KANSAS CITY 2024 HOUSING FORECAST

MARKET DISTORTIONS

CRE CENTER FOR REAL ESTATE

Dr. Stanley D. Longhofer

WSU

October 26, 2023

KANSAS CITY 2024 HOUSING FORECAST

2024 Kansas City Housing Forecast Sponsors

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The slides from this presentation are now available on the Center's website at

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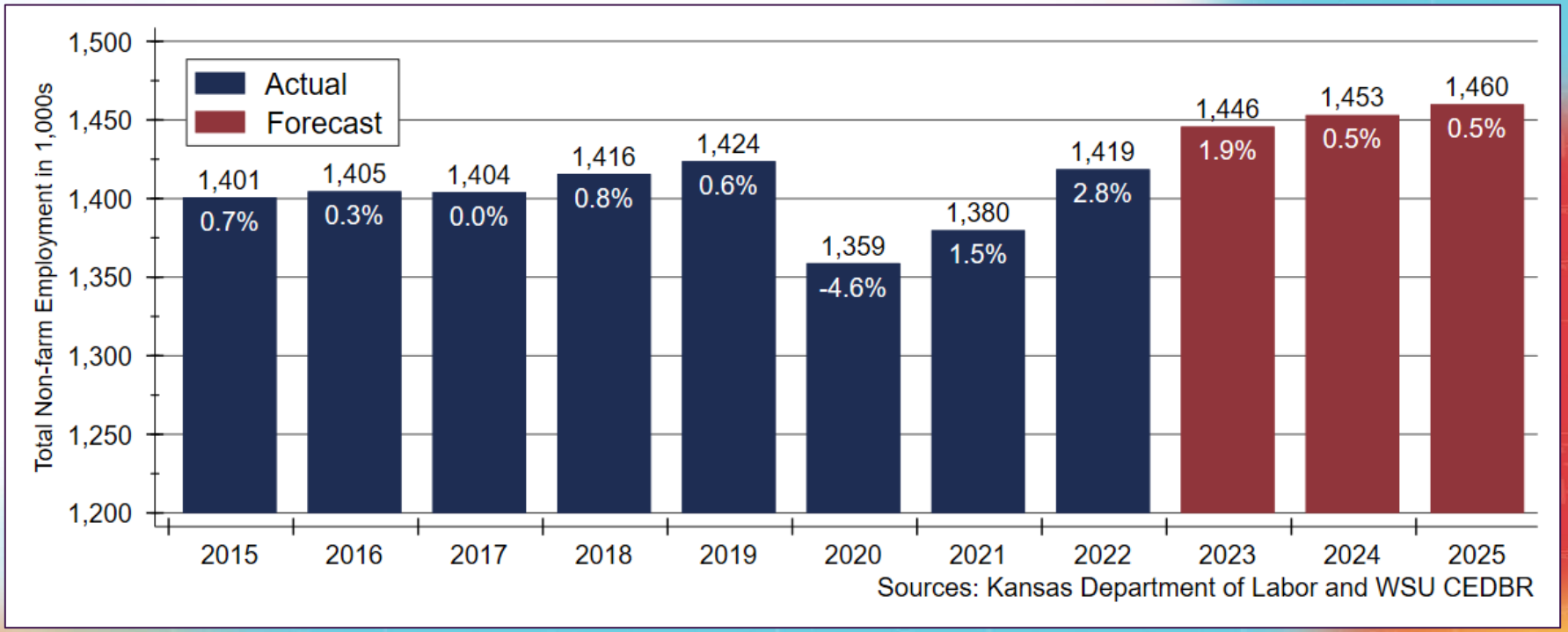
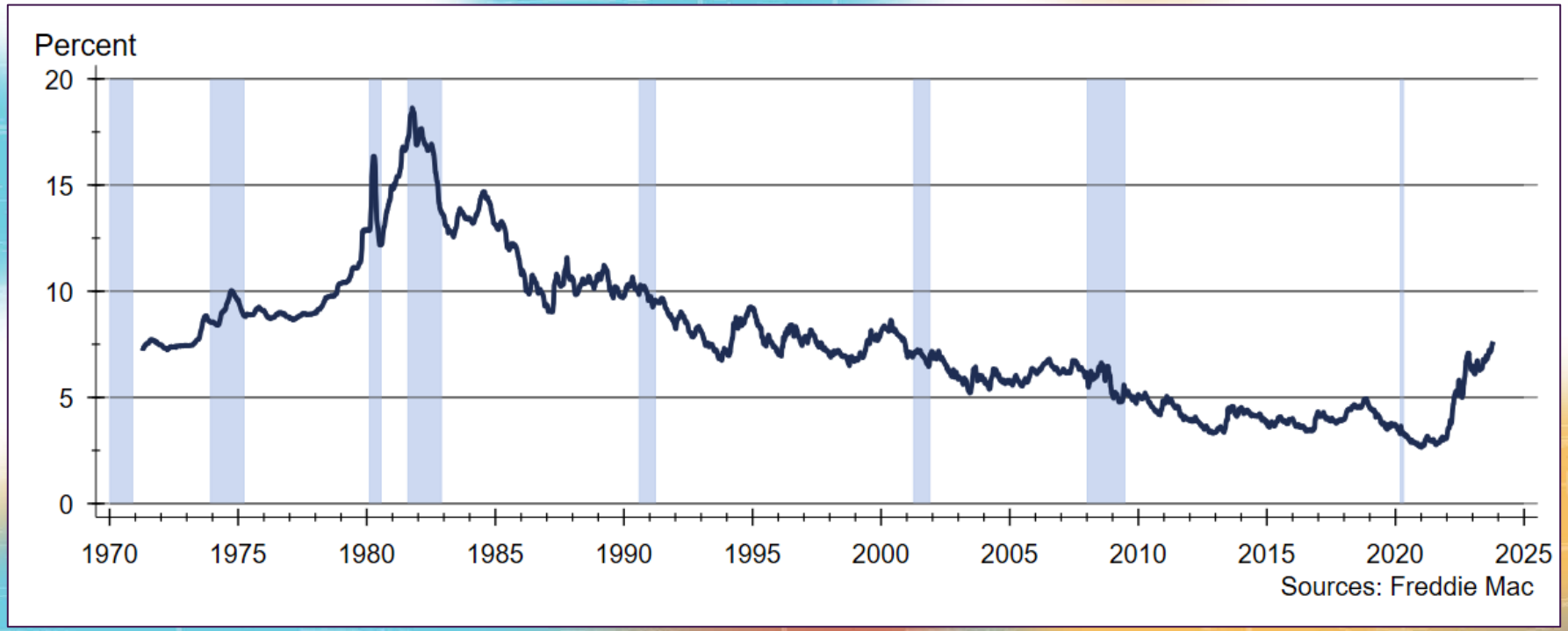
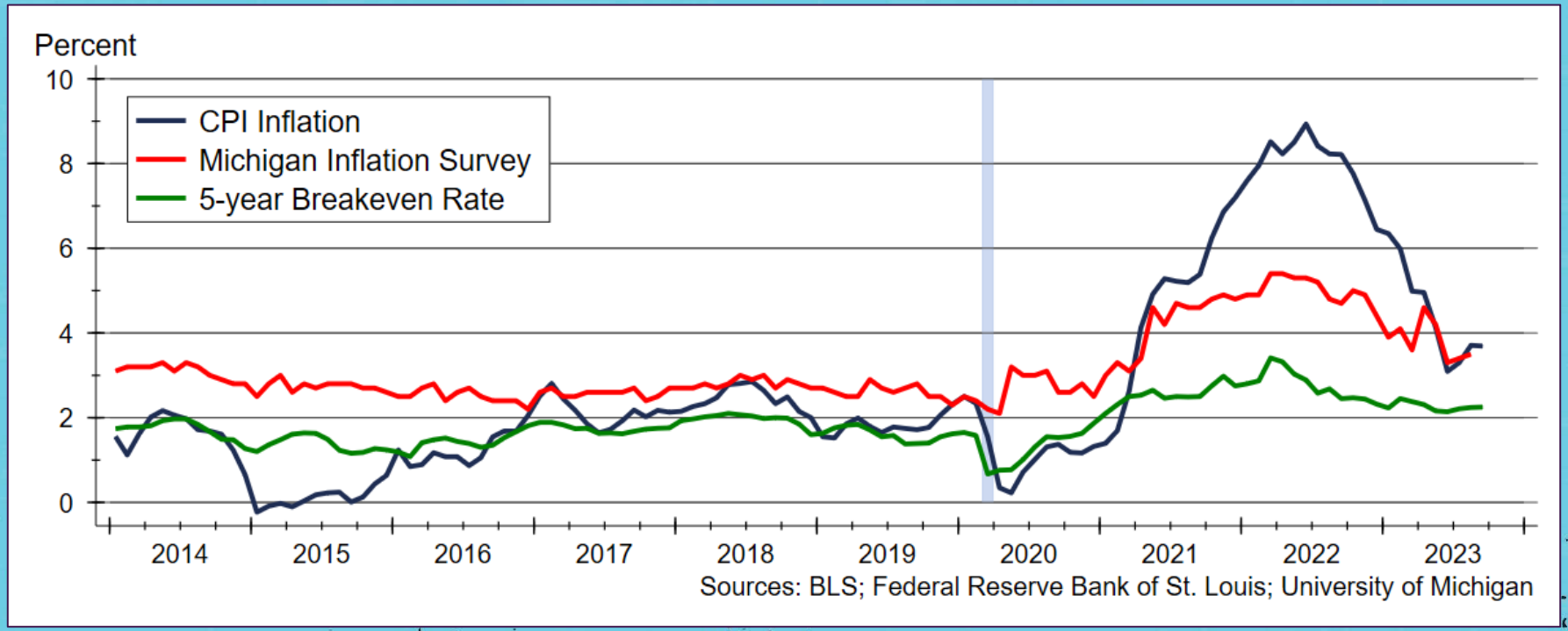
Kansas Employment Forecast



