

The Hunt is on!

2018 Kansas Housing Markets Forecast

Dr. Stanley D. Longhofer — WSU Center for Real Estate

2017 KAR Annual Conference and Education Expo

October 12, 2017



2018 Forecast Sponsors



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Thanks to:

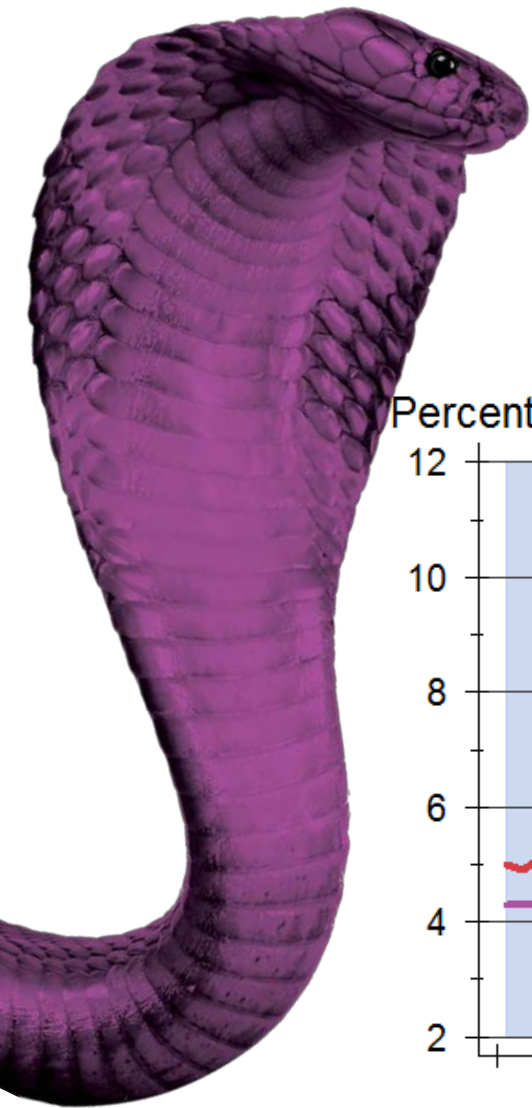


and participating
REALTOR® MLS systems across Kansas

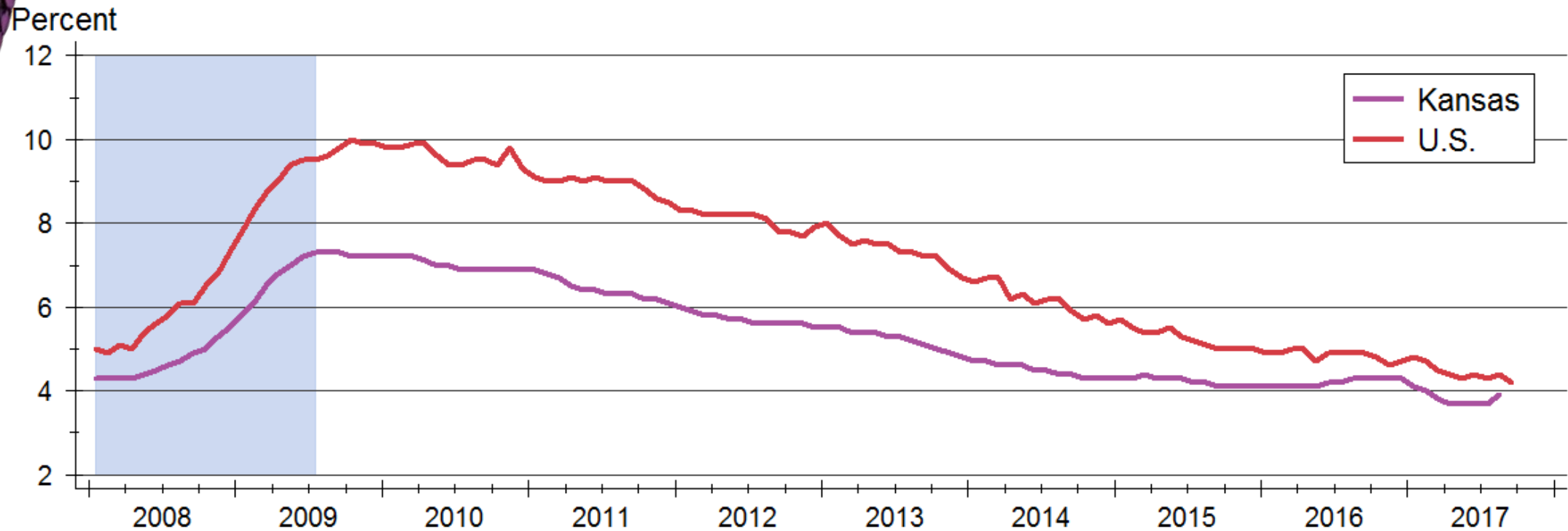


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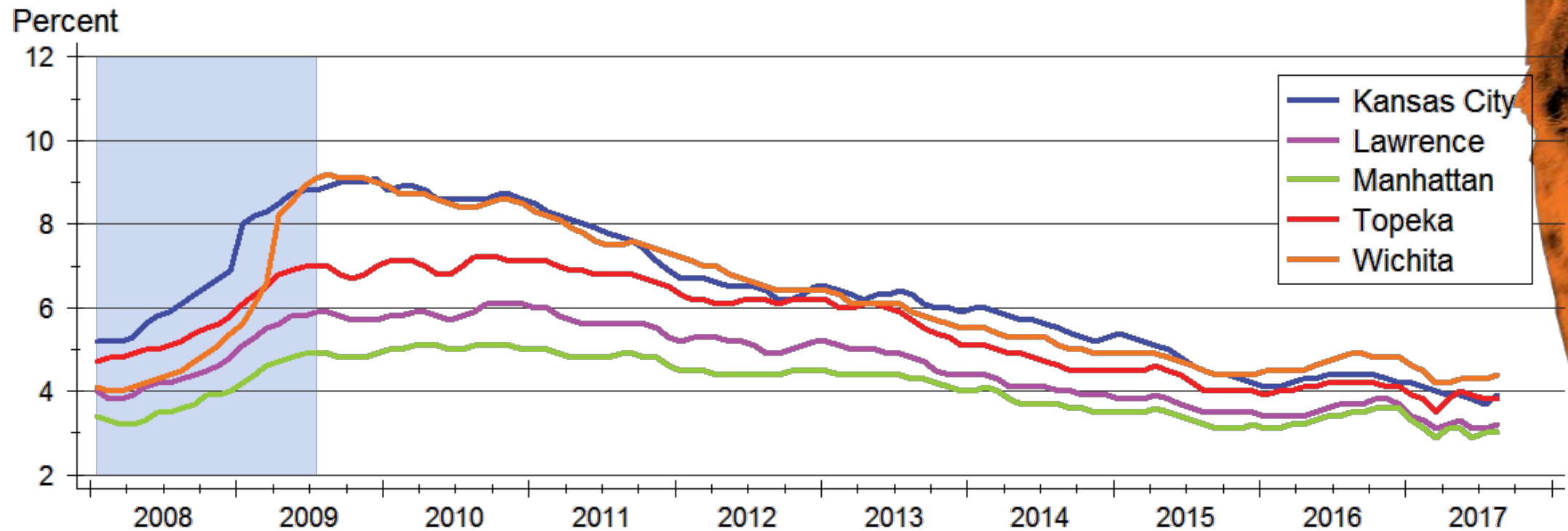


