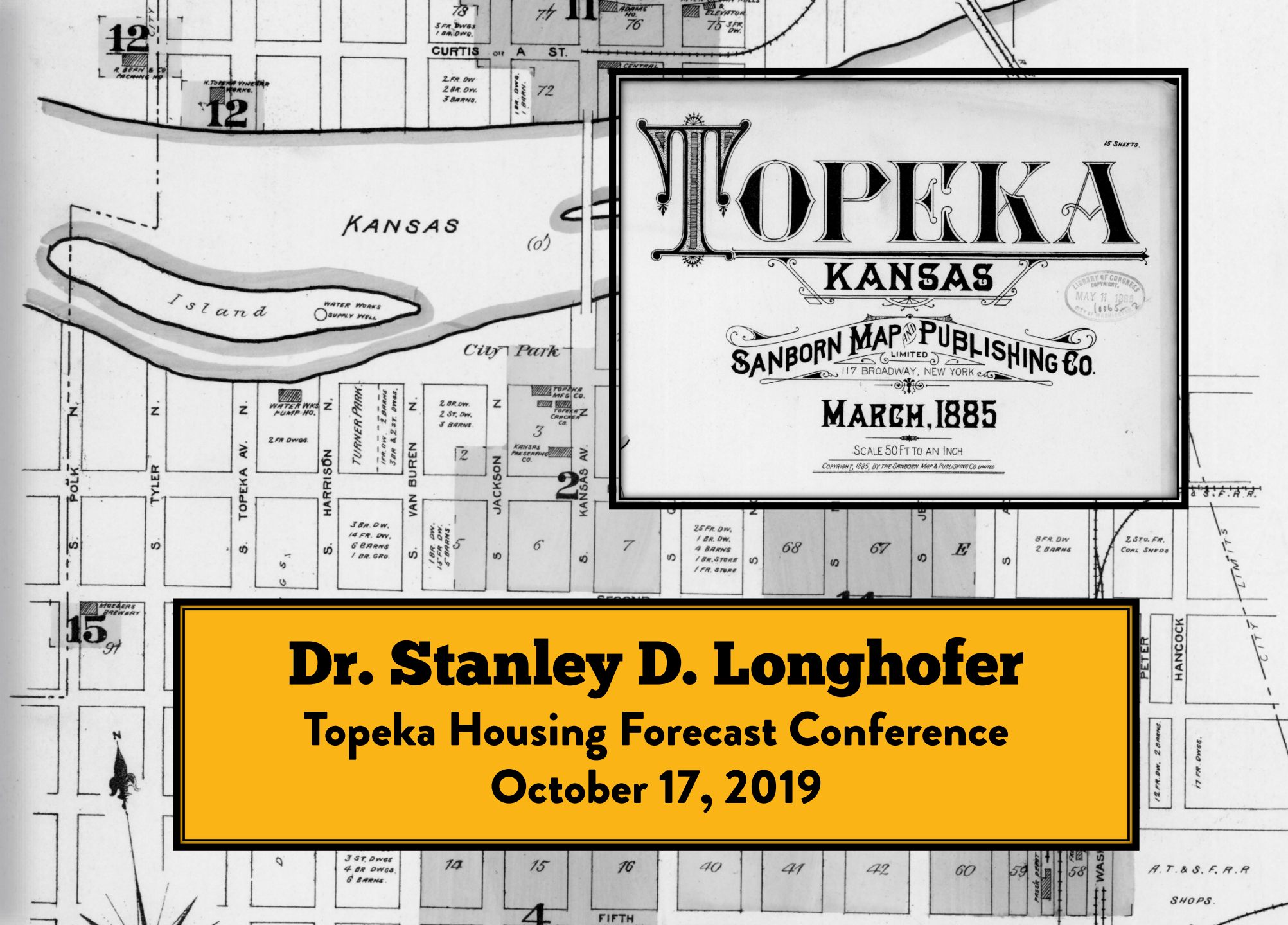


Topeka

2020 Housing Forecast



2020 Topeka Forecast Sponsors



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Thanks also to:



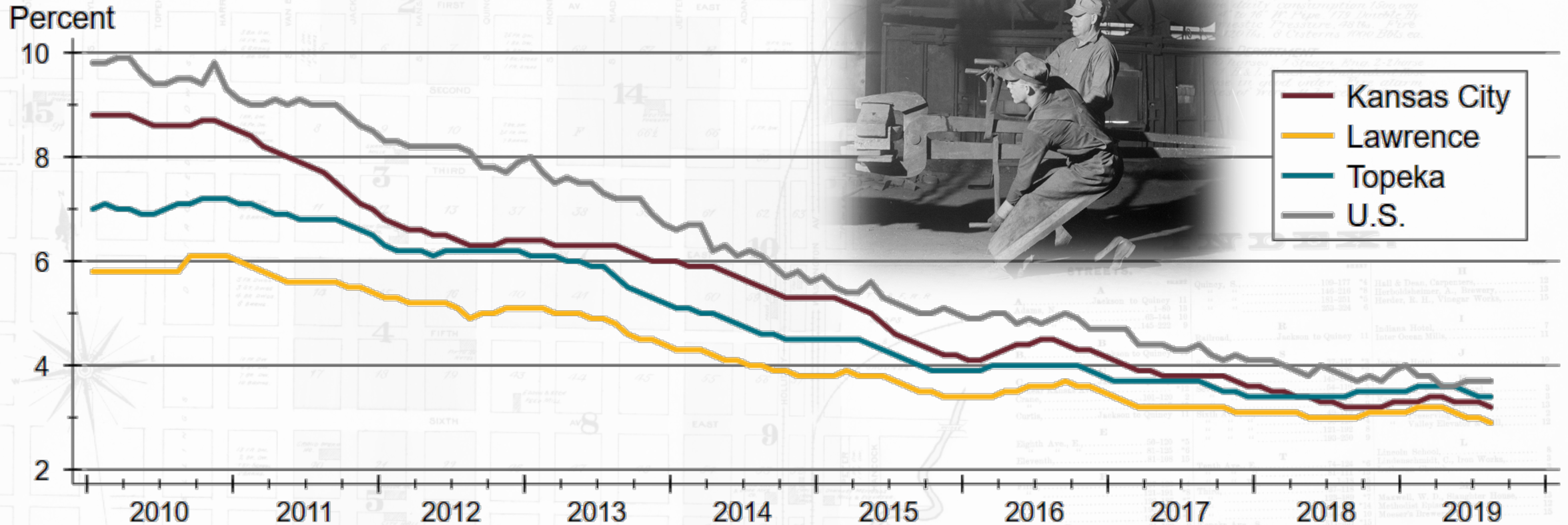
and participating REALTOR® MLS systems across Kansas



