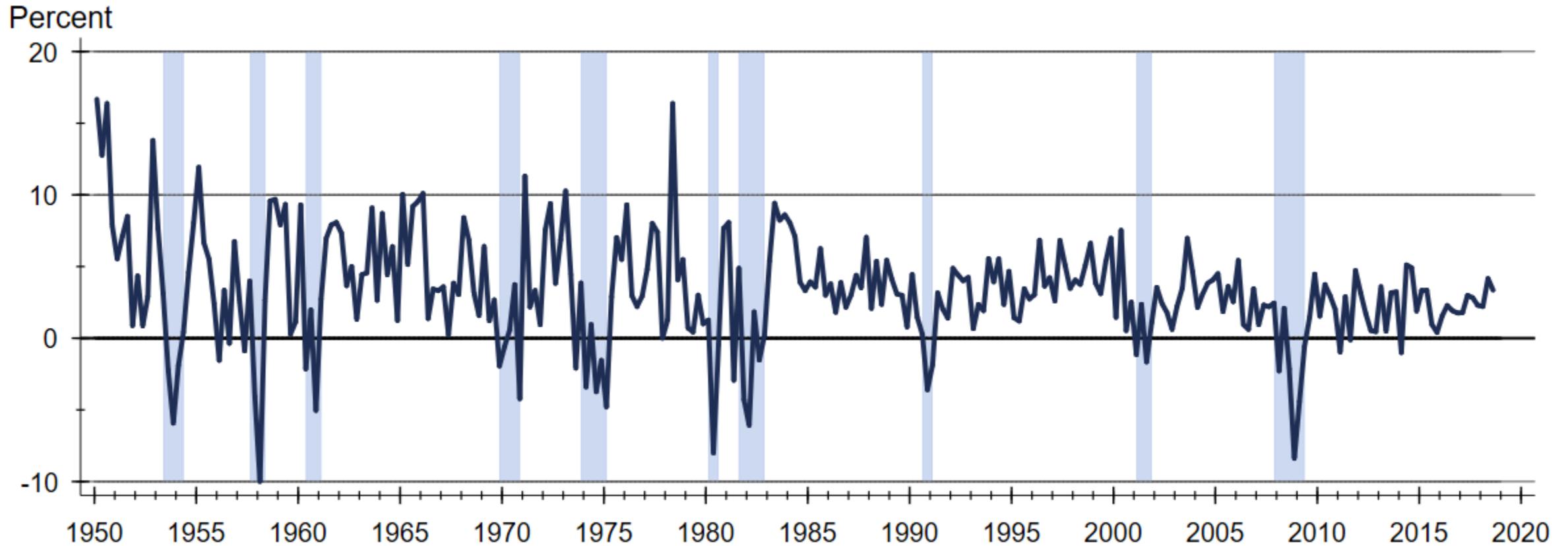


Real GDP Growth



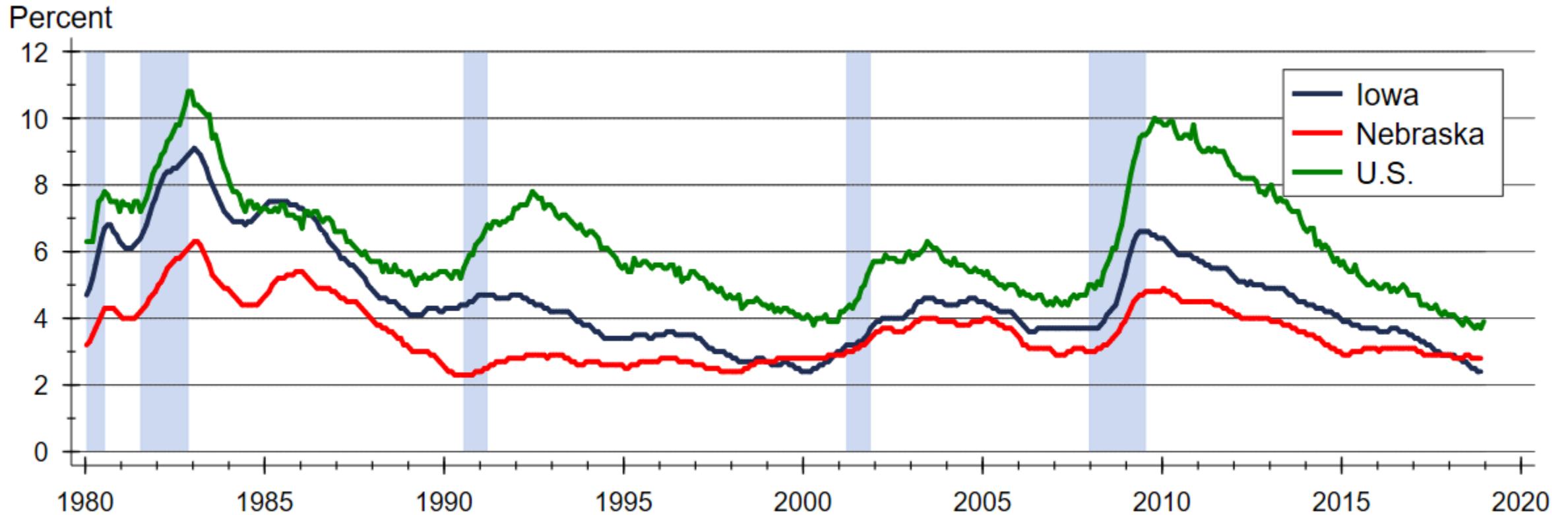
Source: Bureau of Economic Analysis

Real GDP Growth



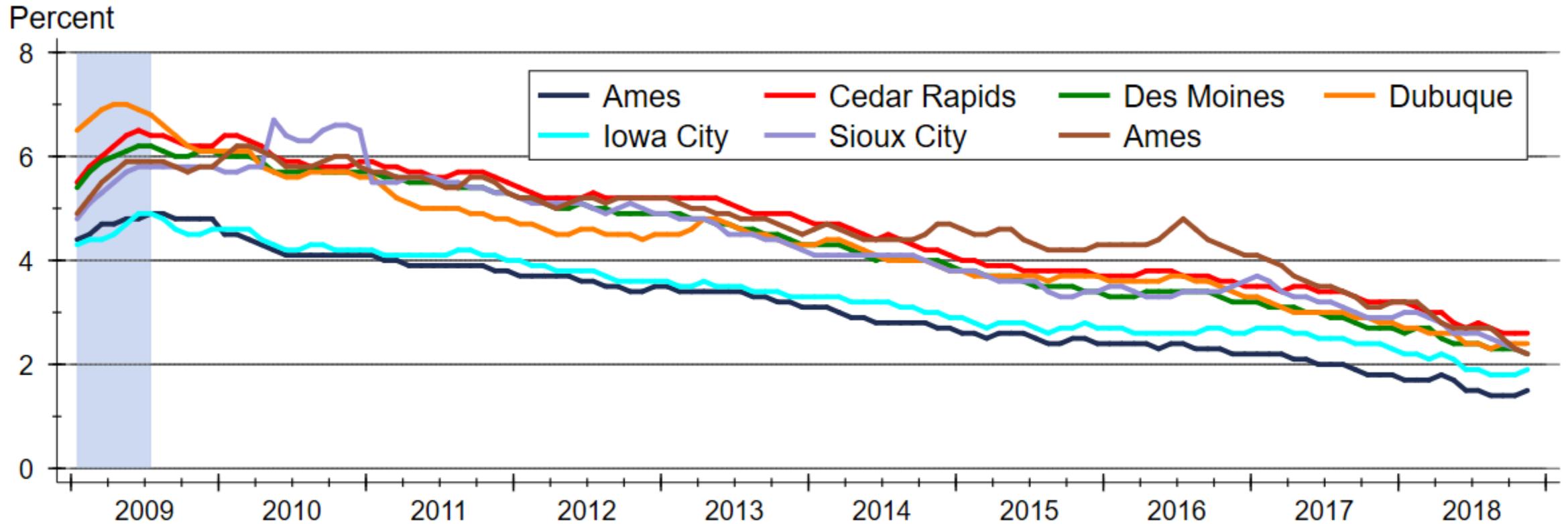
Source: Bureau of Economic Analysis

Regional Unemployment Rates



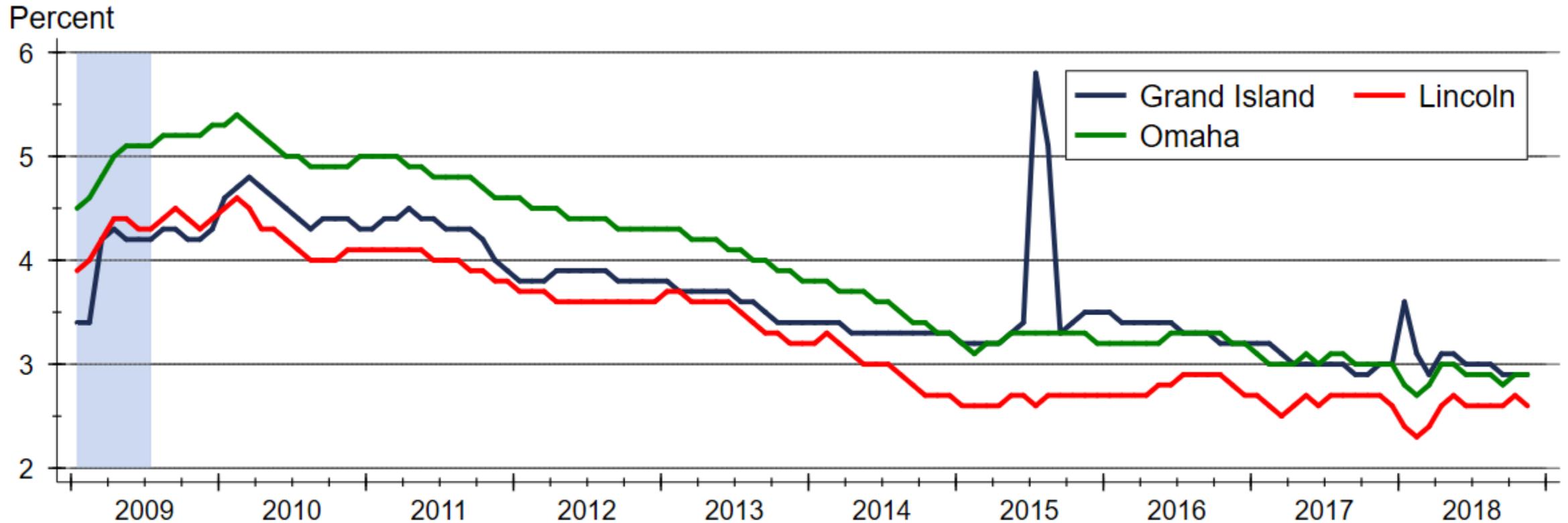
Source: U.S. Bureau of Labor Statistics
Data are seasonally adjusted