Kansas Unemployment Rate



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

Unemployment across Kansas

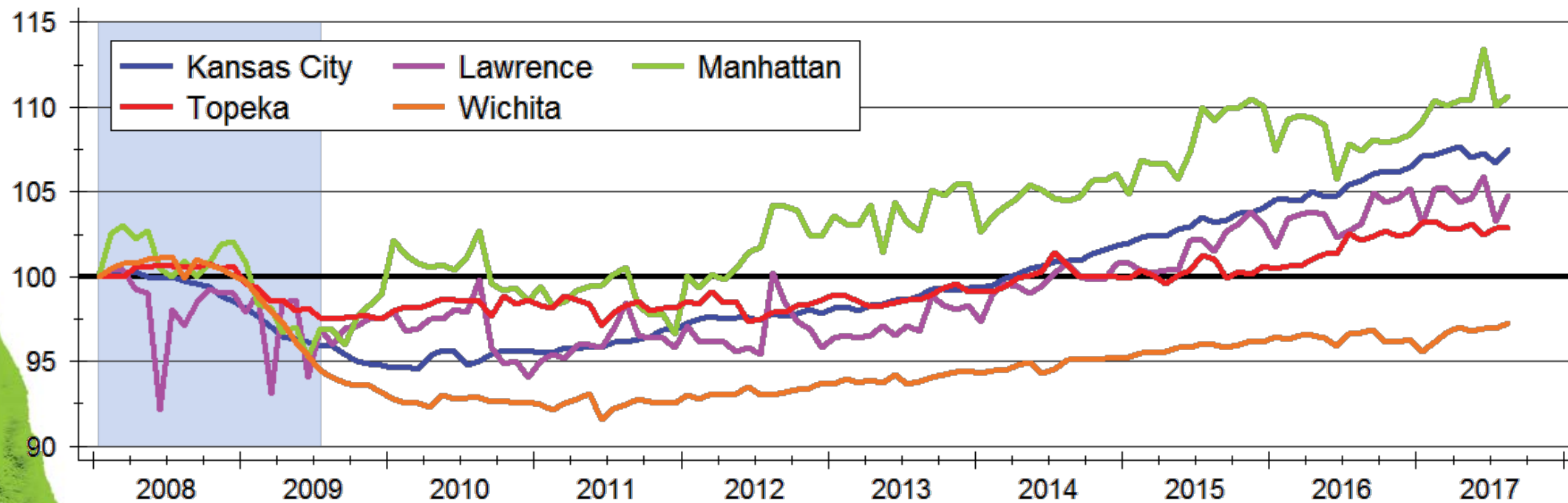


Source: U.S. Bureau of Labor Statistics
Data are seasonally adjusted



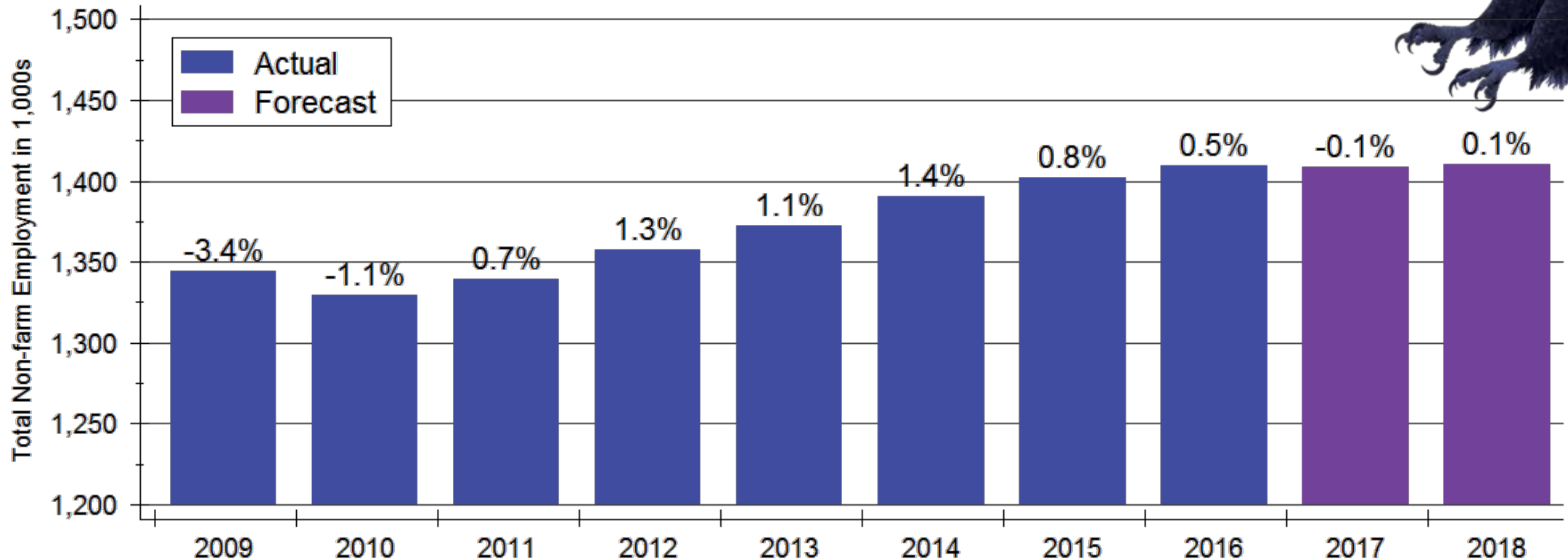
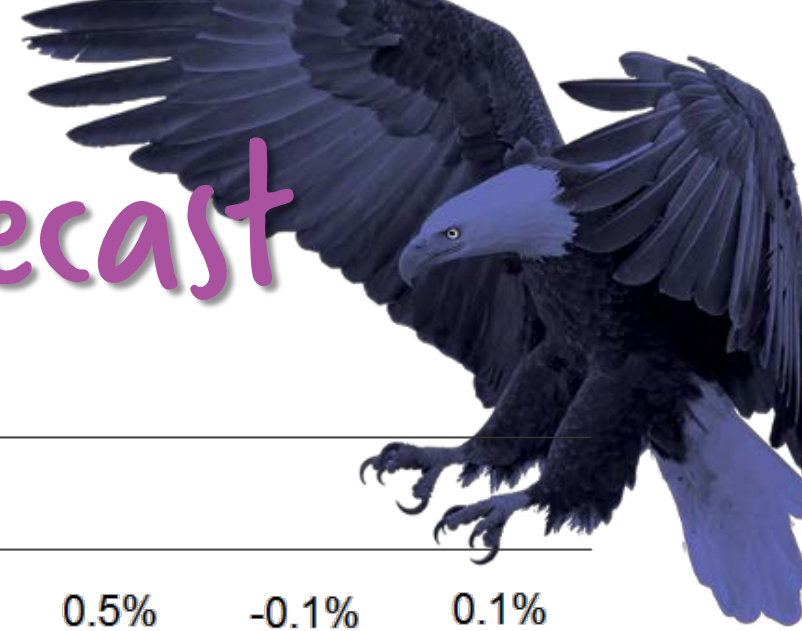
Total Employment across Kansas