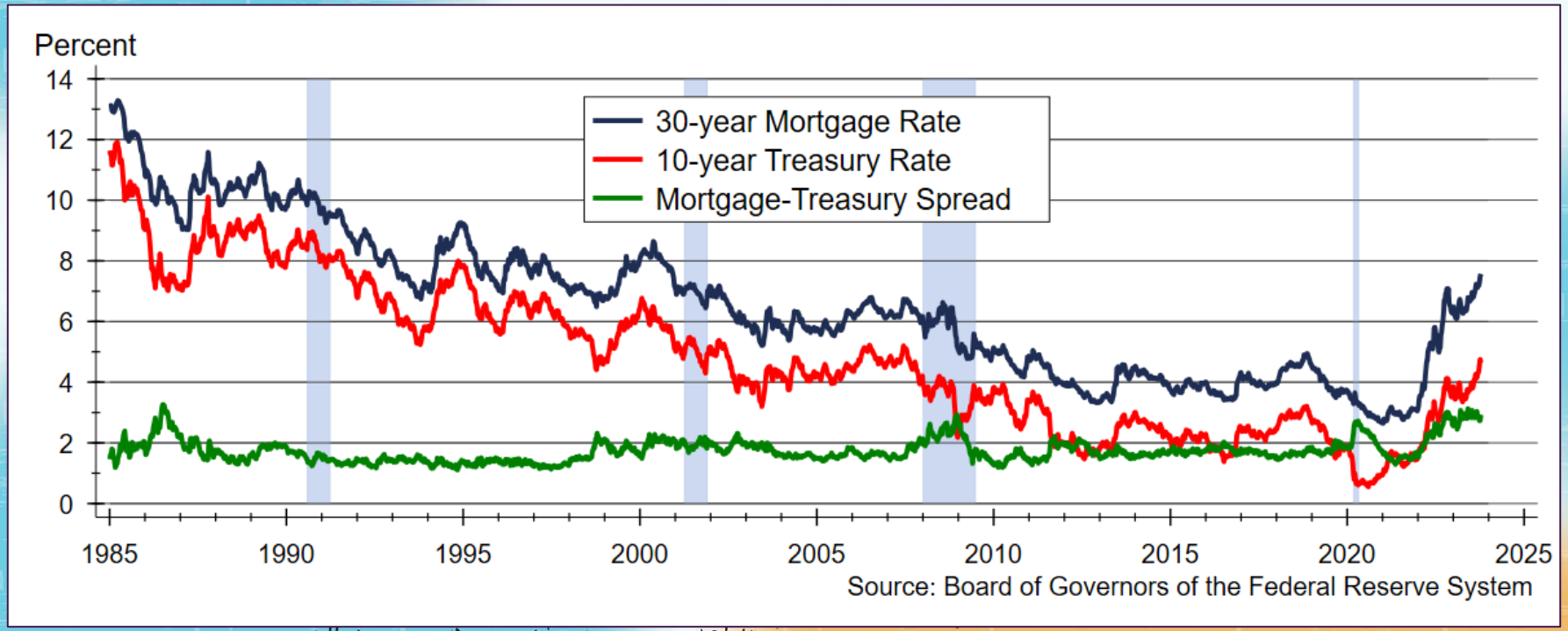
History of 30-year Fixed Mortgage Rates



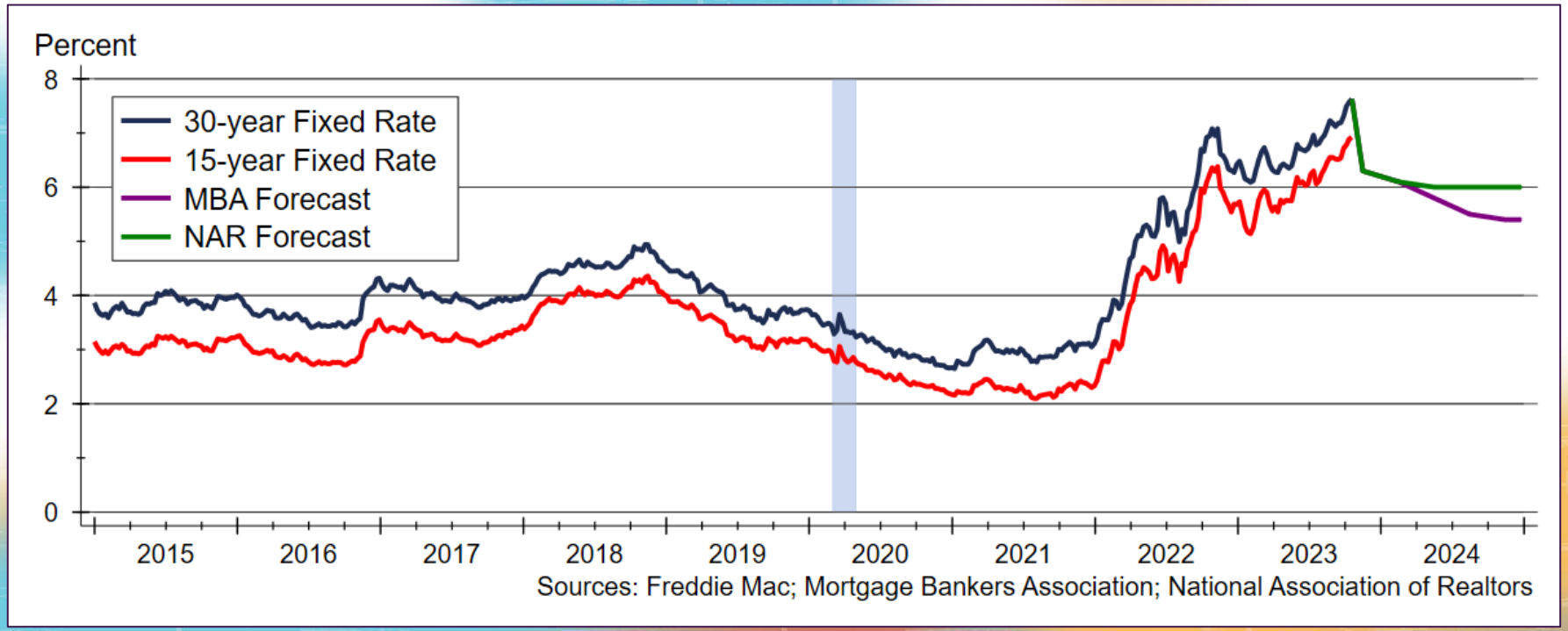
Inflation Expectations are Moderating