Unemployment Rates across Iowa



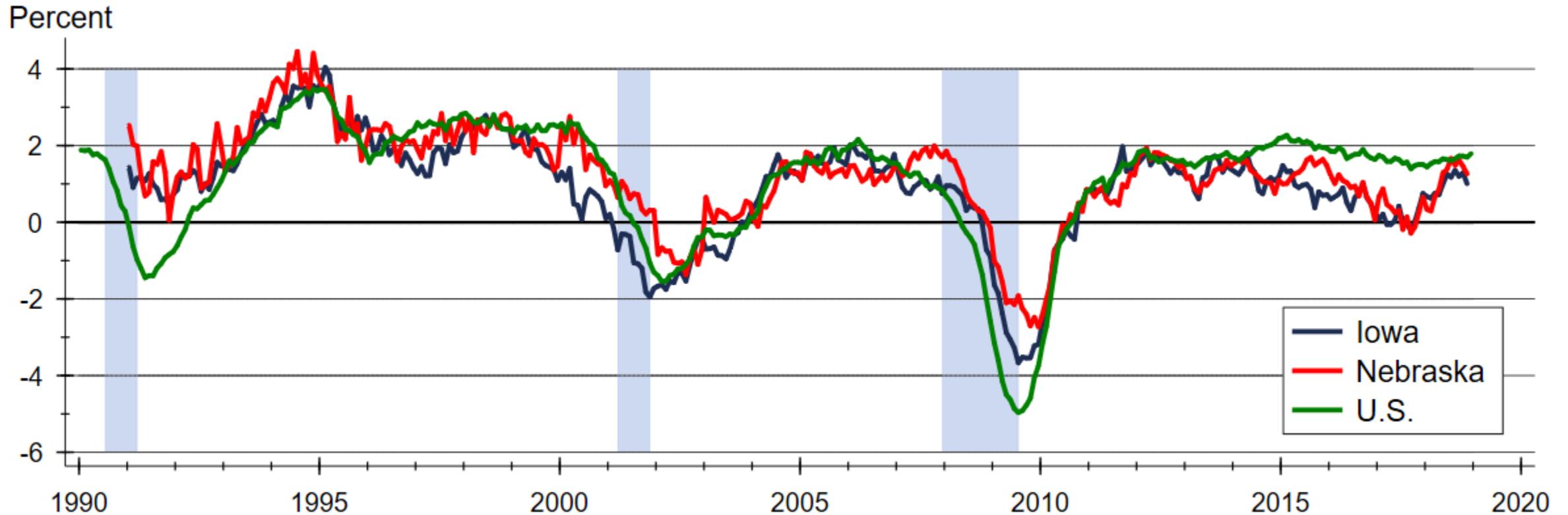
Source: U.S. Bureau of Labor Statistics
Data are seasonally adjusted

Unemployment Rates across Nebraska



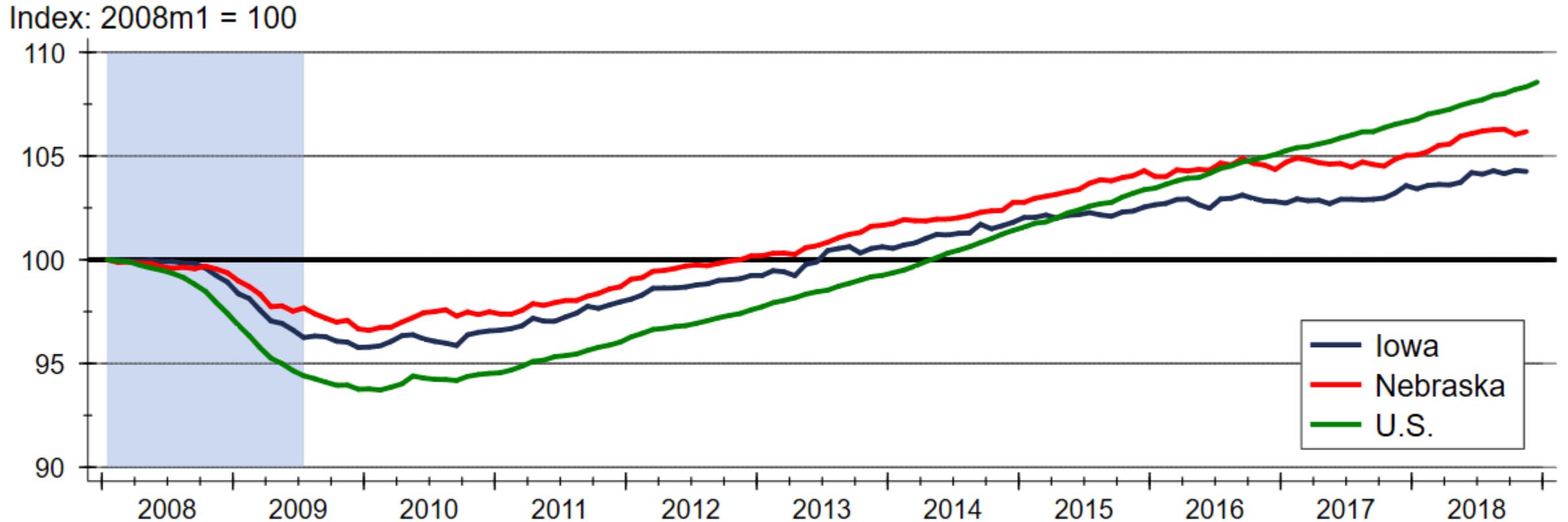
Source: U.S. Bureau of Labor Statistics
Data are seasonally adjusted

Regional Employment Growth



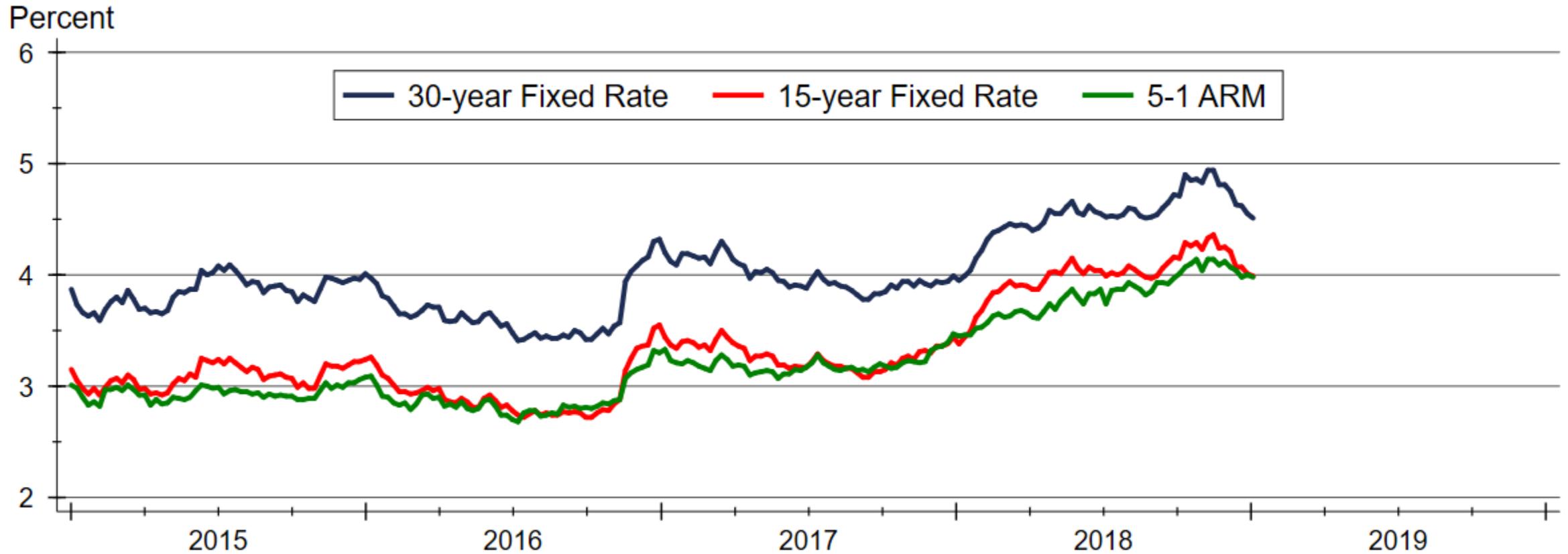
Source: U.S. Bureau of Labor Statistics
Data are seasonally adjusted