Index: 2008m1 = 100



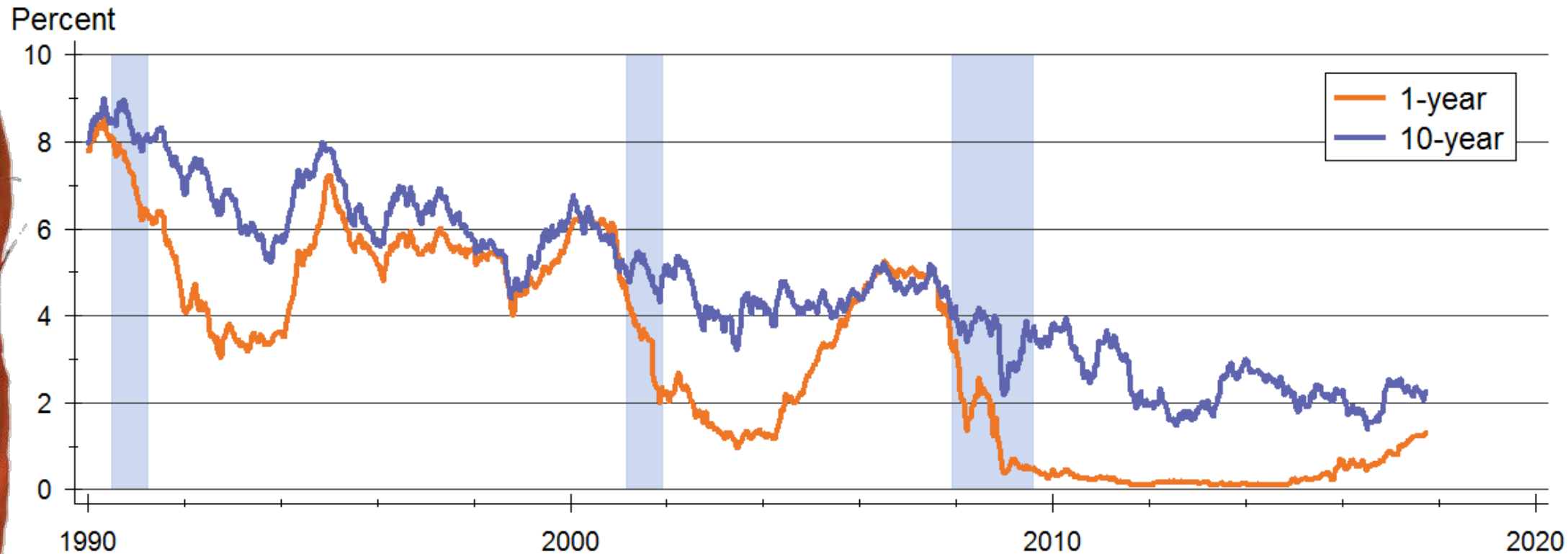
Source: U.S. Bureau of Labor Statistics
Indexes created from seasonally adjusted data

Kansas Employment Forecast



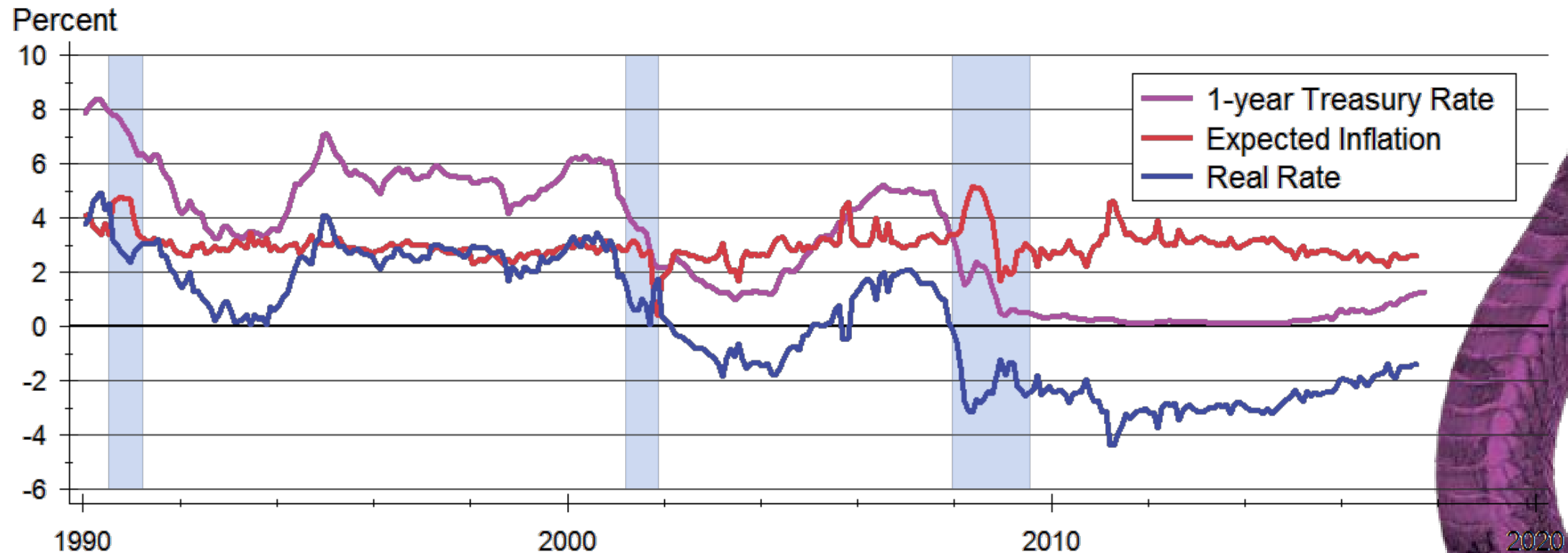
Sources: Kansas Department of Labor and WSU CEDBR