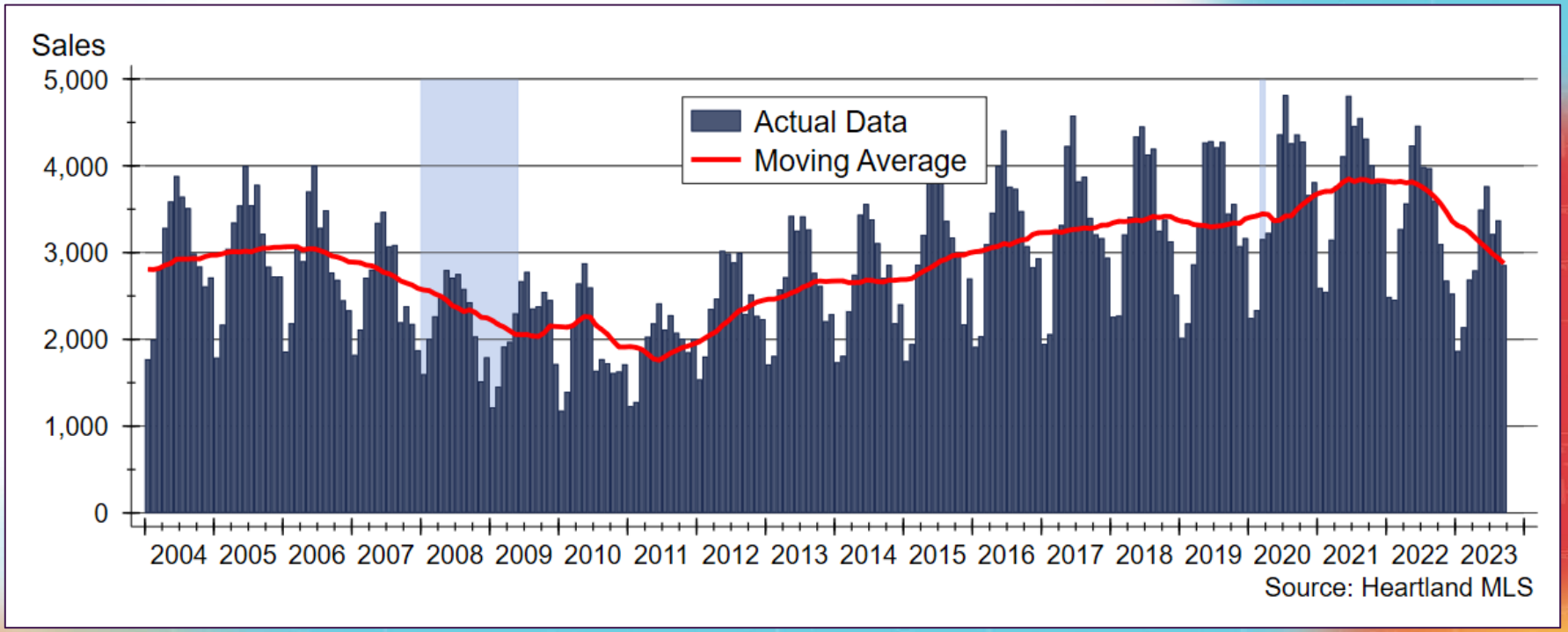
Mortgage Risk Premium Very High



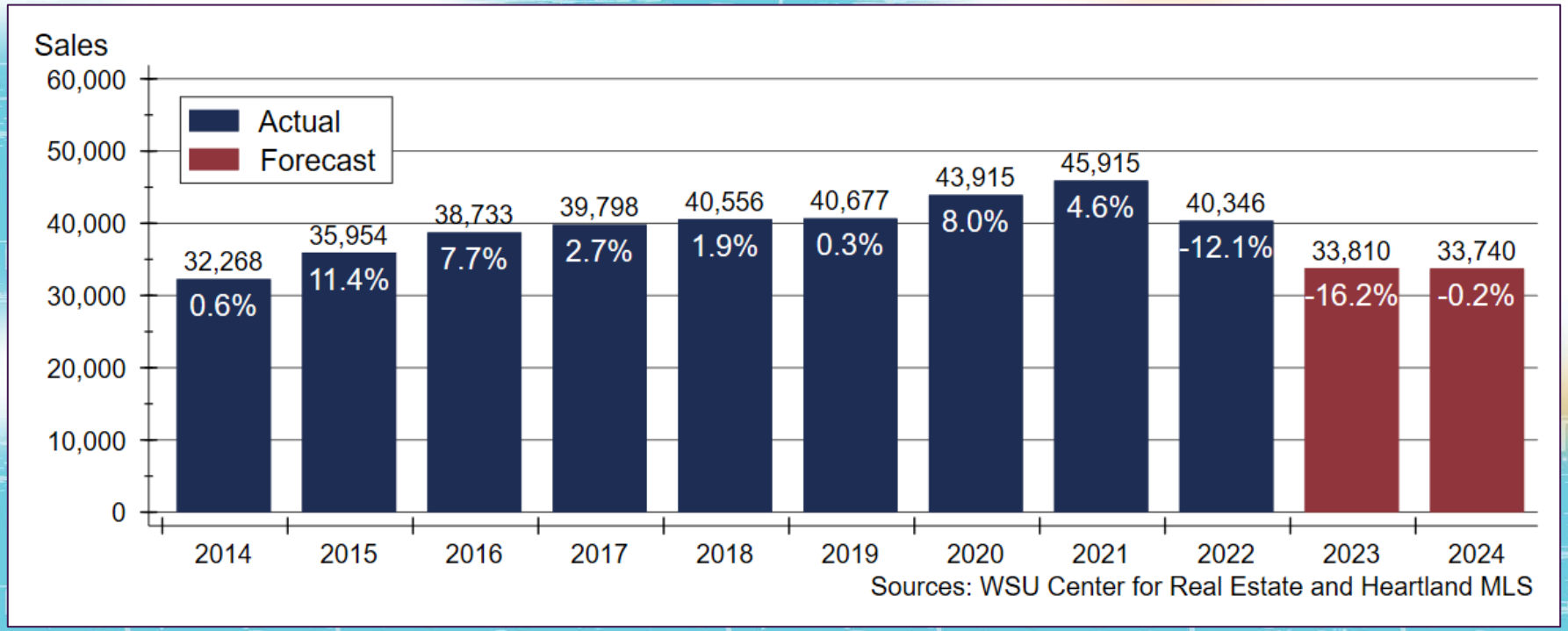
Mortgage Rate Forecast



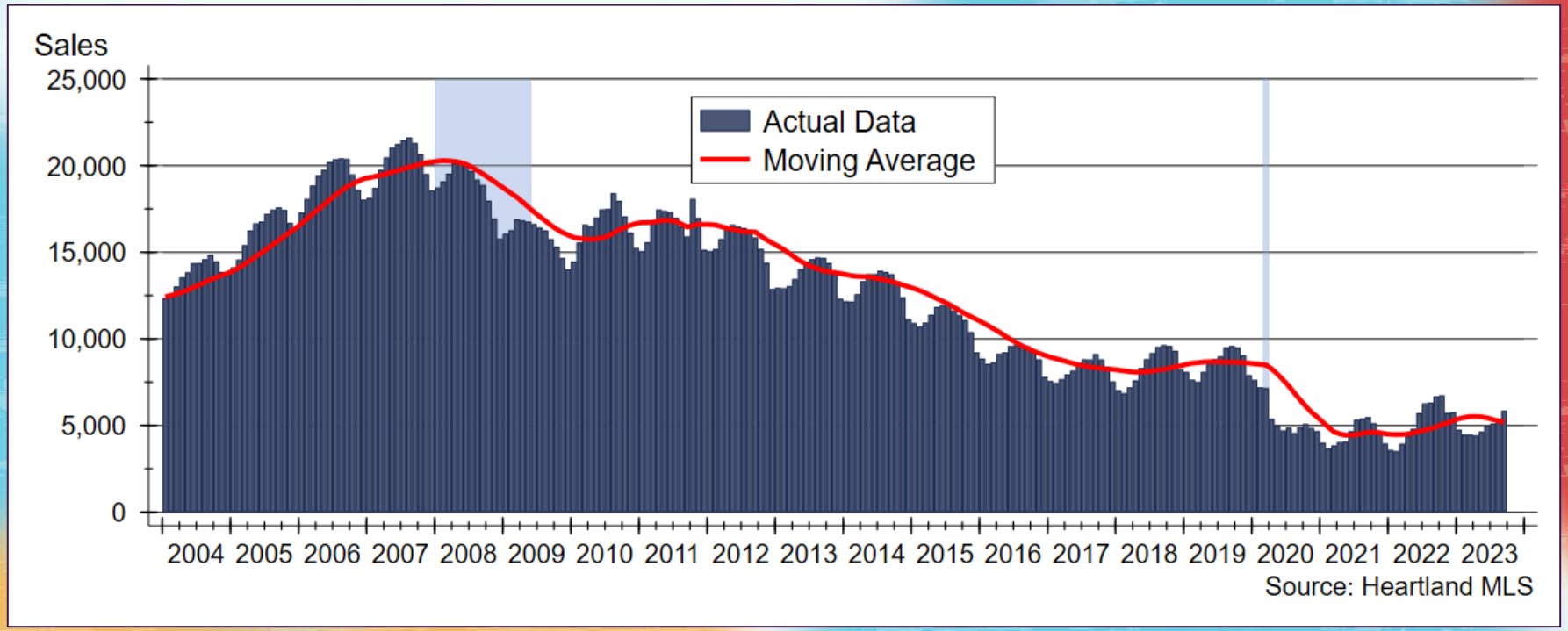