Employment Growth since Great Recession



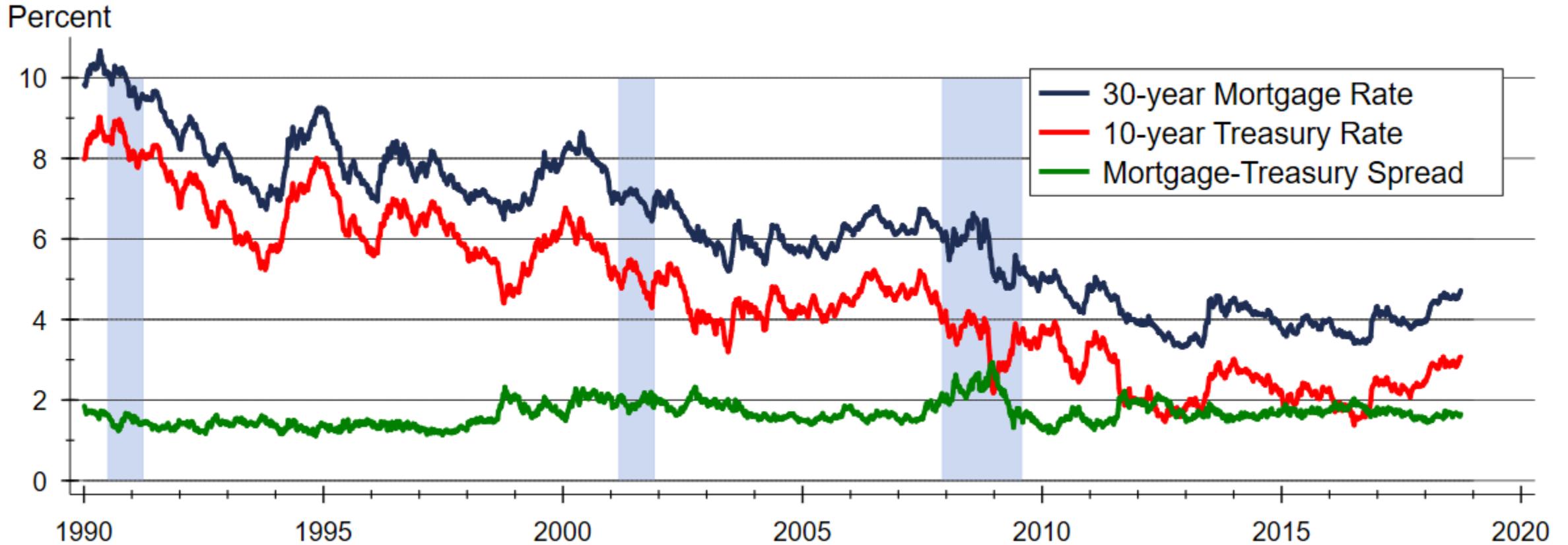
Source: U.S. Bureau of Labor Statistics
Indices created from seasonally adjusted data