U.S. Treasury Rates

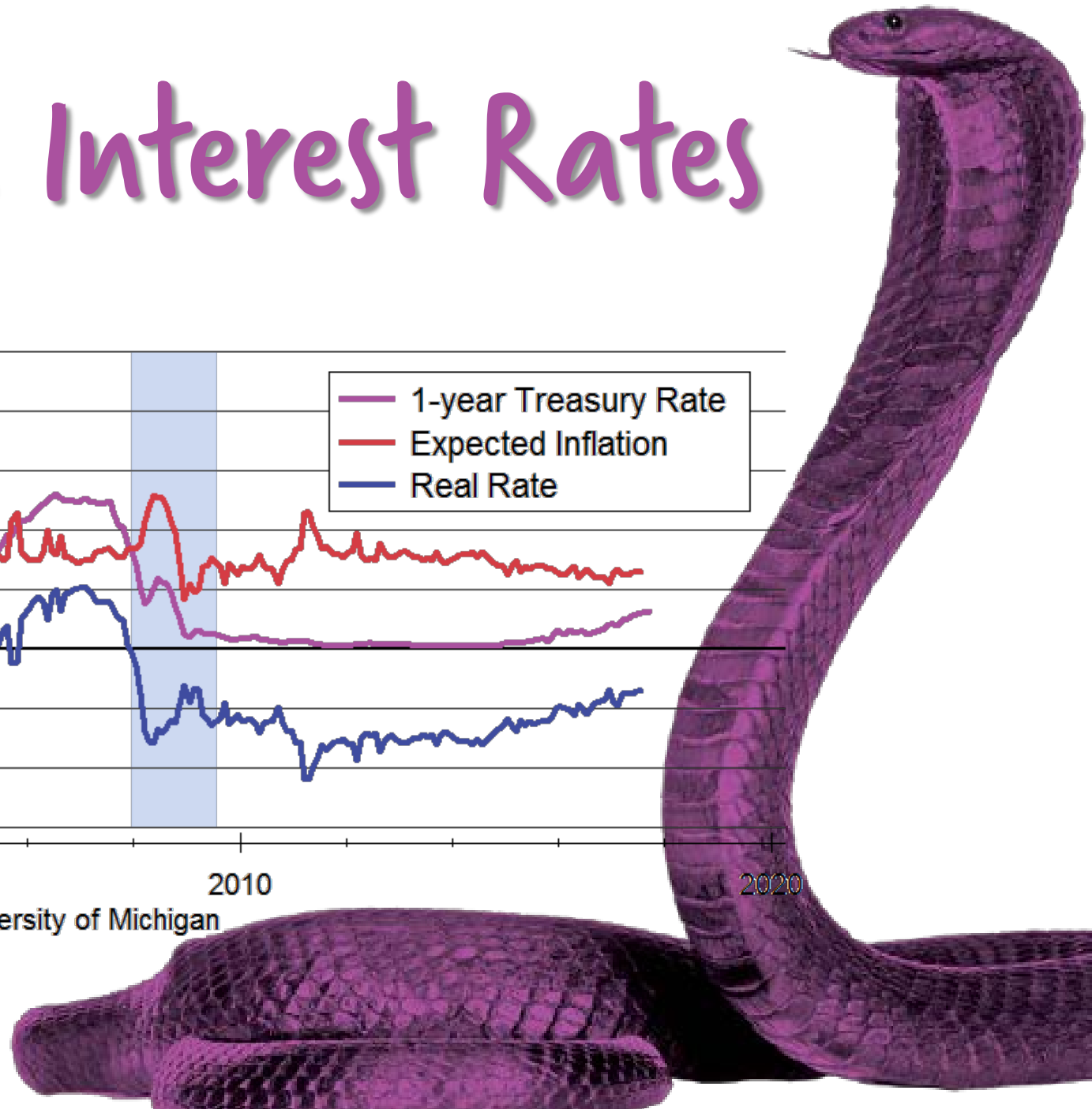


Source: Board of Governors of the Federal Reserve System

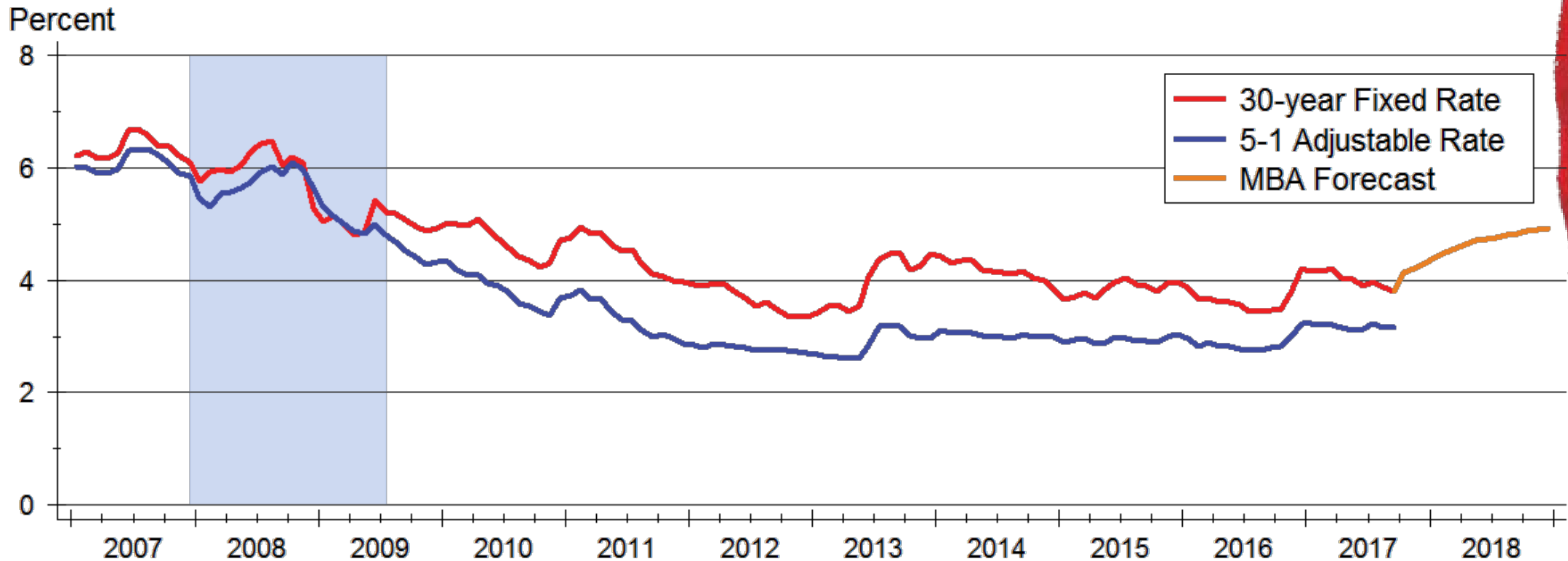
Real Short Term Interest Rates



Sources: Board of Governors of the Federal Reserve System and University of Michigan