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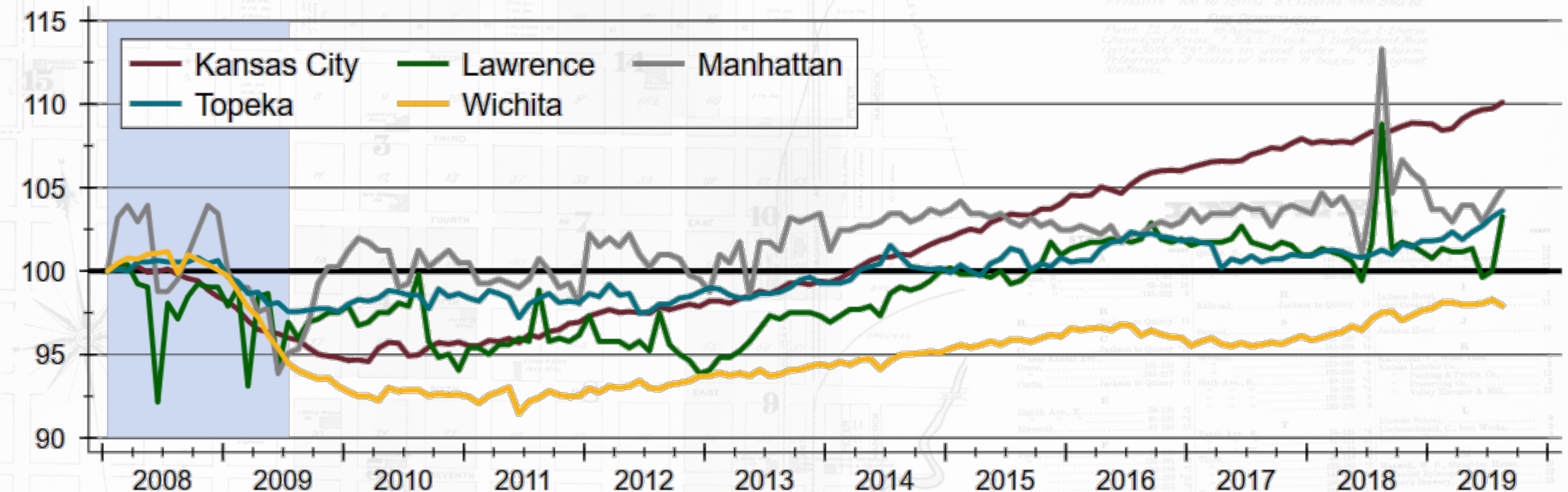
Unemployment Rates