Weekly Mortgage Rates

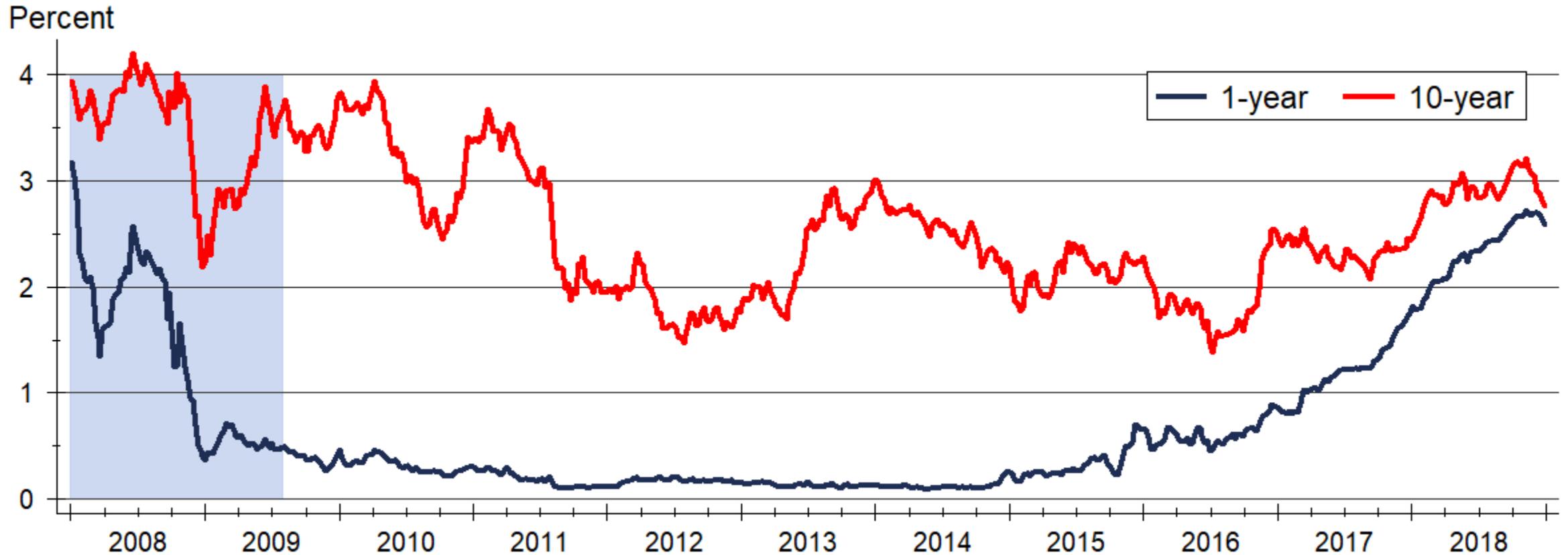


Source: Freddie Mac

Mortgage-Treasury Rate Spread

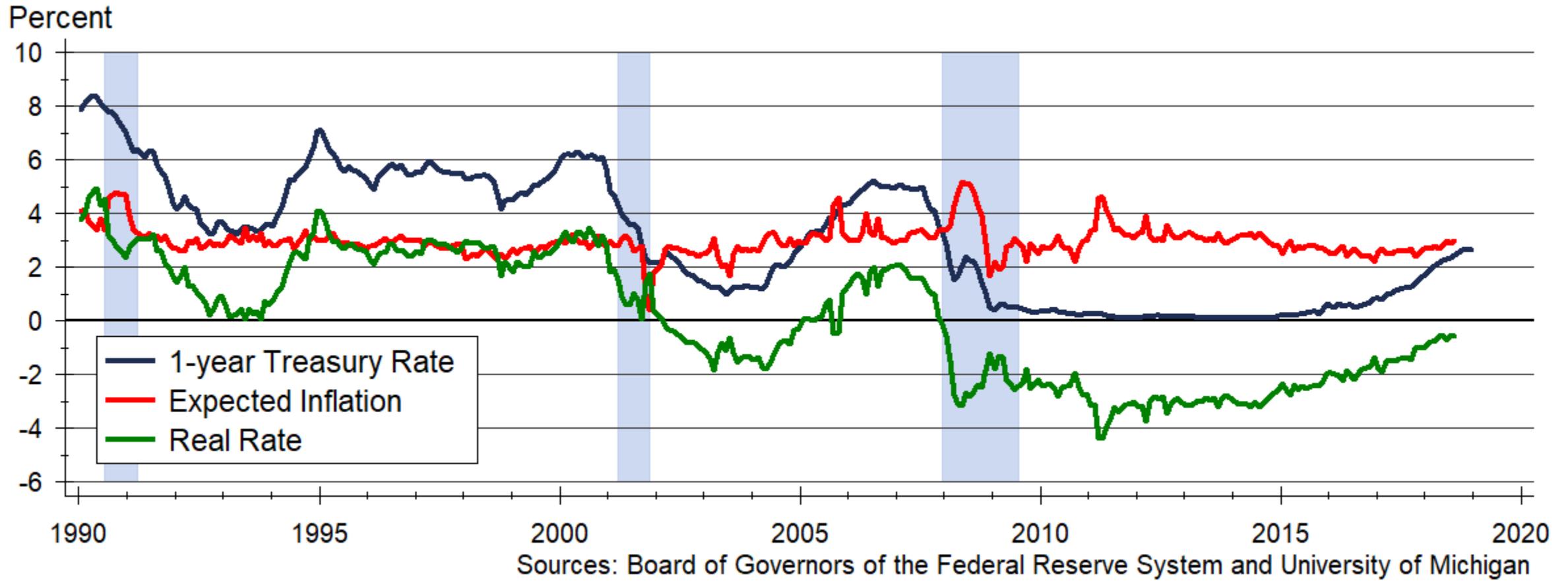


U.S. Treasury Rates

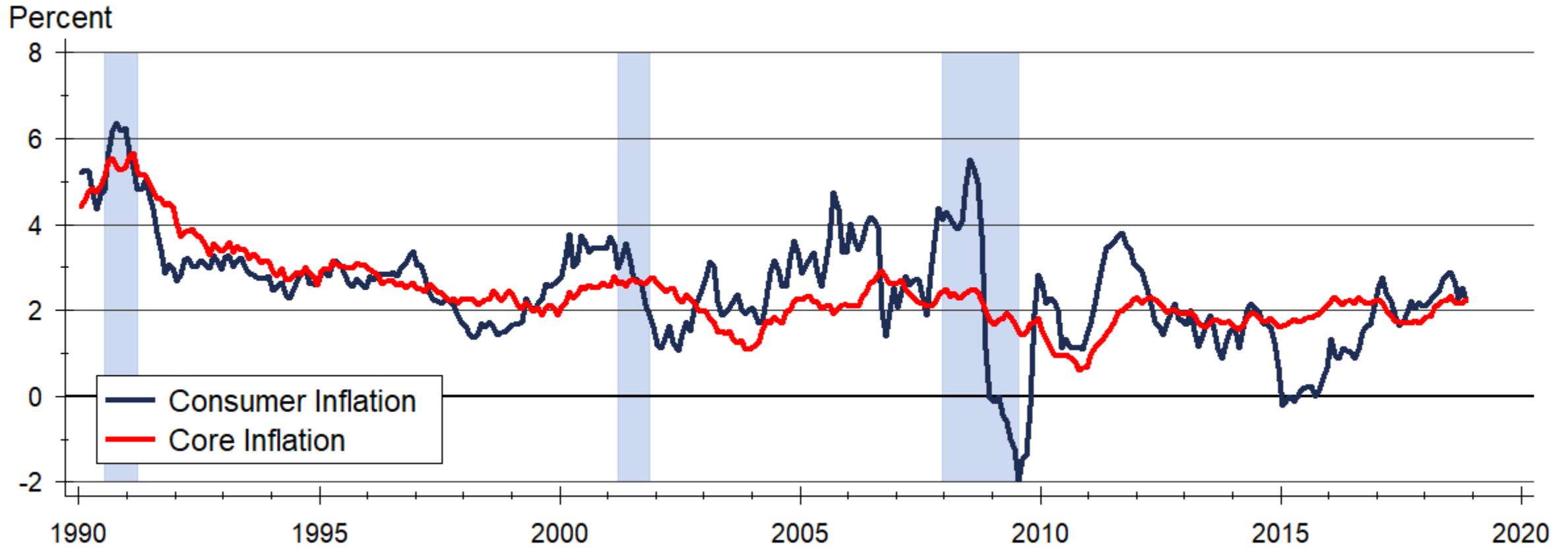


Source: Board of Governors of the Federal Reserve System

Real Short-Term Interest Rates

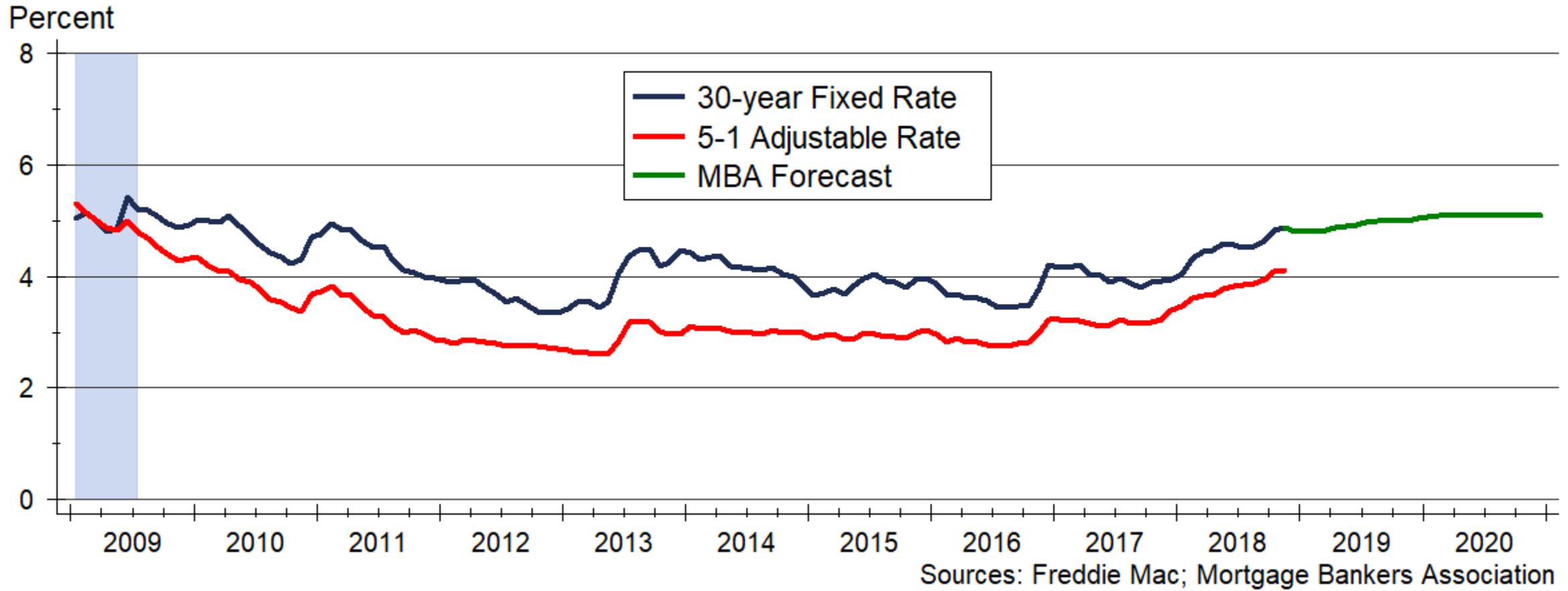


Consumer Inflation



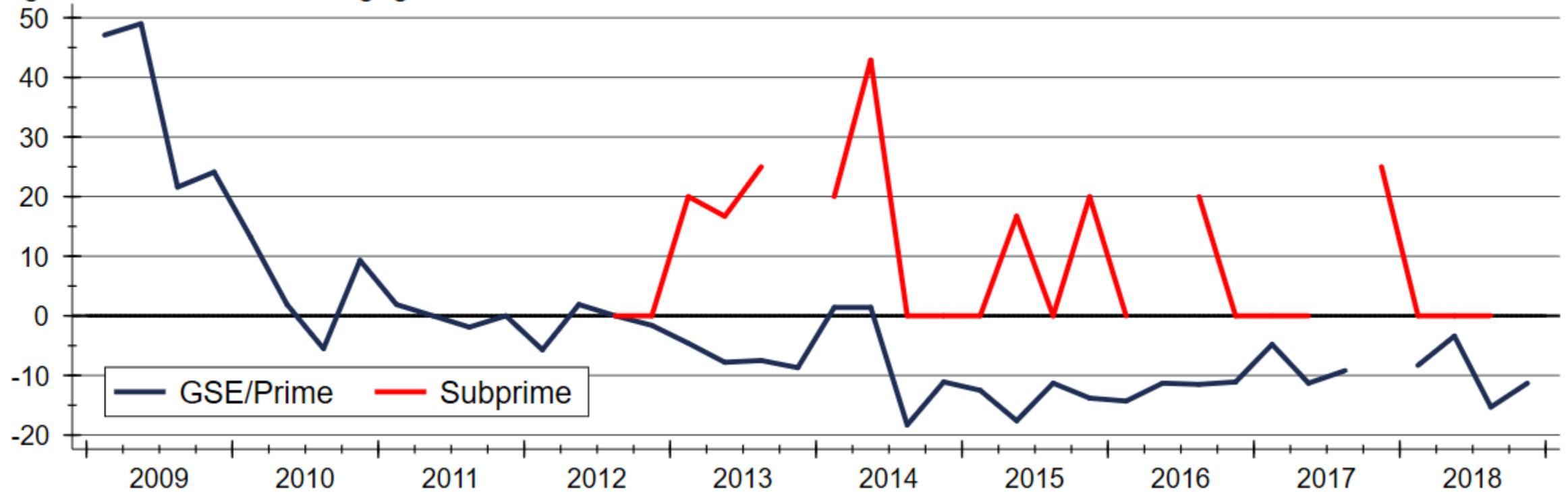
Source: U.S. Bureau of Labor Statistics

Mortgage Rates Forecast



Mortgage Underwriting Standards

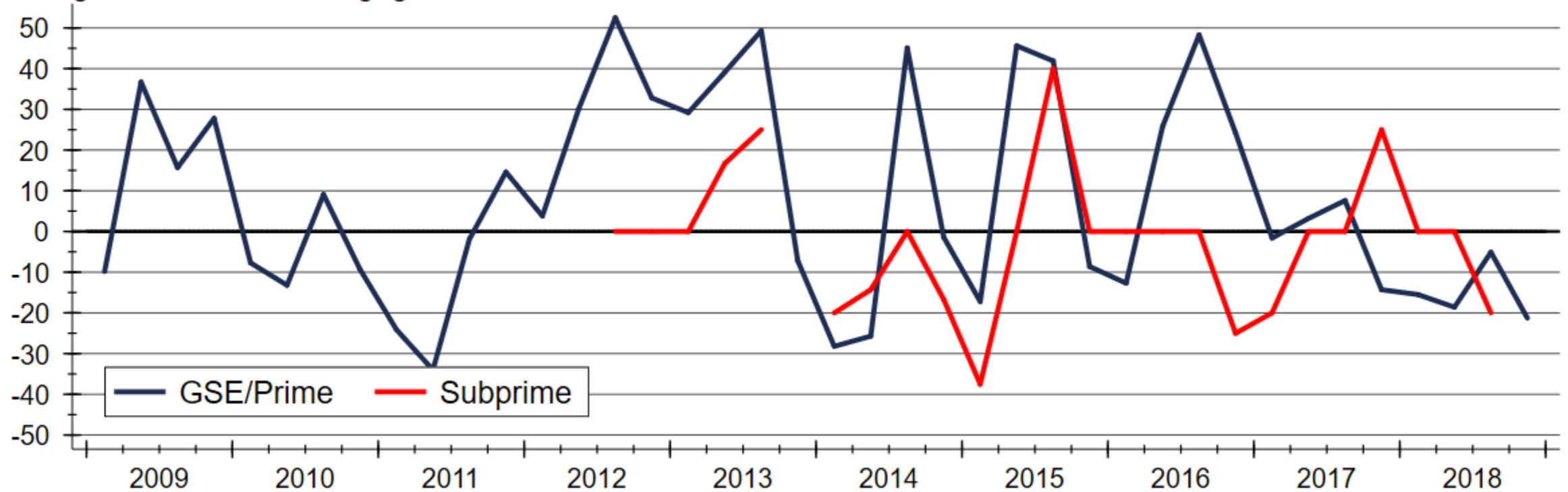
Net Percentage of Banks Reporting Tighter Standards for Mortgages