Mortgage Rates Forecast



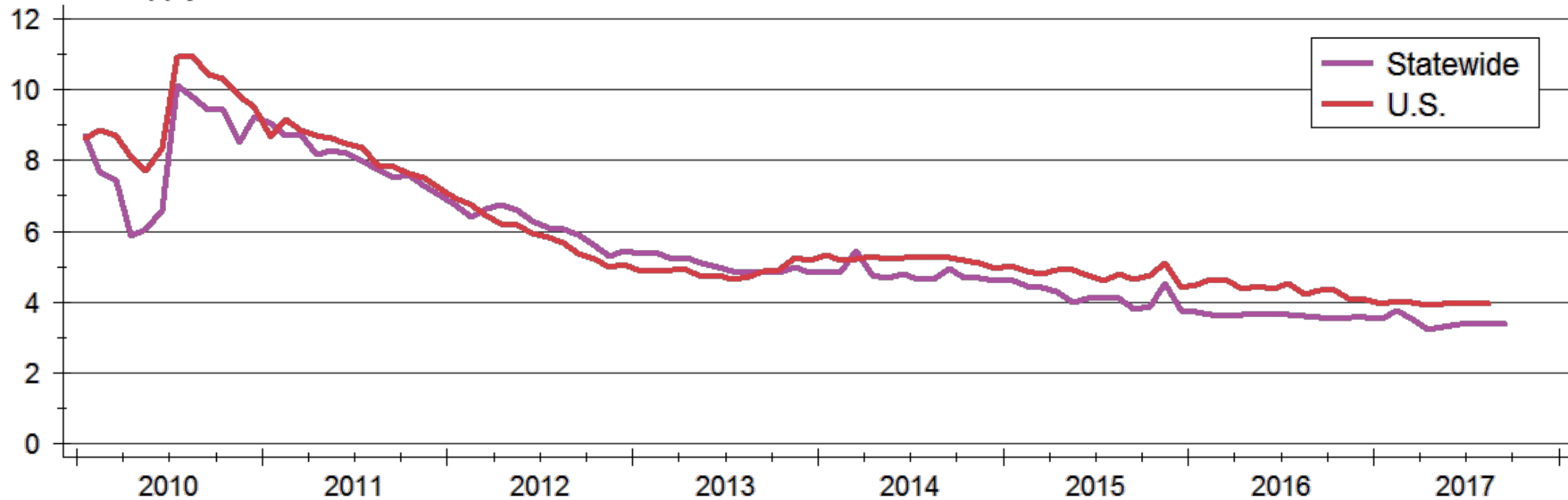
Sources: Freddie Mac; Mortgage Bankers Association





Inventory of Homes for Sale

Months' Supply



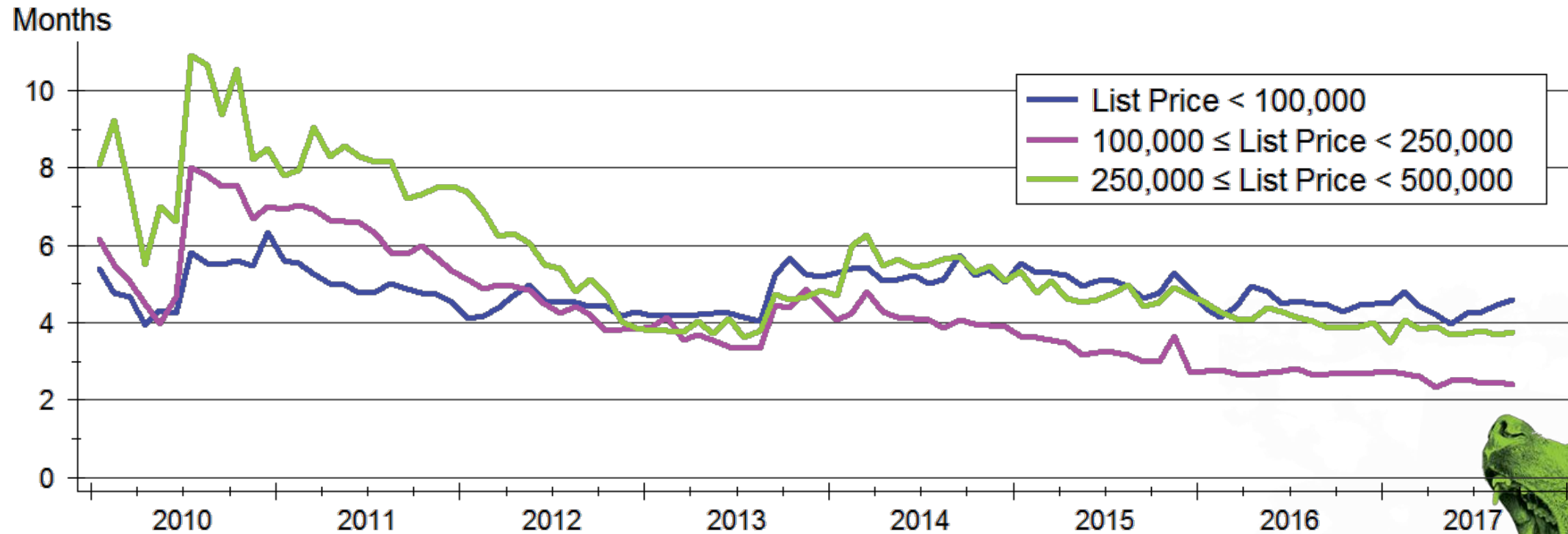
Sources: NAR and Participating Kansas REALTOR® MLS systems