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

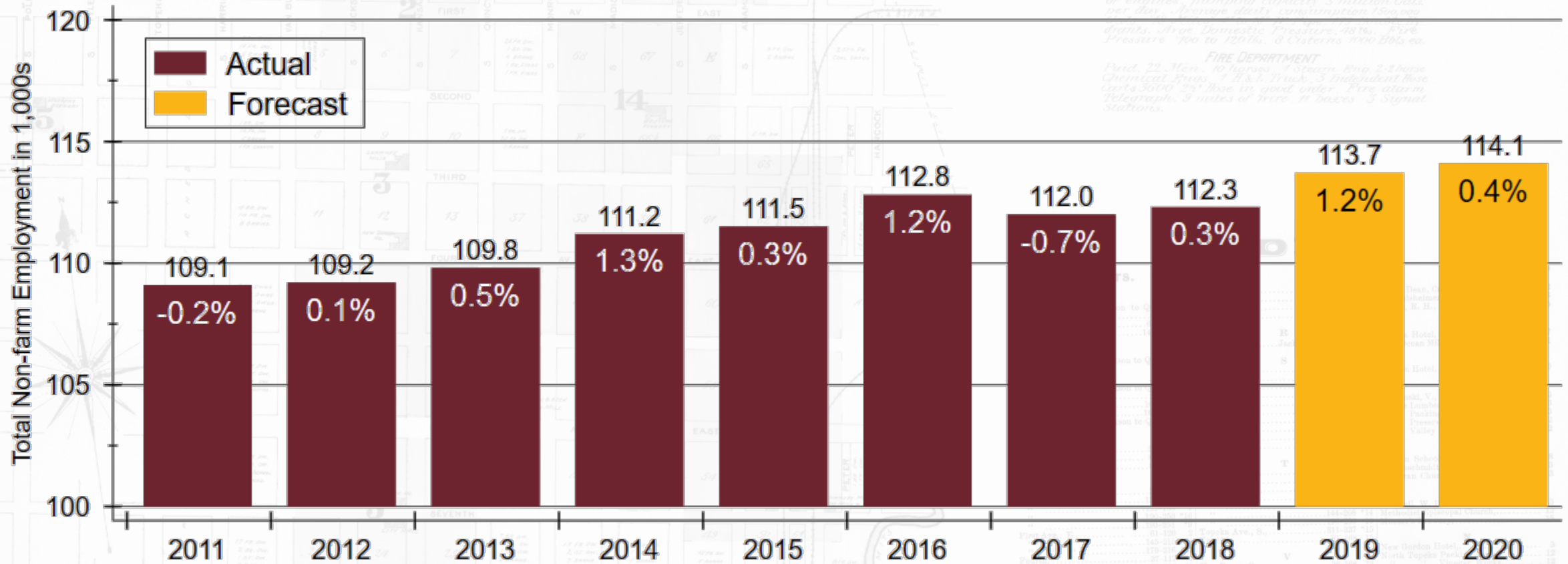
Total Non-farm Employment

Index: 2008m1 = 100



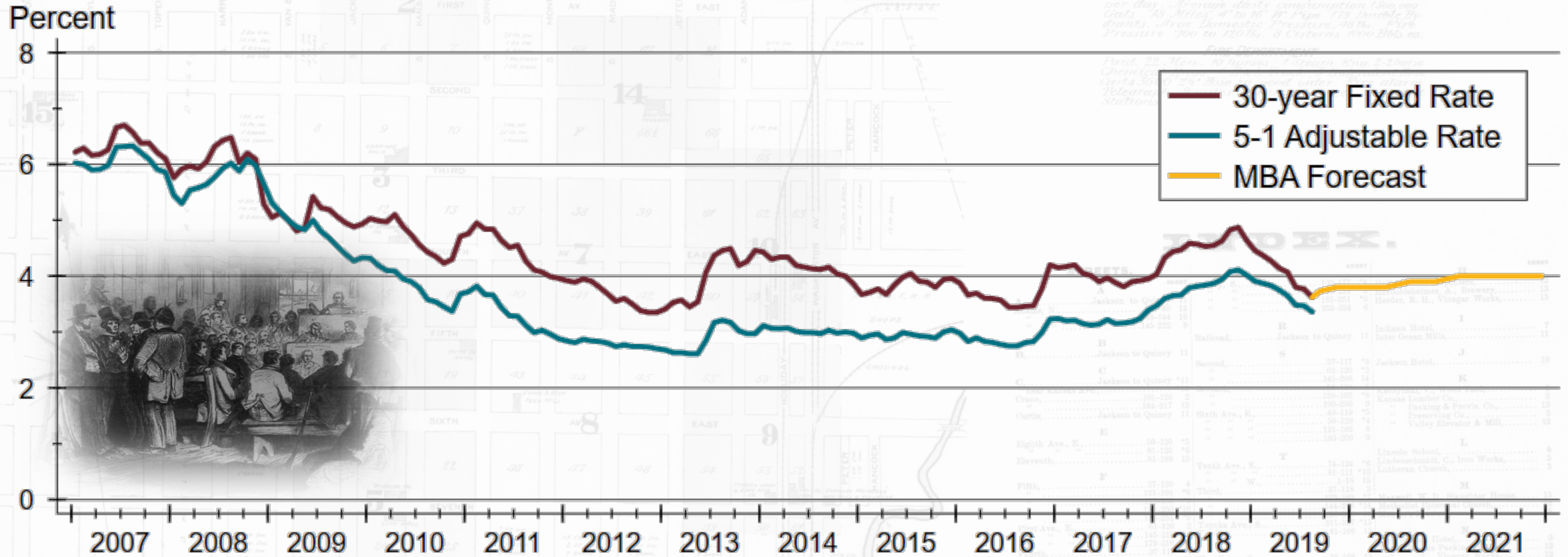
Source: U.S. Bureau of Labor Statistics
Indexes created from seasonally adjusted data

Topeka Employment Forecast



Sources: Kansas Department of Labor and WSU CEDBR

Mortgage Rates Forecast



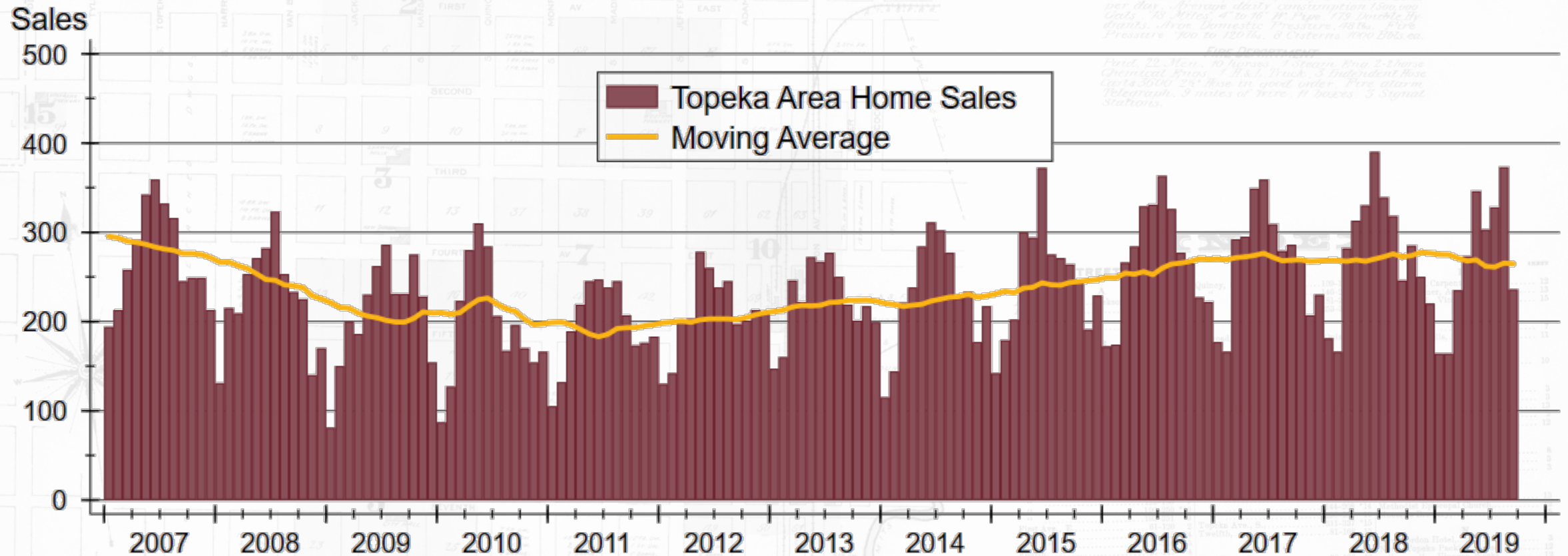
Sources: Freddie Mac; Mortgage Bankers Association