Kansas City Home Sales Activity



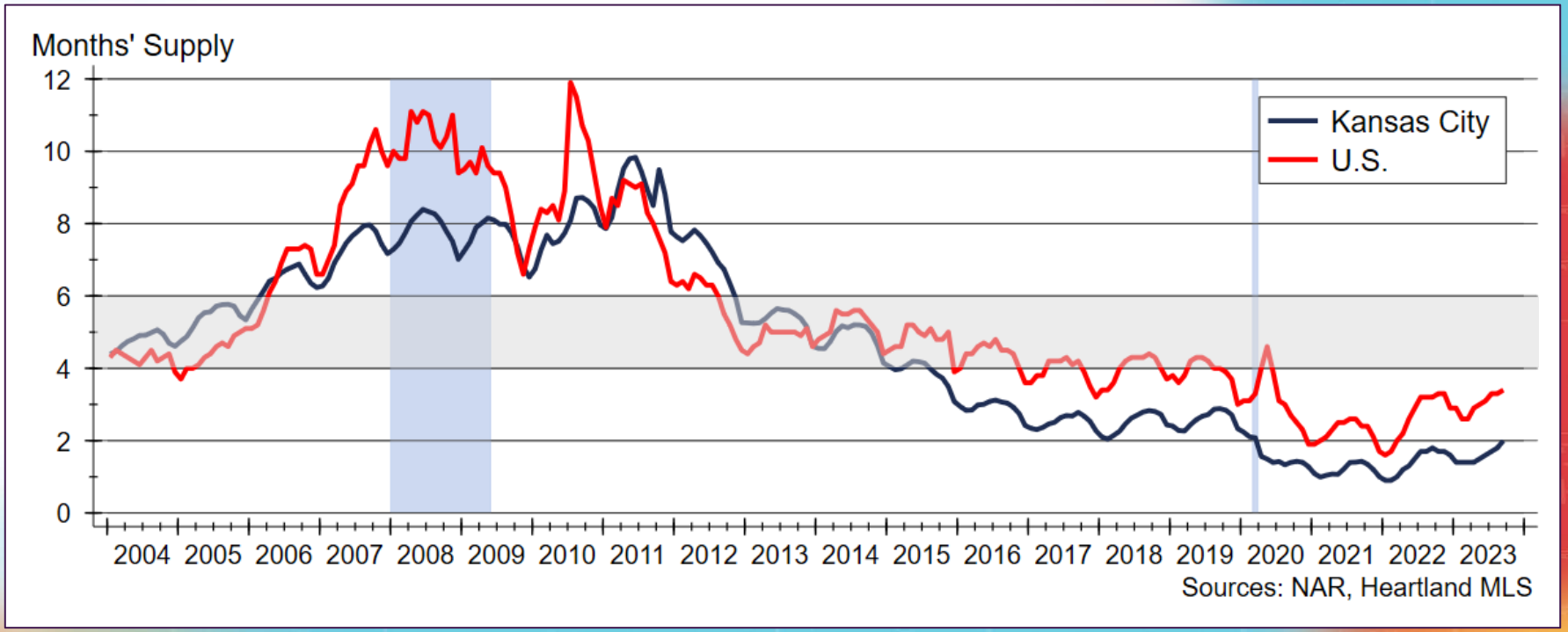
Kansas City Home Sales Forecast



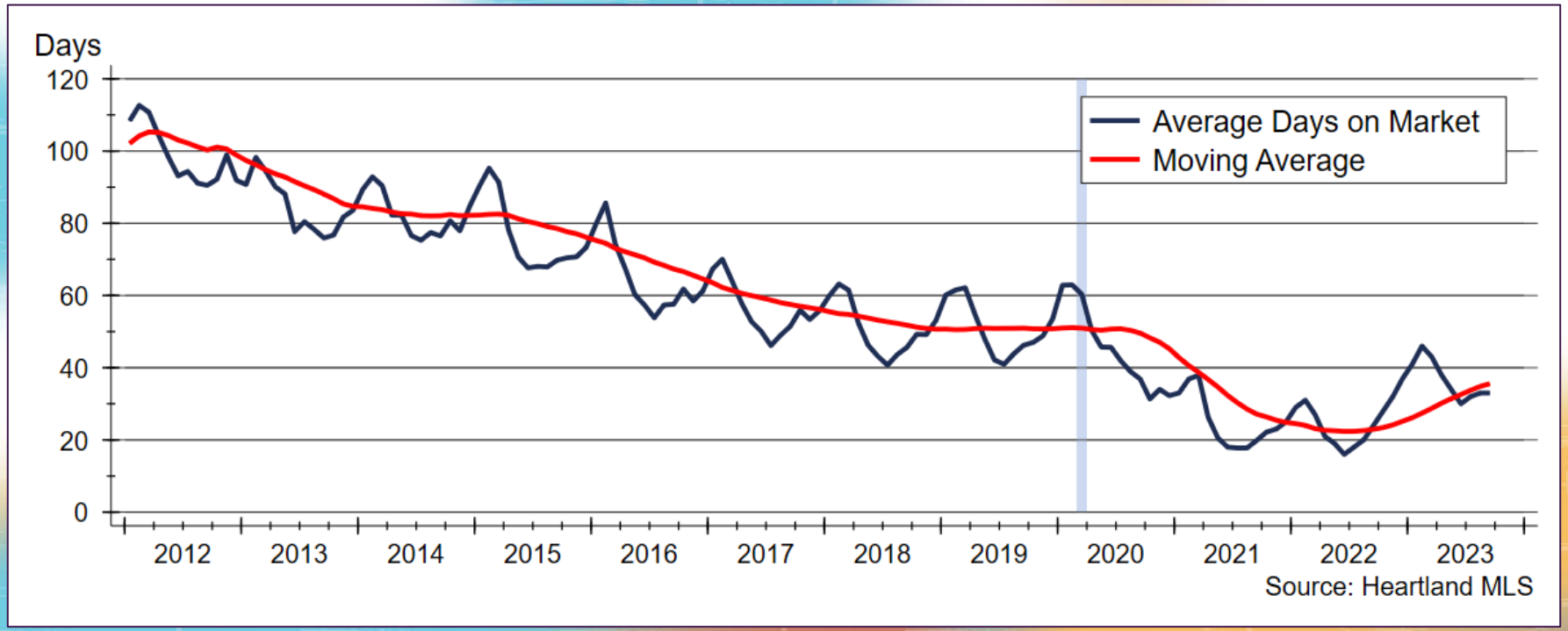