Note: Data are seasonally adjusted



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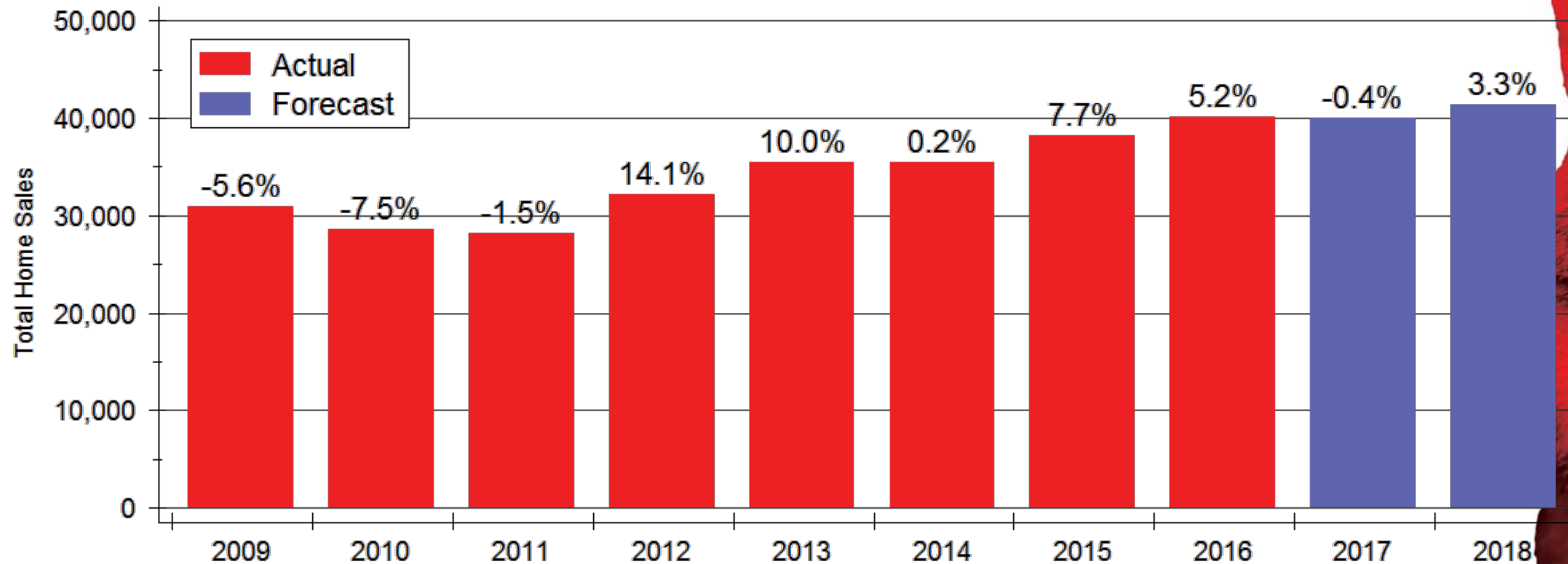
Home Inventories by Price Range



Source: Participating Kansas REALTOR® MLS Systems
Data are seasonally adjusted



Kansas Home Sales Forecast



Sources: WSU Center for Real Estate and Participating Kansas REALTOR® MLS systems





Buyers are snatching
up available homes
incredibly fast...



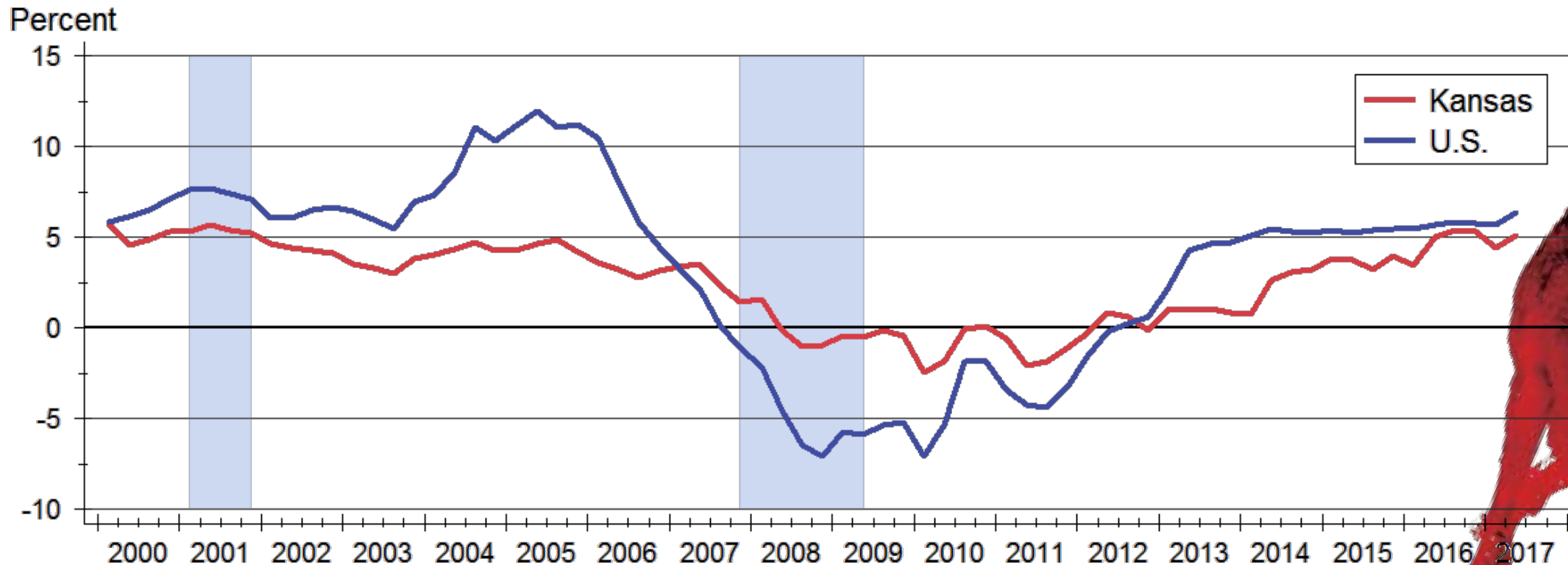
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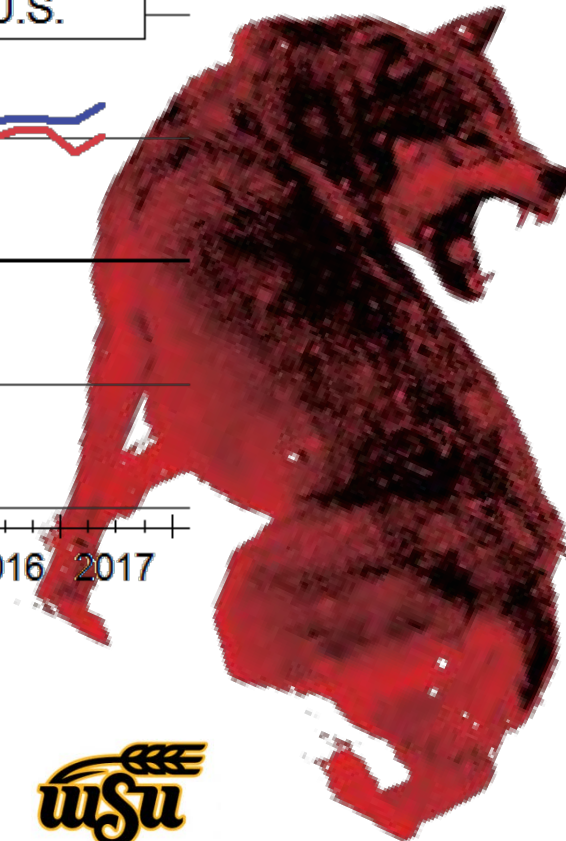
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Kansas Home Price Appreciation