Labor and Mortgage Market Summary

- Current fundamentals are solid
 - Mortgage financing is widely available...and *cheap!*
 - Labor markets are fairly healthy
- *All of this could change quickly*

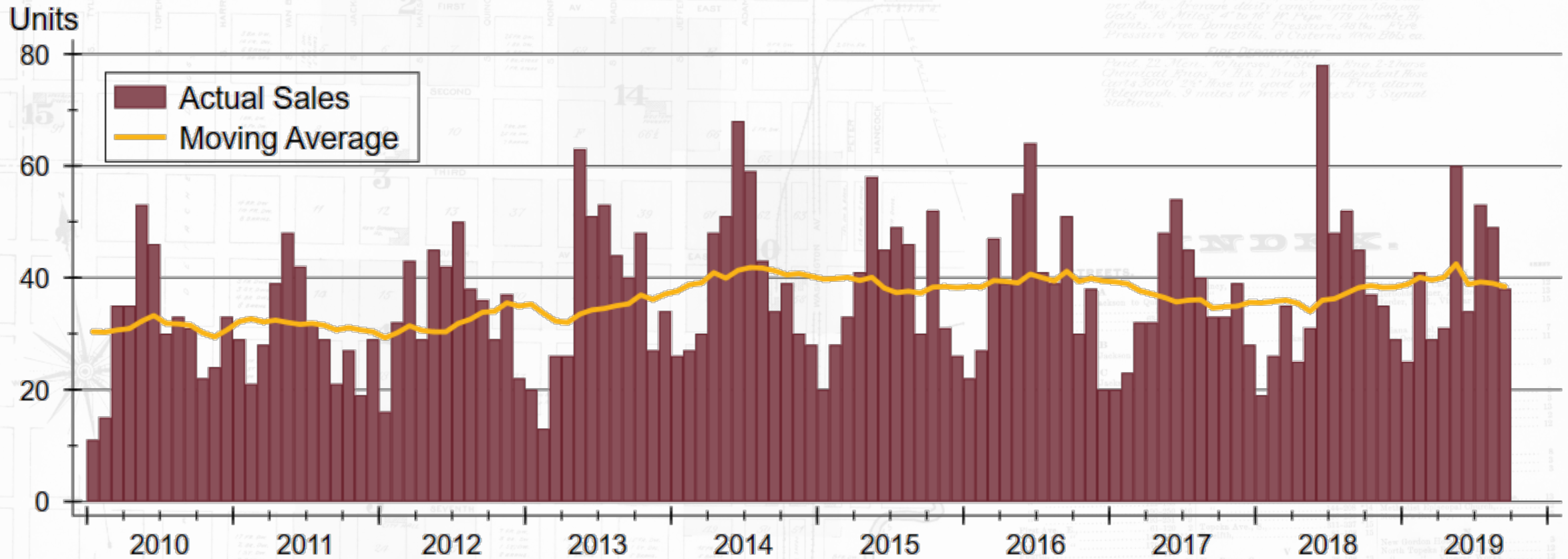


Topeka Area Home Sales



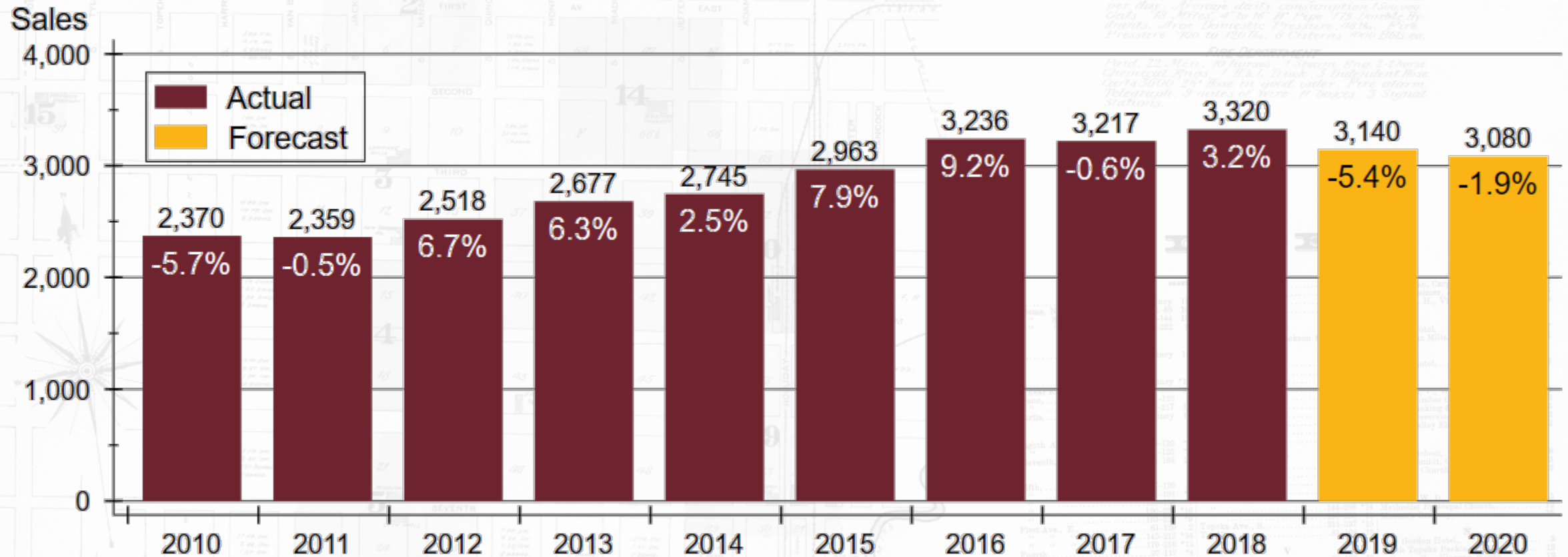
Source: Sunflower Association of Realtors®