Source: Board of Governors of the Federal Reserve System

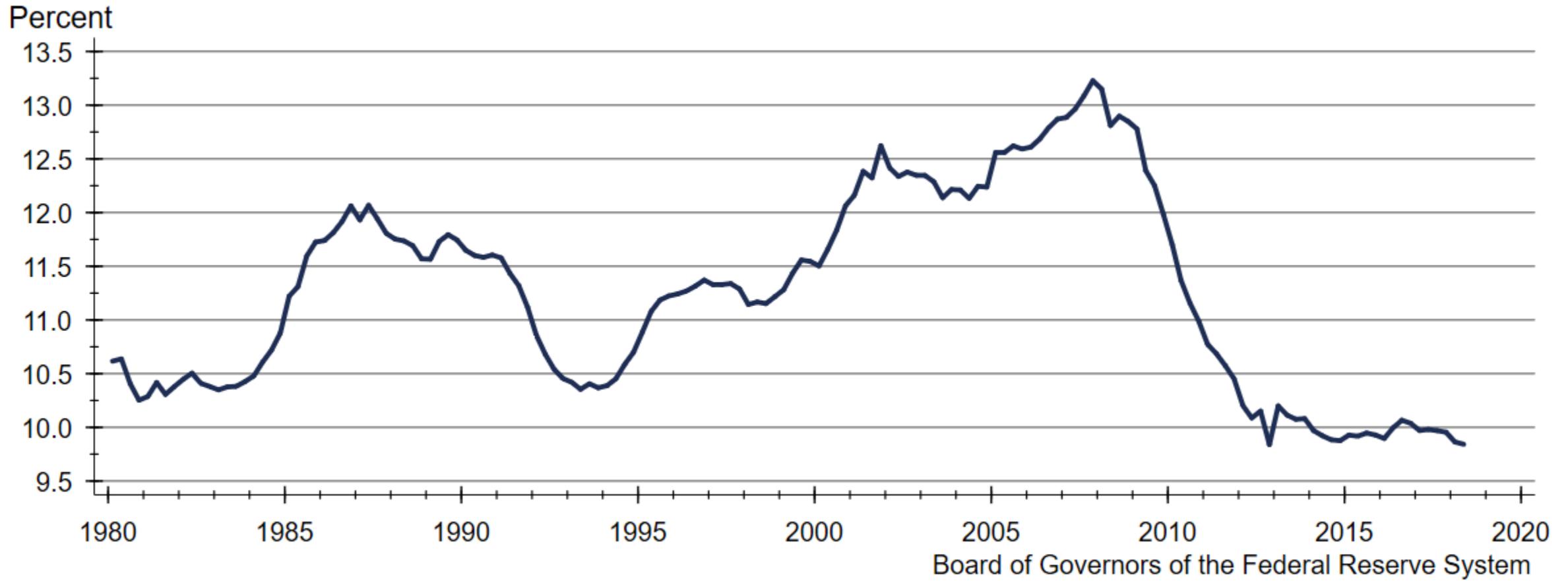
Mortgage Demand

Net Percentage of Banks Reporting Stronger Demand for Mortgages

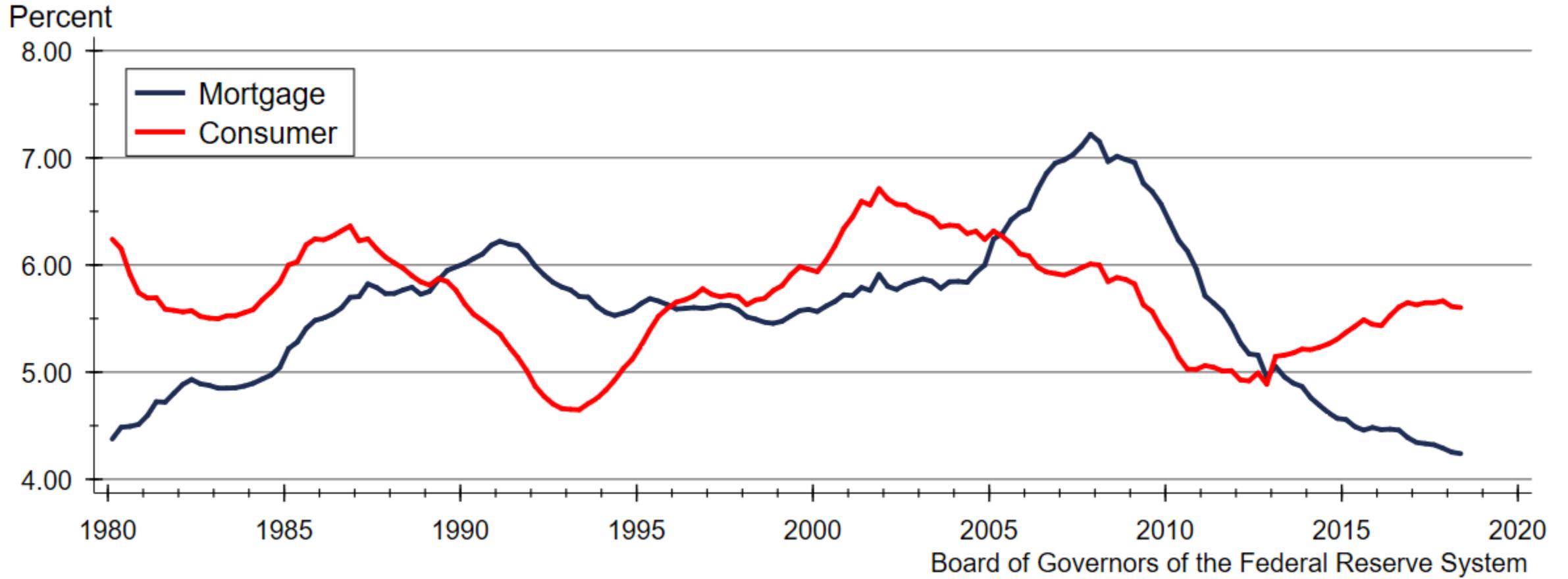


Source: Board of Governors of the Federal Reserve System

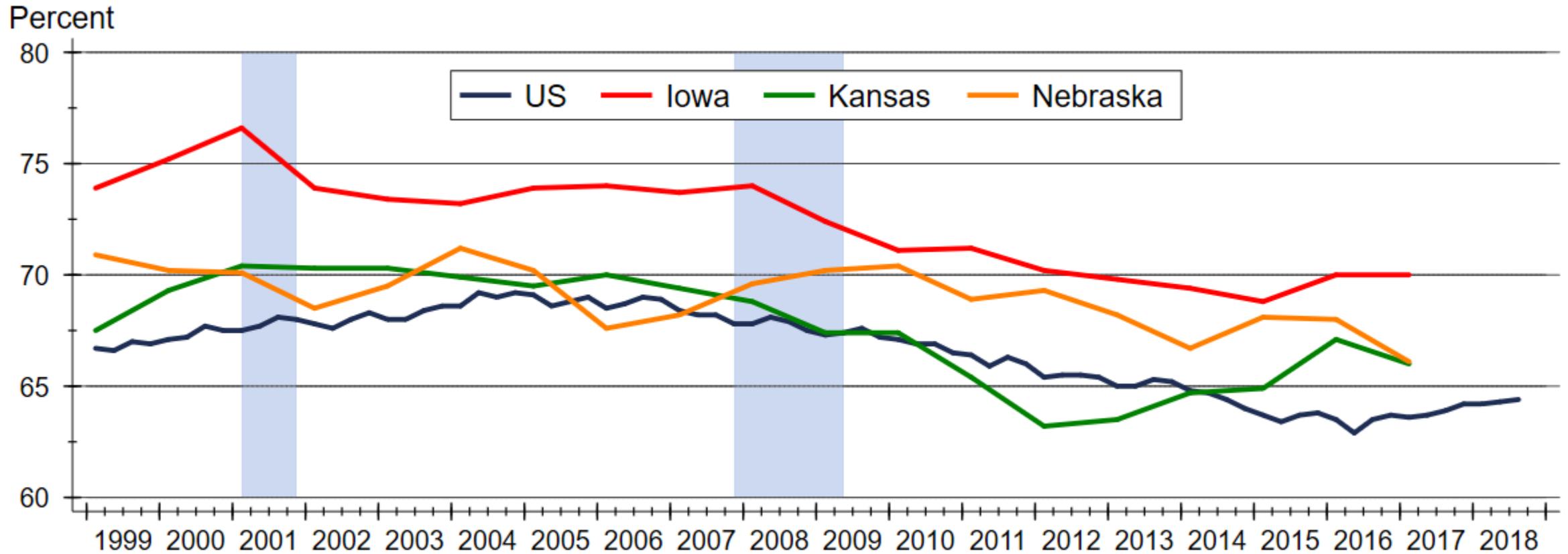
Household Debt Service Burdens



Household Debt Service Burden Breakdowns

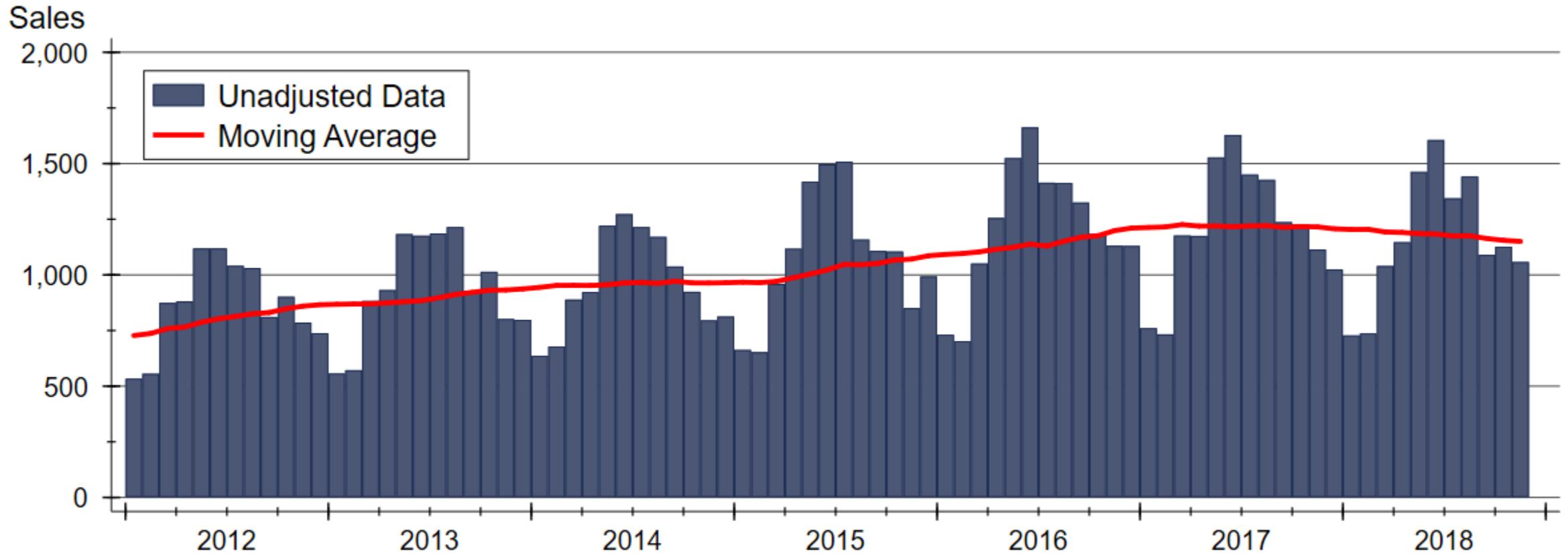