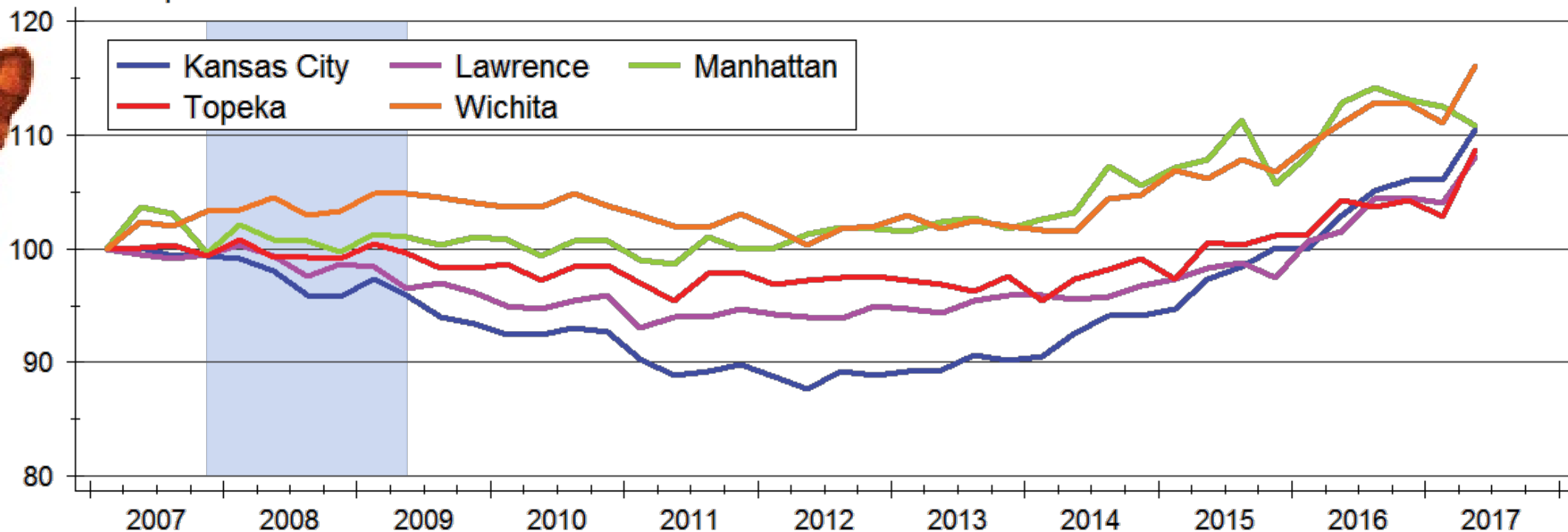


Source: Federal Housing Finance Agency (FHFA)



Home Price Appreciation across Kansas

Index: 2007q1 = 100

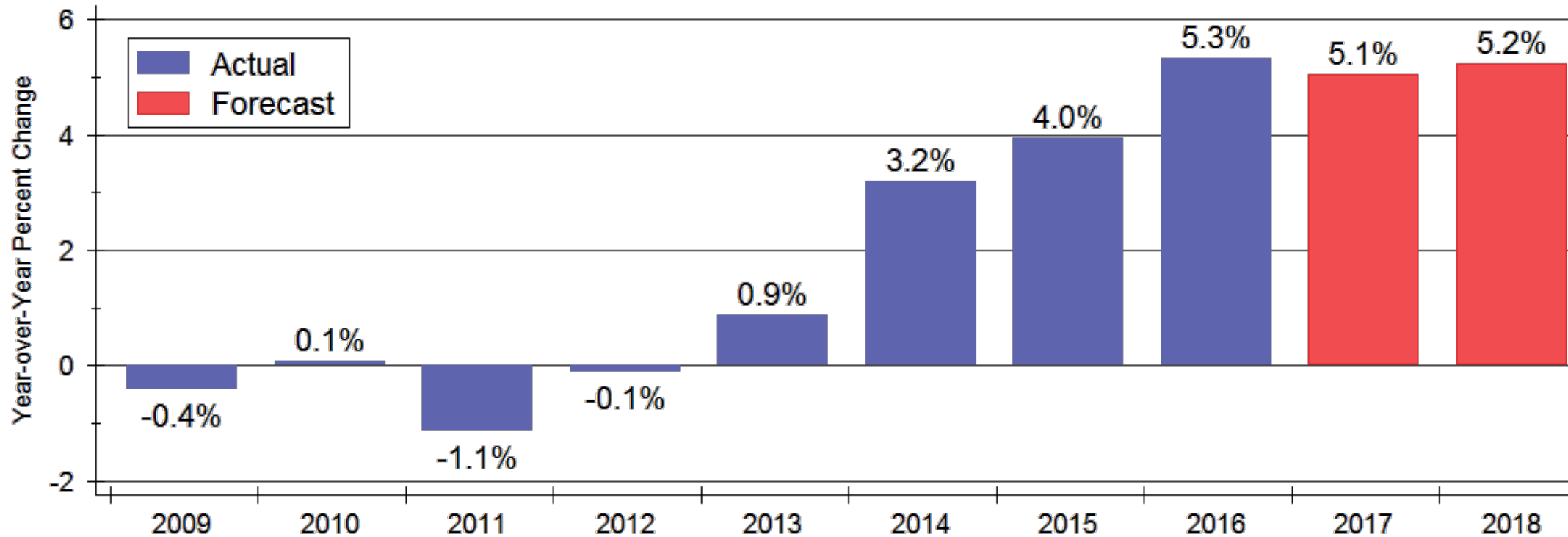


Source: Federal Housing Finance Agency (FHFA)