Emporia Area Home Sales



Source: Sunflower Association of REALTORS®

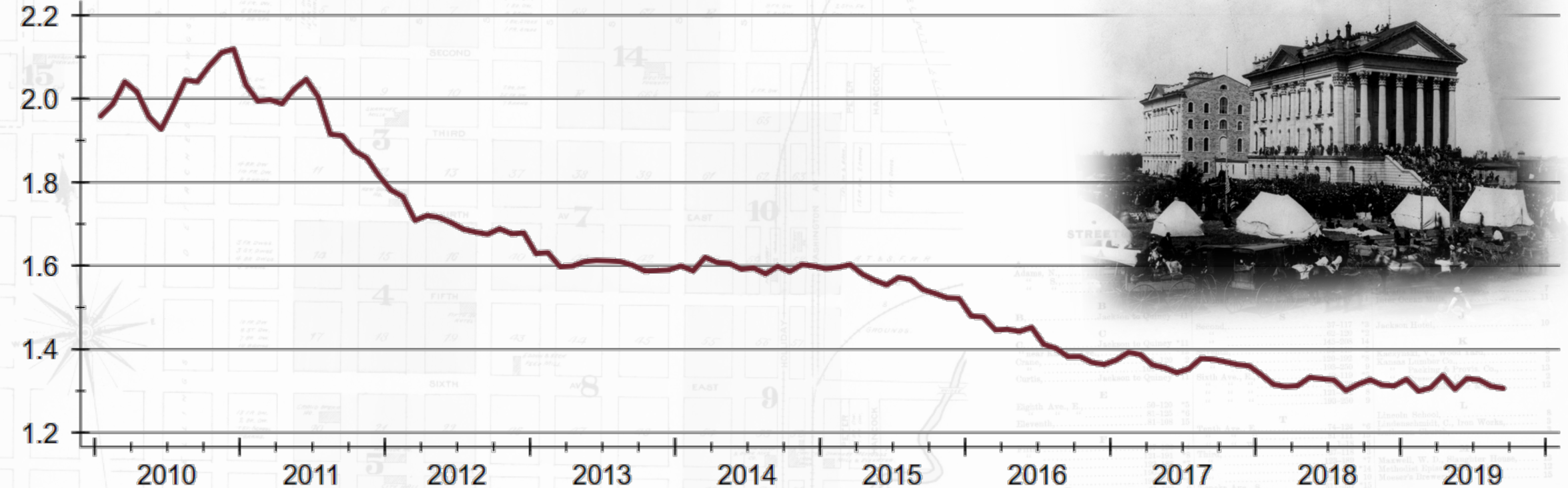
Topeka Home Sales Forecast



Sources: WSU Center for Real Estate and Sunflower Association of Realtors®

New Listings per Closed Sale

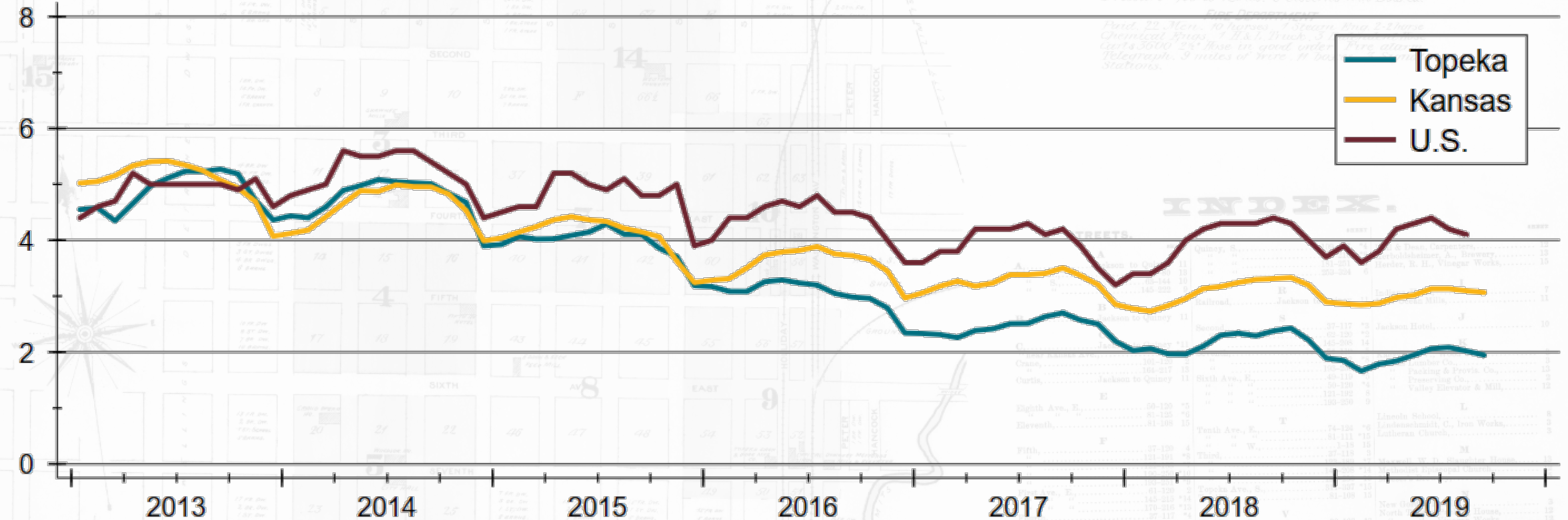
Listings per Closing



Source: Sunflower Association of Realtors®
12-month lagging moving average

Inventory of Homes for Sale

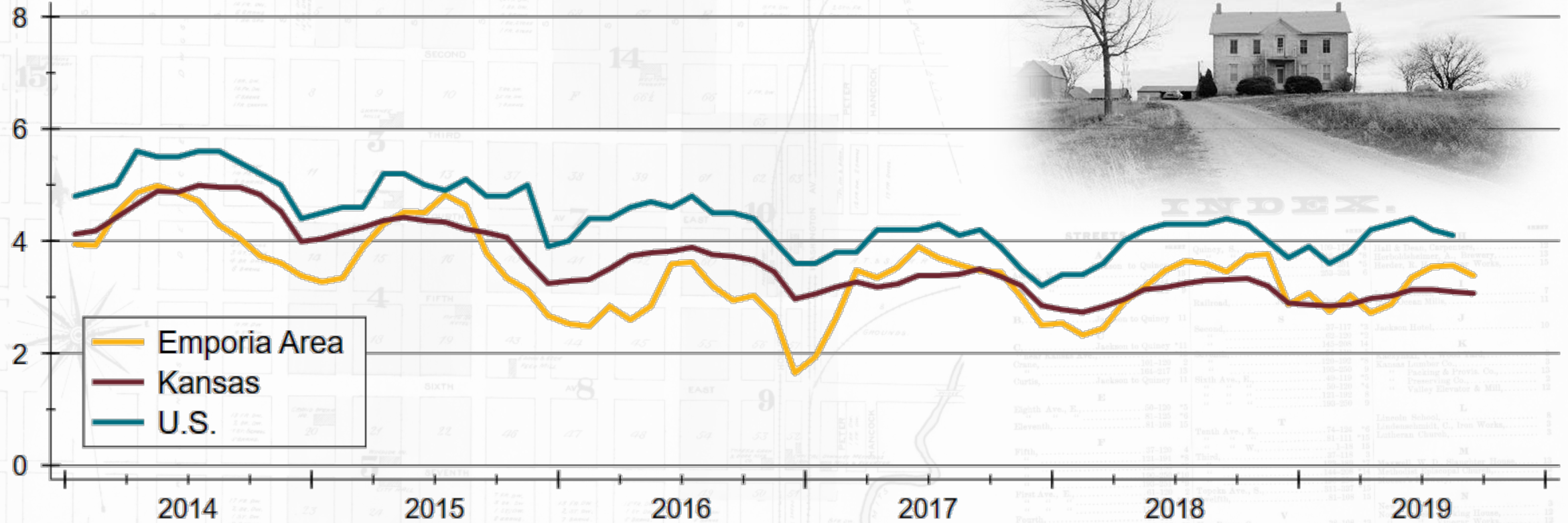
Months' Supply



Sources: NAR, KAR and Sunflower Association of Realtors®

Inventory of Homes for Sale