Homeownership Rates



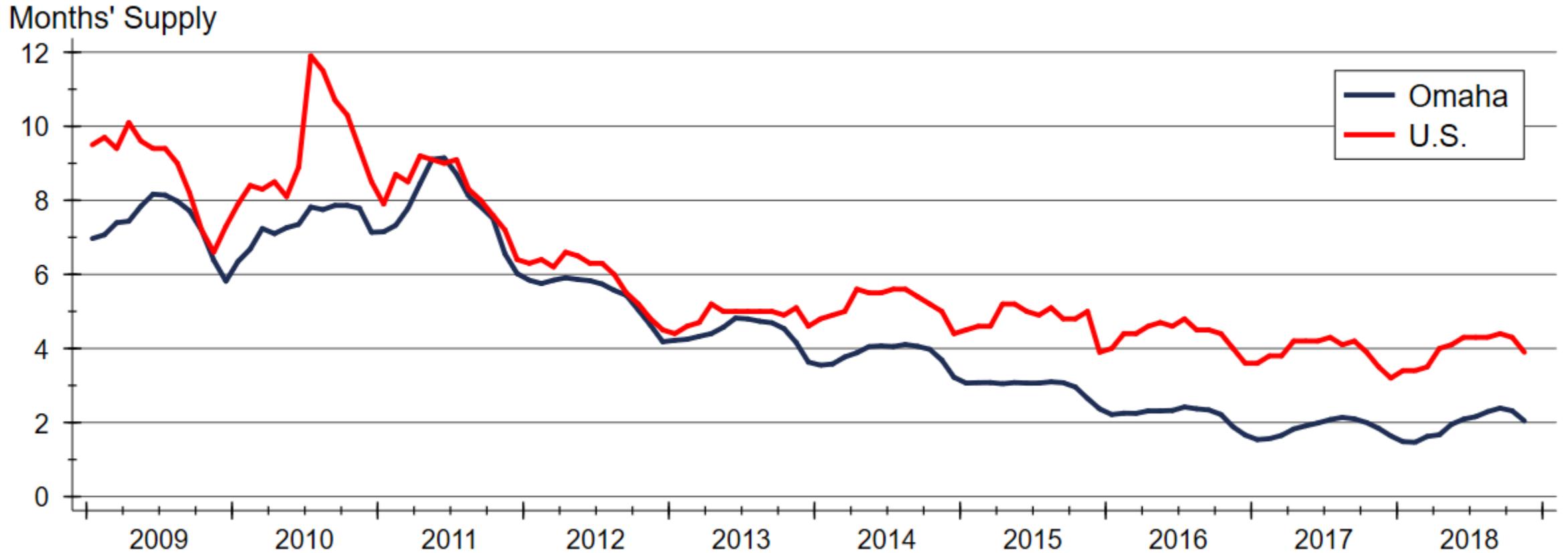
Source: U.S. Bureau of the Census

Omaha Home Sales Activity



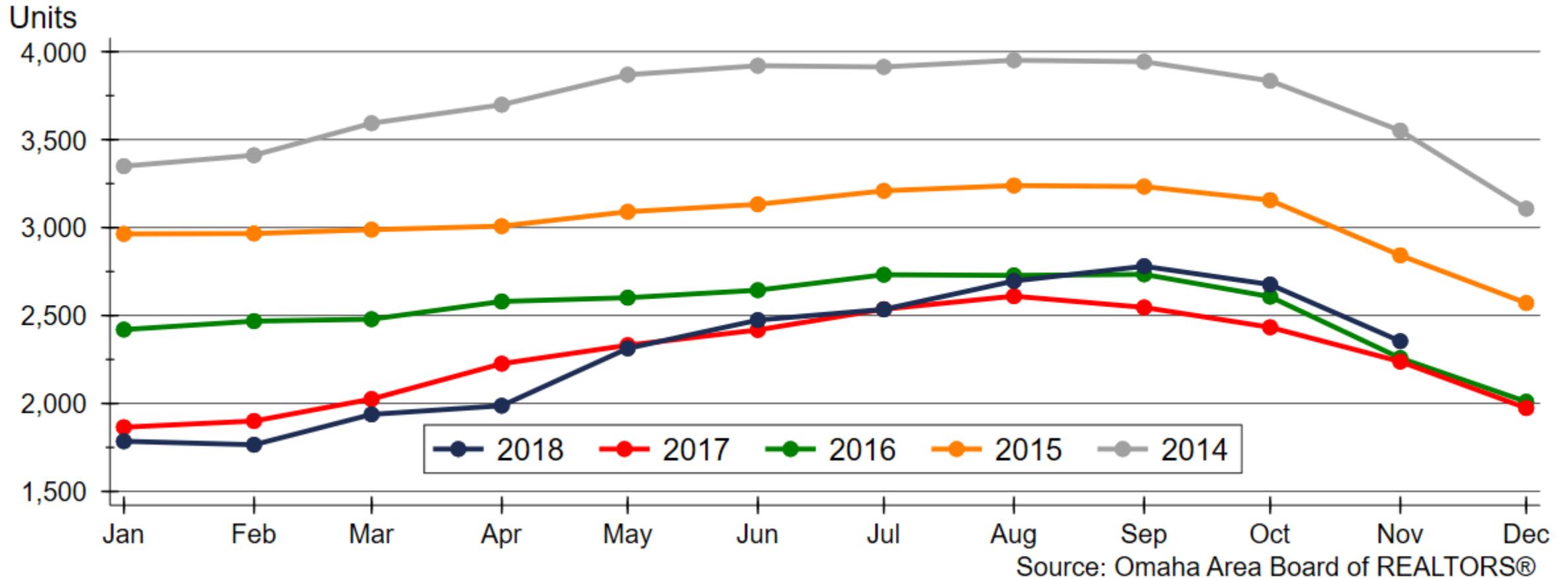
Source: Omaha Area Board of REALTORS®

Omaha Area Inventory of Homes for Sale



Sources: NAR and Omaha Area Board of REALTORS®

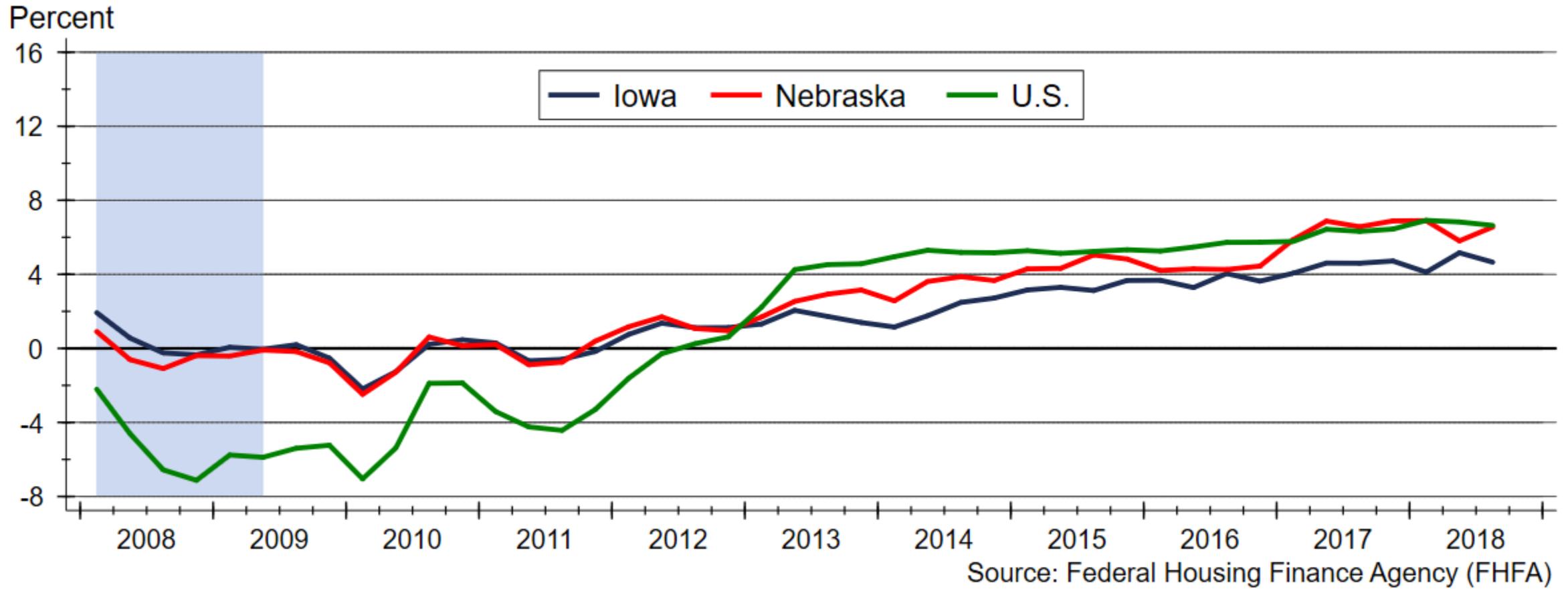
Omaha Area Active Listings by Month



Iowa Statewide November MLS Statistics