Active Listings are Rising, but Still Incredibly Low



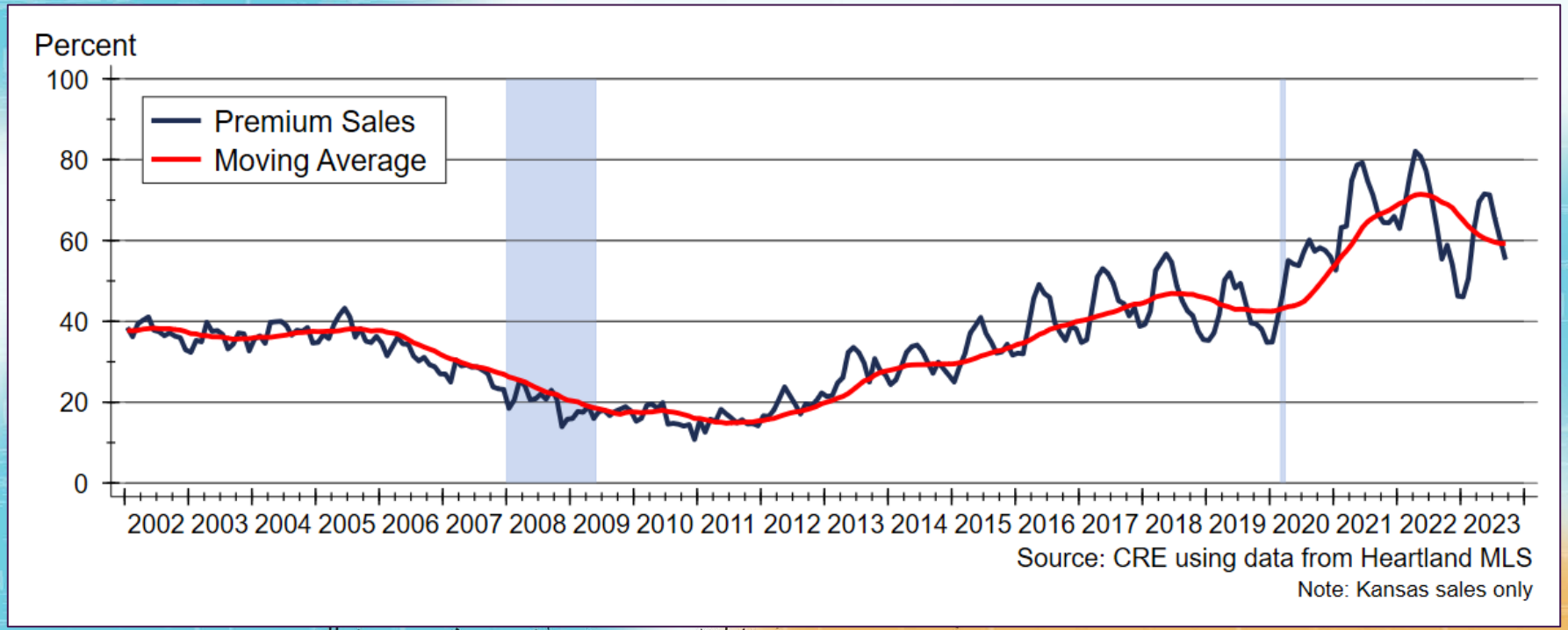
Inventories are Still Well Below What is Needed for a Balanced Market