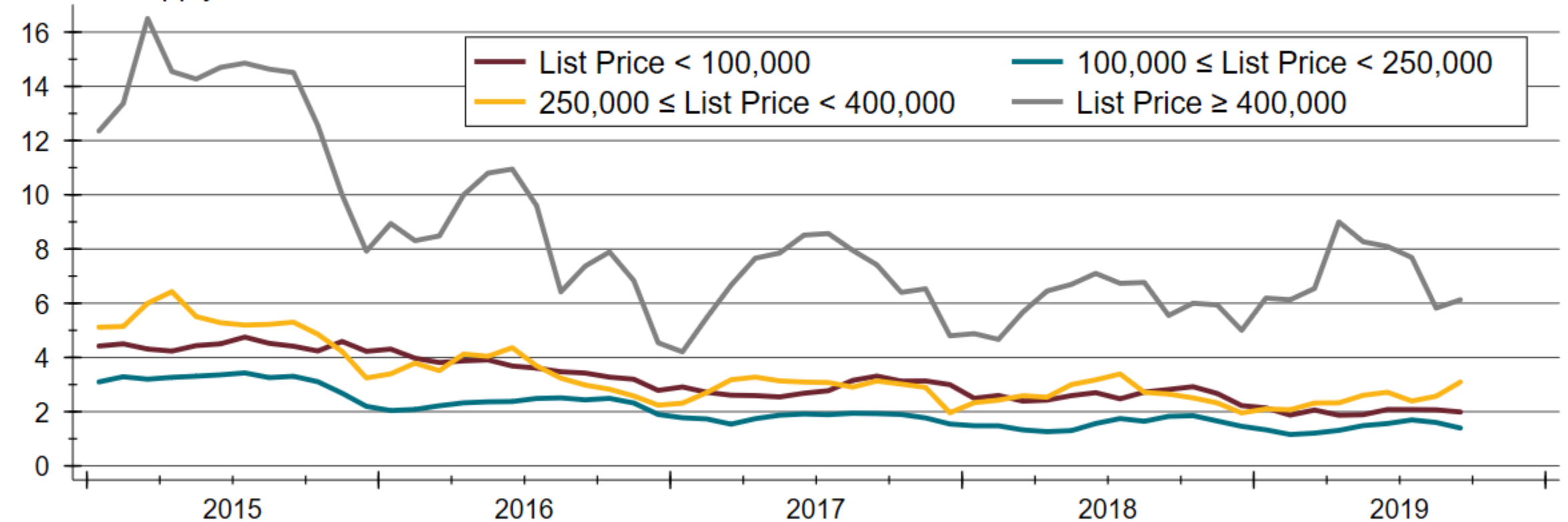
Months' Supply



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

Topeka Inventories by List Price

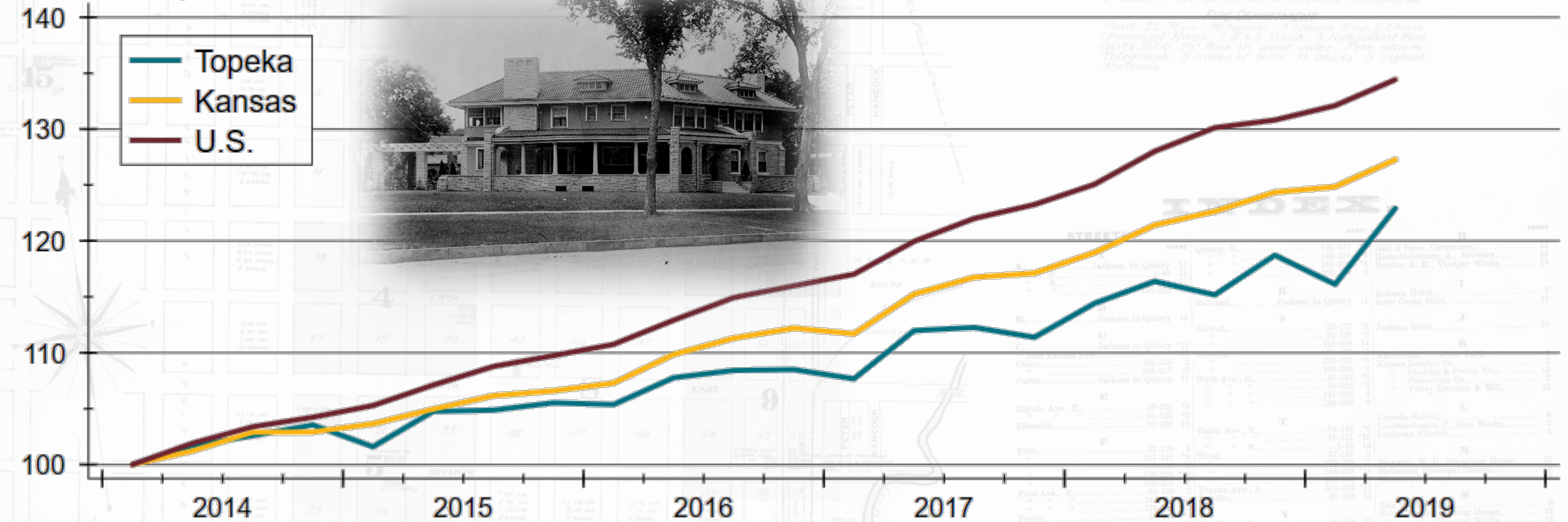
Months' Supply



Source: Sunflower Association of Realtors®

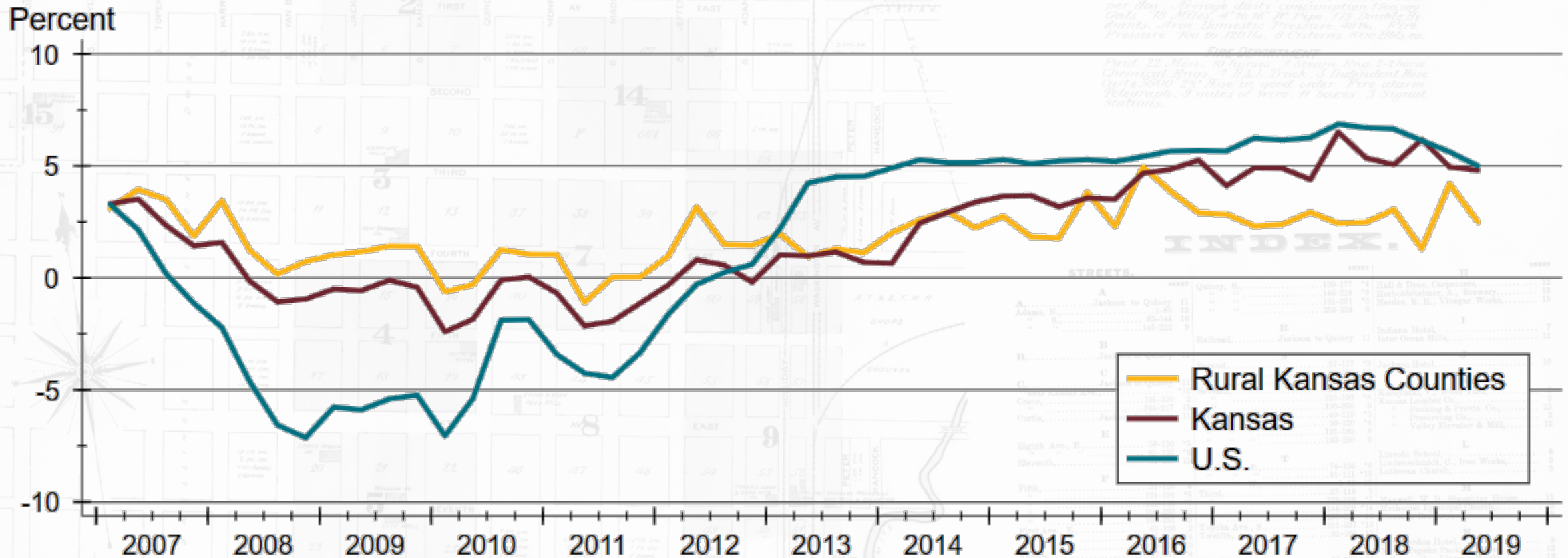
Total Home Price Appreciation

Index: 2014q1 = 100

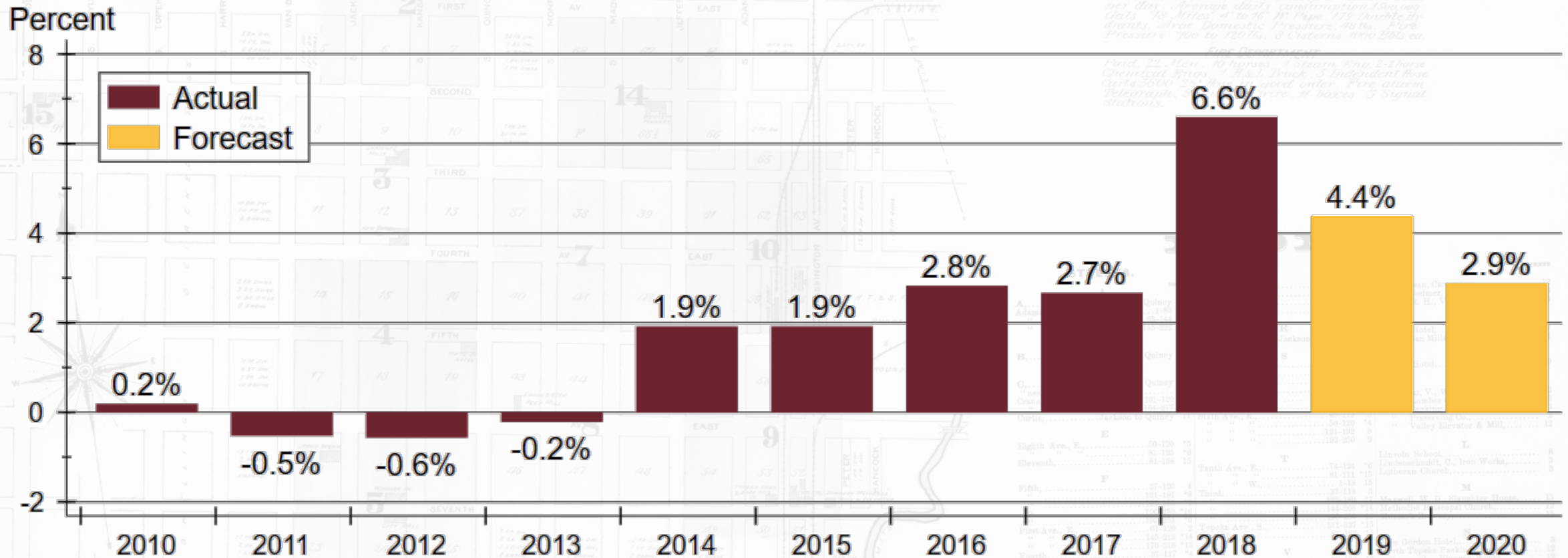


Source: Federal Housing Finance Agency (FHFA)

Kansas Home Price Appreciation

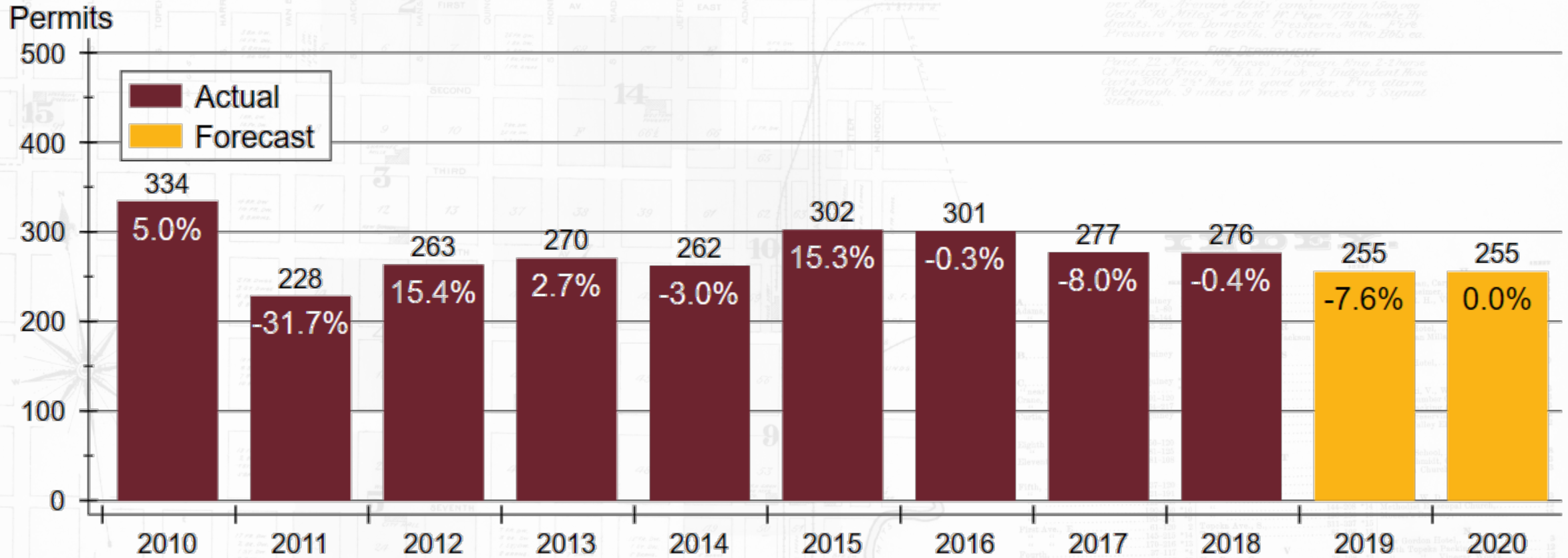


Topeka Home Prices Forecast