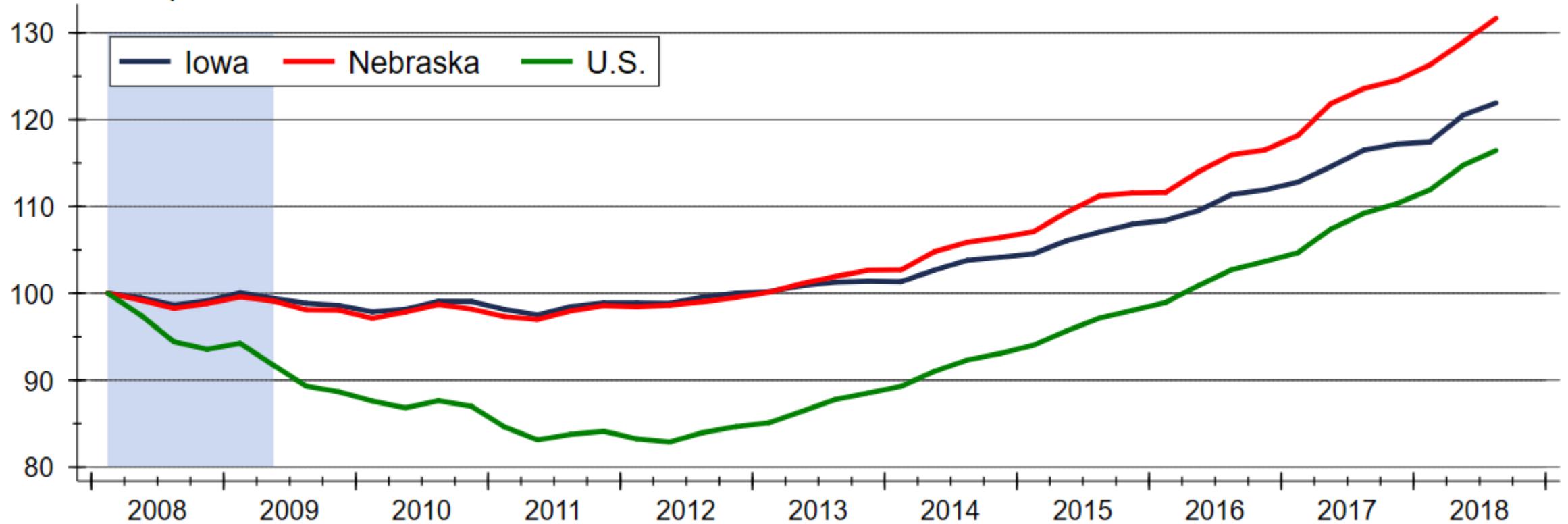
- Home Sales (YTD): **38,486 (-0.6%)**
- Median Sale Price (YTD): **\$162,000 (+4.5%)**
- Active Listings (Dec. 1): **14,134 (+5.1%)**
- Months' Supply (Dec. 1): **4.1 months (+7.9%)**

Annual Home Price Appreciation Rates



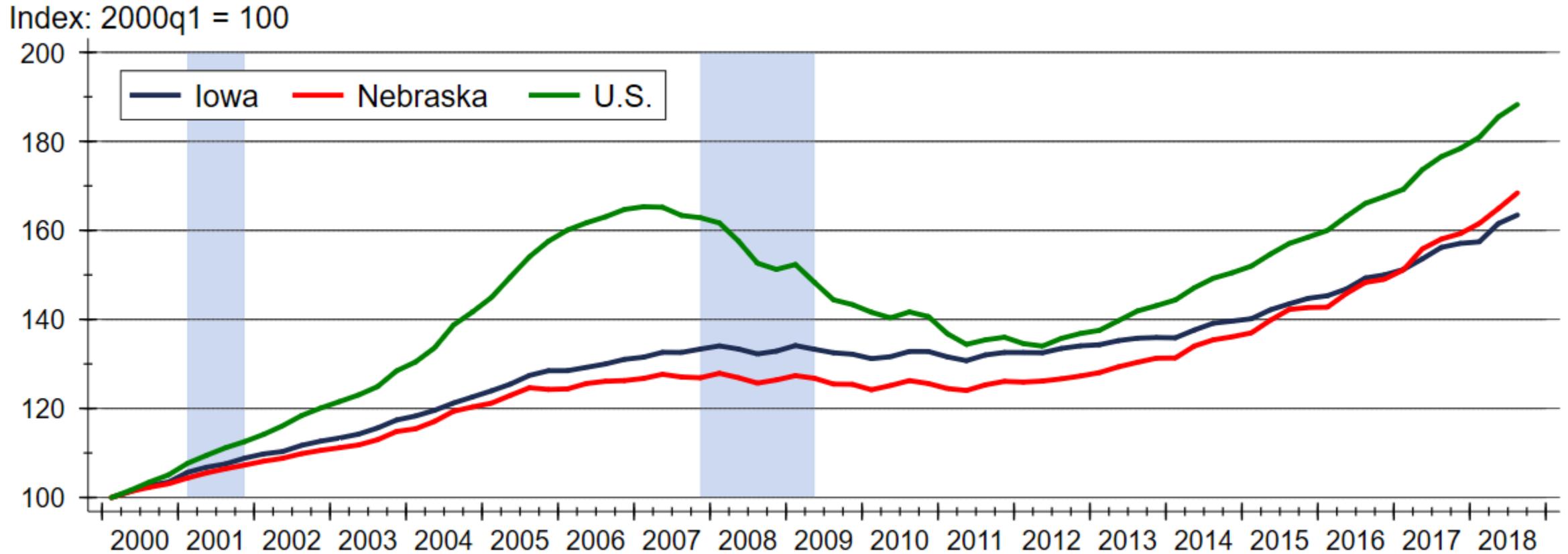
Home Price Appreciation since 2008

Index: 2008q1 = 100



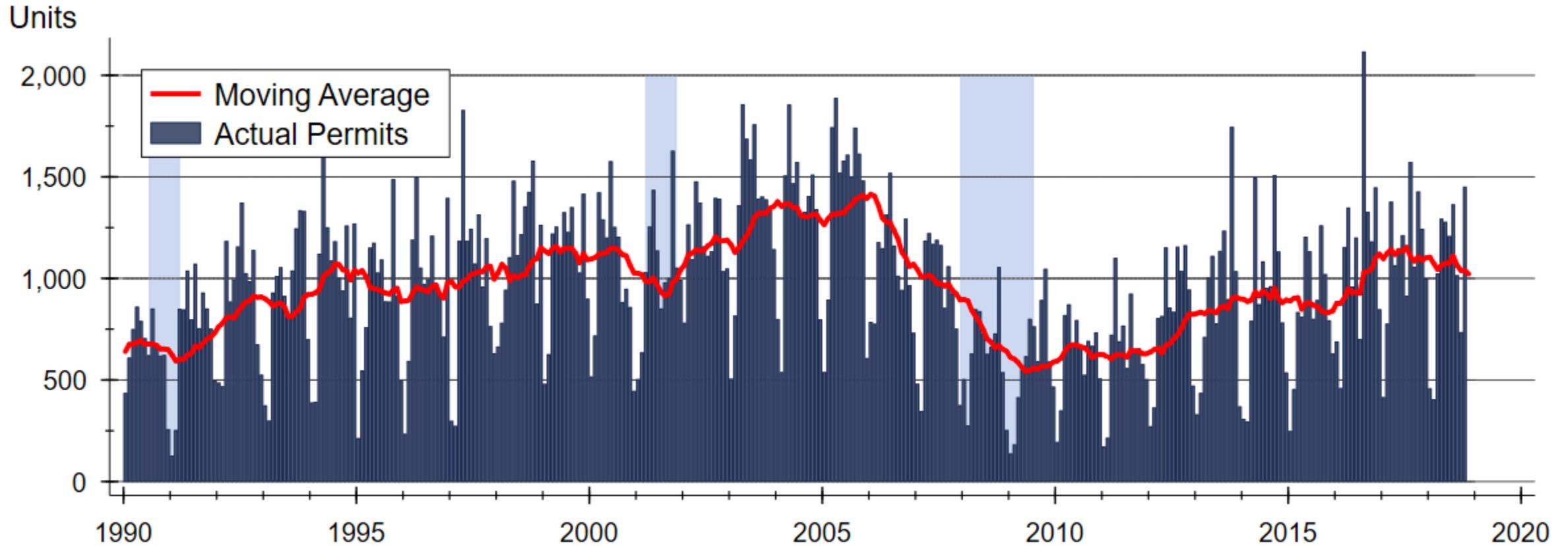
Source: Federal Housing Finance Agency (FHFA)