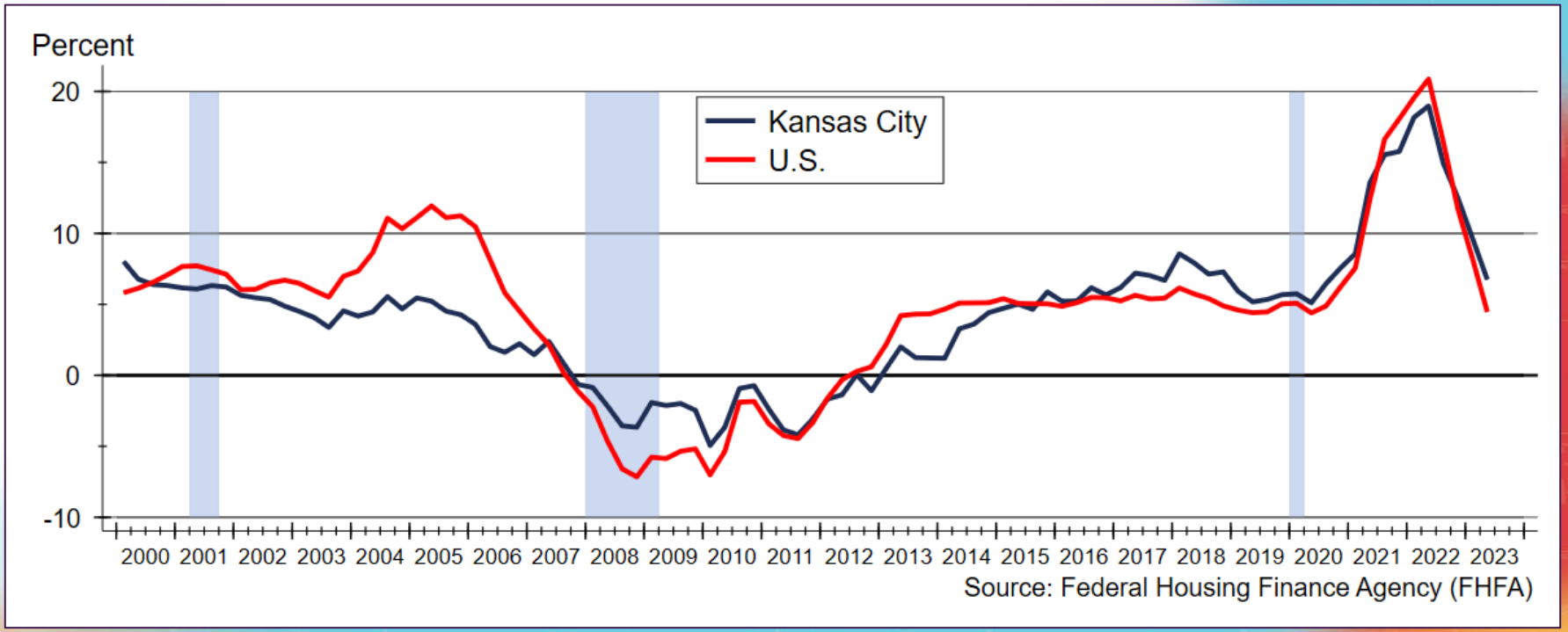
Homes are Still Selling *Very* Quickly



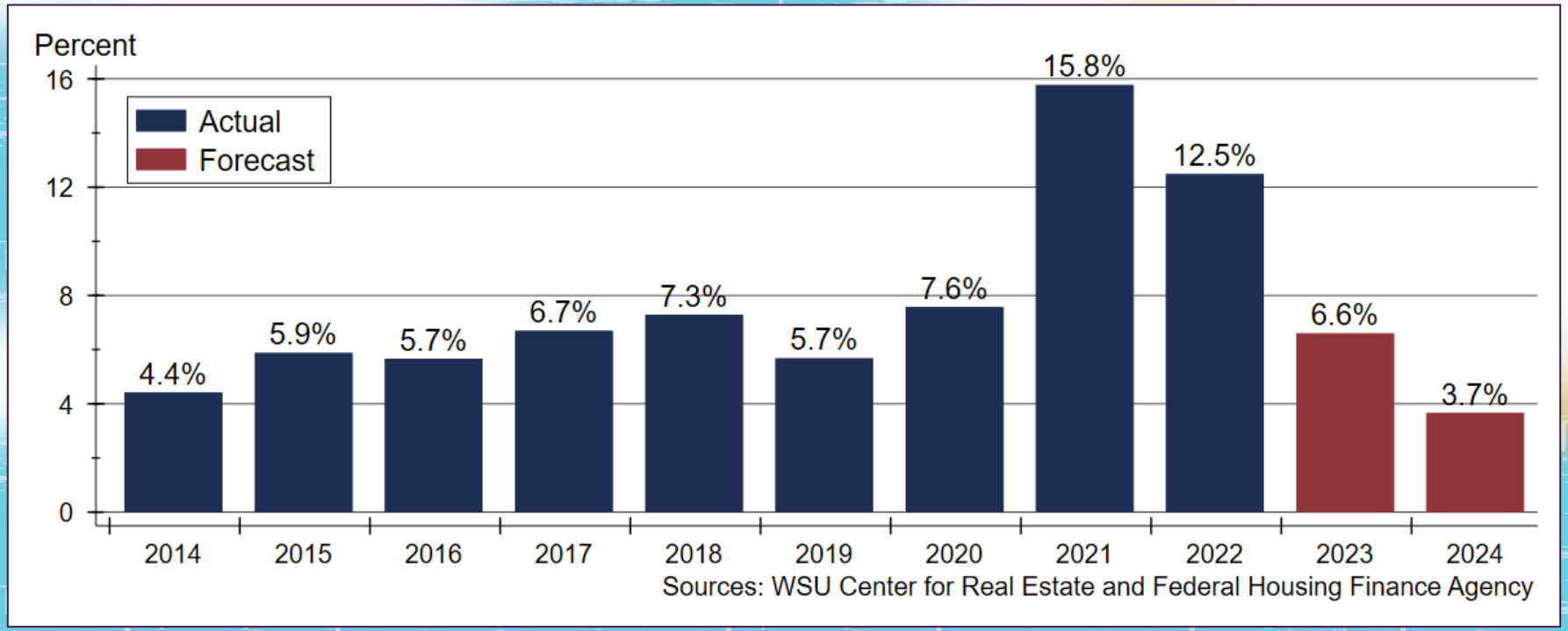
Most Homes are Selling At or Above Original List Price