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

Topeka New Home Construction



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

2020 Topeka Housing Forecast

	2017 Actual	2018 Actual	2019 Forecast	2020 Forecast
Total Home Sales	3,217 units -0.6%	3,320 units +3.2%	3,140 units -5.4%	3,080 units -1.9%
SF Building Permits	277 units -8.0%	276 units -0.4%	255 units -7.6%	255 units +0.0%
Home Price Appreciation	+2.7%	+6.6%	+4.4%	+2.9%

2020 Kansas Housing Forecast

	2017 Actual	2018 Actual	2019 Forecast	2020 Forecast
Total Home Sales	40,857 units +1.6%	40,754 units -0.3%	39,830 units -2.3%	40,290 units +1.2%
SF Building Permits	5,819 units +15.0%	5,628 units -3.3%	4,920 units -12.6%	5,410 units +10.0%
Home Price Appreciation	+4.4%	+6.2%	+5.2%	+4.4%

2020 Major Markets Forecast

	KC	Lawrence	Manhattan	Topeka	Wichita
Total Home Sales	38,540 units +1.0%	1,390 units -3.5%	1,590 units +9.7%	3,080 units -1.9%	10,260 units -0.9%
SF Building Permits	5,440 units +16.4%	225 units +2.3%	220 units +4.8%	255 units +0.0%	965 units -3.0%
Home Price Appreciation	+4.9%	+3.7%	+3.6%	+2.9%	+4.3%

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