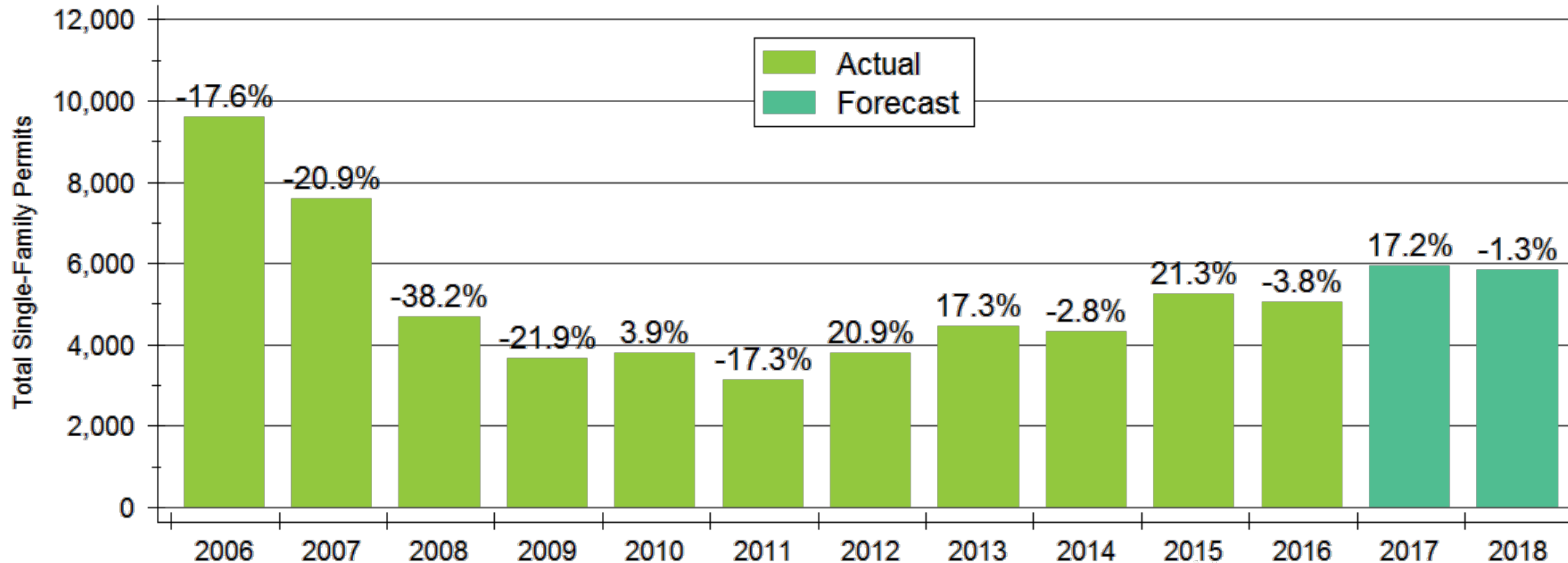
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Home Price Appreciation Forecast

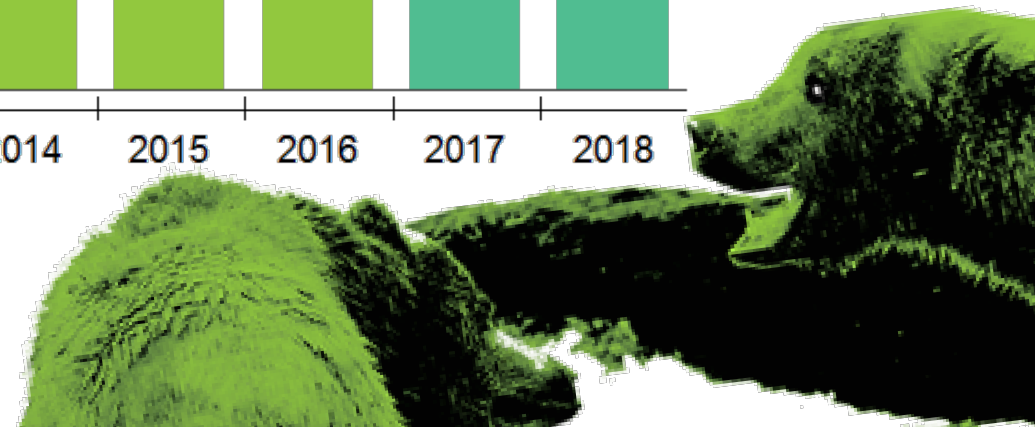


Sources: WSU Center for Real Estate and Federal Housing Finance Agency
Appreciation calculated using 4th quarter values of the FHFA all-transactions house price index

Kansas Home Construction Forecast



Sources: WSU Center for Real Estate and U.S. Bureau of the Census



2018 Kansas Forecast

	2015 Actual	2016 Actual	2017 Forecast	2018 Forecast
Total Home Sales	38,213 units +7.7%	40,181 units +5.2%	40,040 units -0.4%	41,380 +3.3%
SF Building Permits	5,257 units 21.3%	5,058 units -3.8%	5,930 units +17.2%	5,850 units -1.3%
Home Price Appreciation	+4.0%	+5.3%	+5.1	+5.2

Sources: Participating Kansas REALTOR® MLS Systems; U.S. Bureau of the Census; Federal Housing Finance Agency; WSU Center for Real Estate

2018 Major Market Forecasts

	KC	Lawrence	Manhattan	Topeka	Wichita
Total Home Sales	38,520 units +3.6%	1,560 units +4.0%	1,010 units +9.8%	3,200 units +0.6%	10,450 units +1.5%
SF Building Permits	6,005 units +2.0%	250 units -5.7%	275 units +5.8%	270 units -5.3%	1,030 units -1.0%
Home Price Appreciation	+6.6%	+4.4%	+3.2%	+2.7%	+3.7%

Sources: Heartland MLS; Lawrence Board of REALTORS®; Manhattan 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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