Home Price Appreciation since 2000



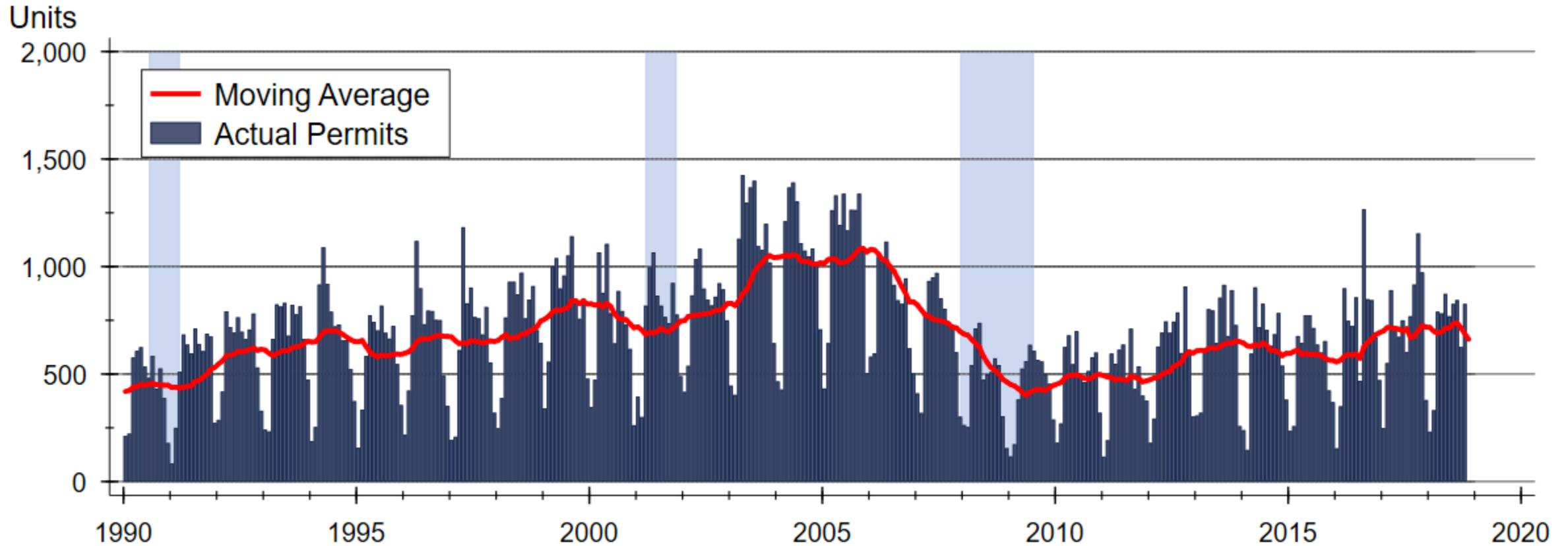
Source: Federal Housing Finance Agency (FHFA)

Residential Building Permits in Iowa



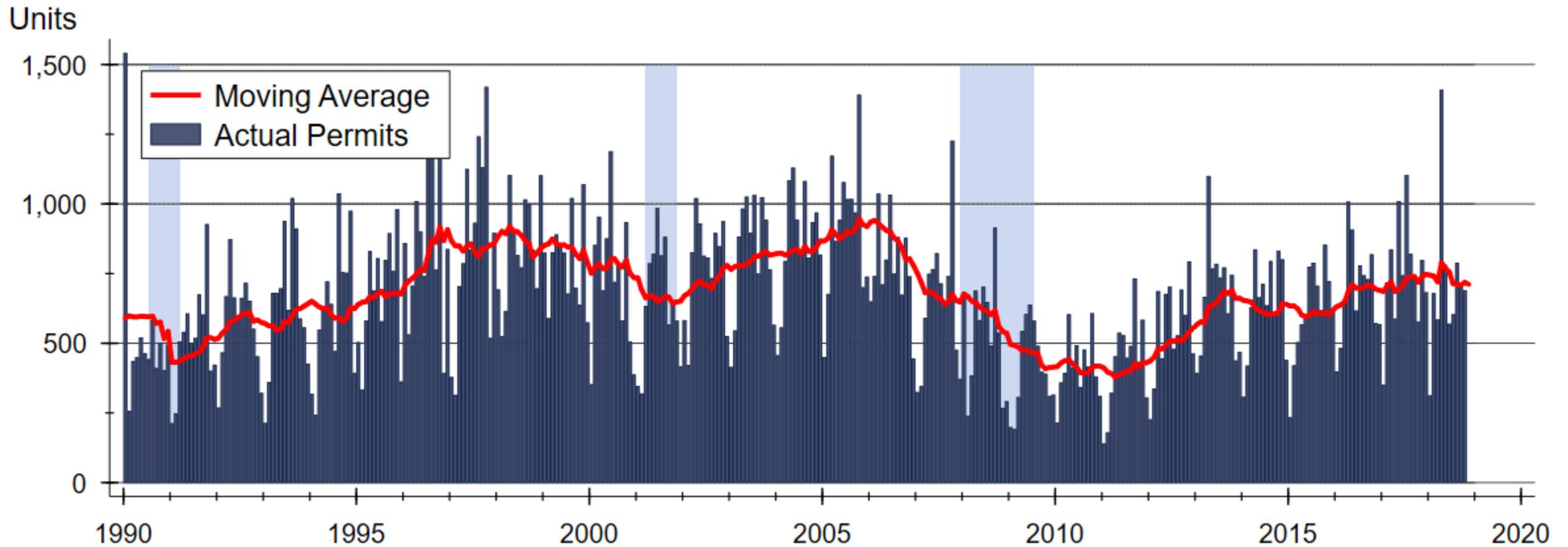
Source: U.S. Bureau of the Census

Single-Family Building Permits in Iowa



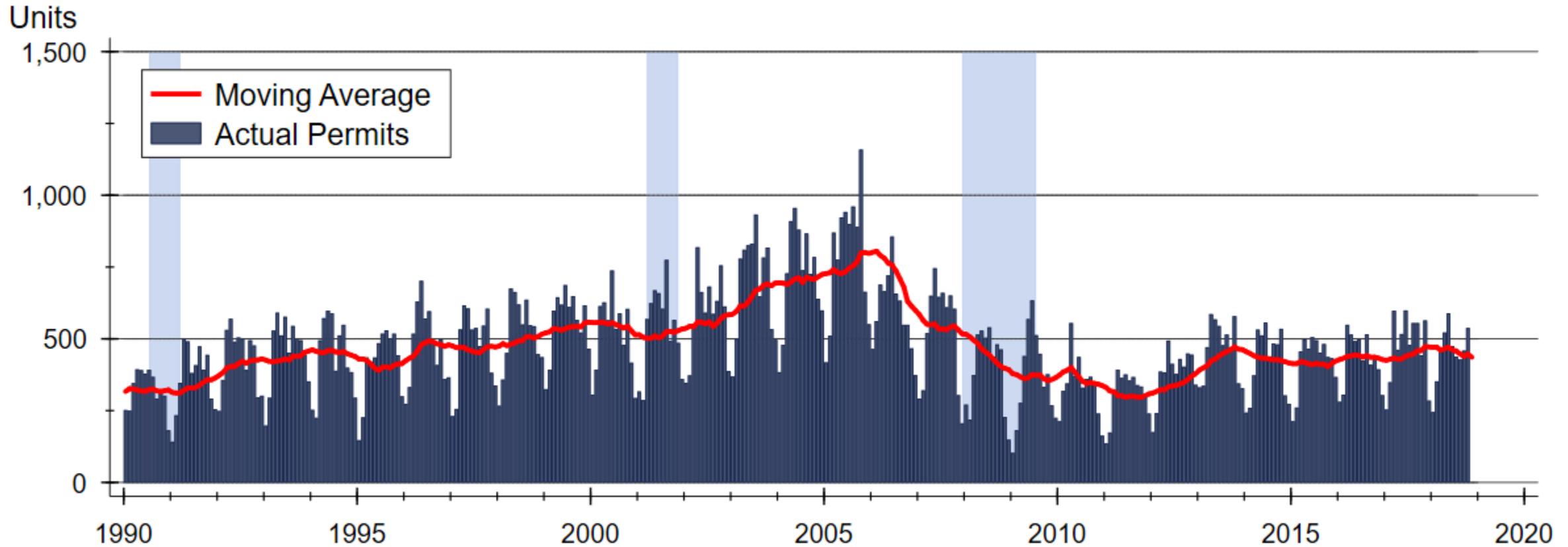
Source: U.S. Bureau of the Census

Residential Building Permits in Nebraska



Source: U.S. Bureau of the Census

Single-Family Building Permits in Nebraska



Source: U.S. Bureau of the Census

WSU Center for Real Estate

Laying a Foundation for Real Estate in Kansas

www.wichita.edu/realestate



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