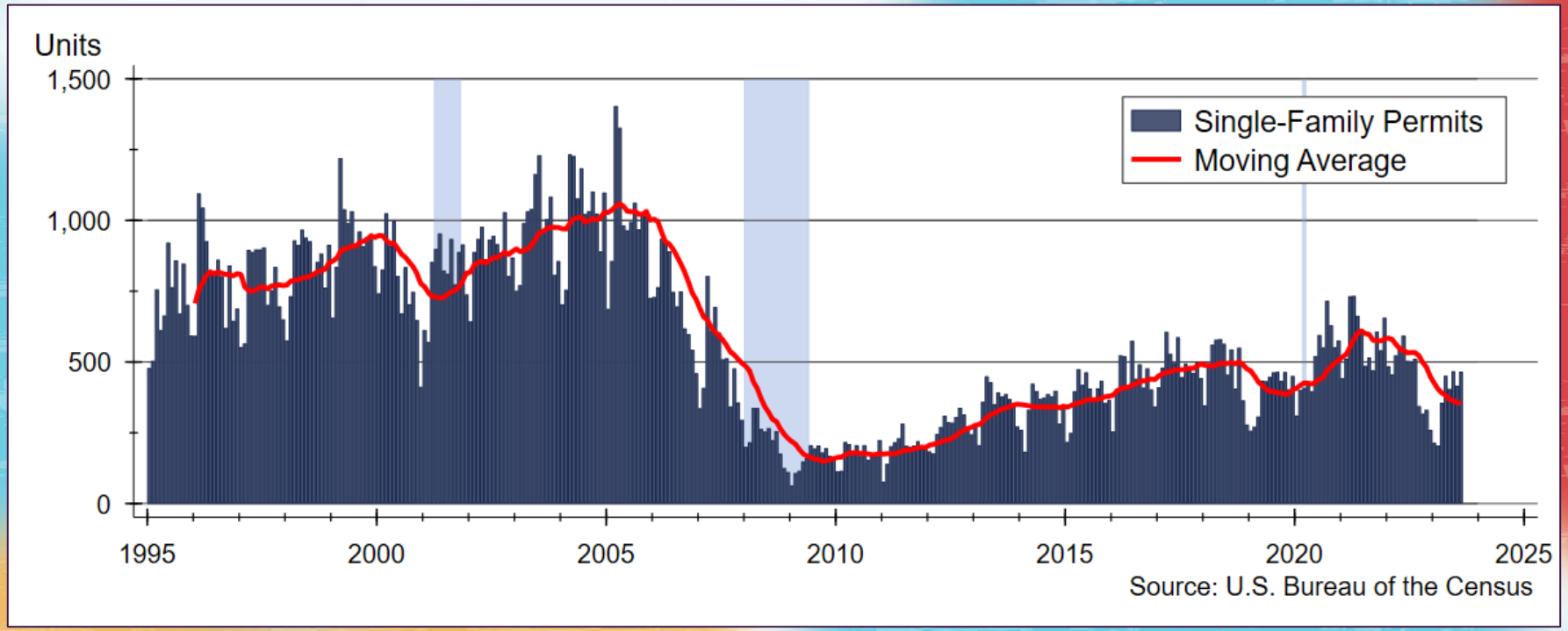
Home Price Appreciation is Slowing but Remains Strong



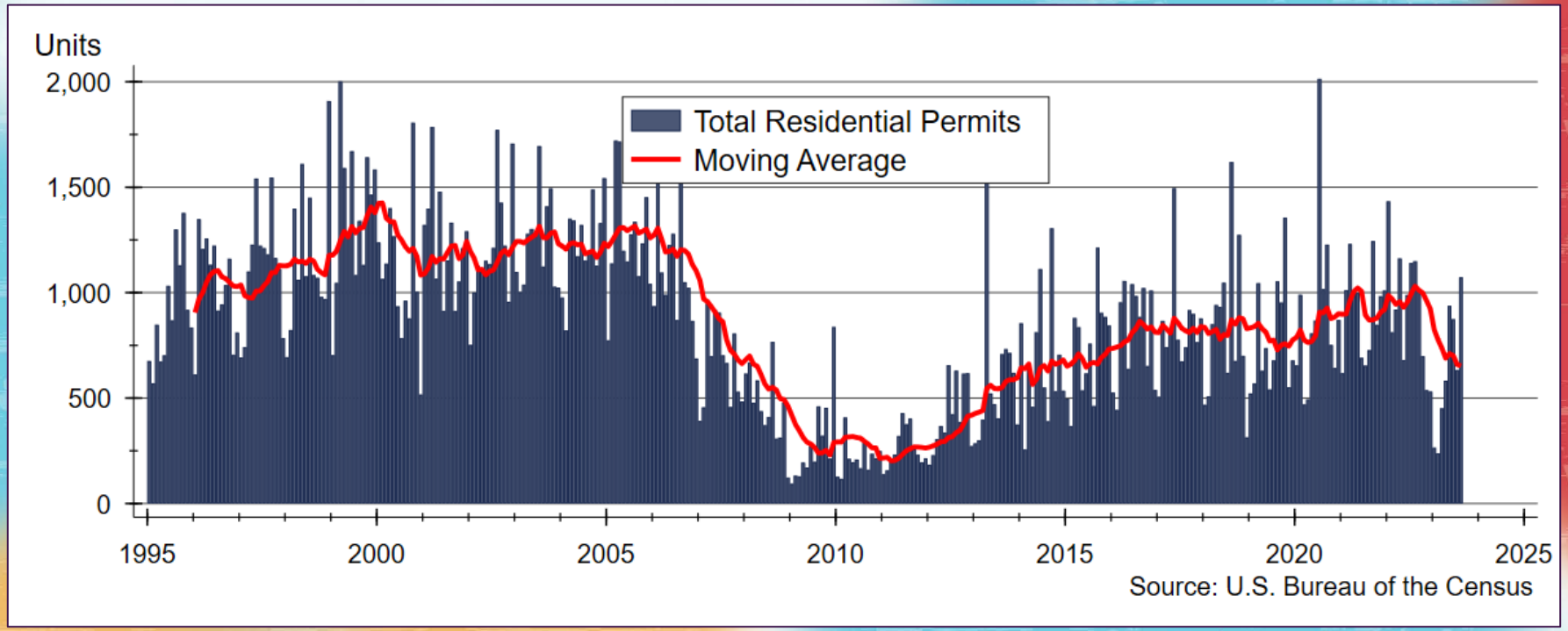
Kansas City Home Price Appreciation Forecast



Single-Family Home Construction Never Recovered after the Financial Crisis



Multi-Family Construction only Fills Part of the Gap



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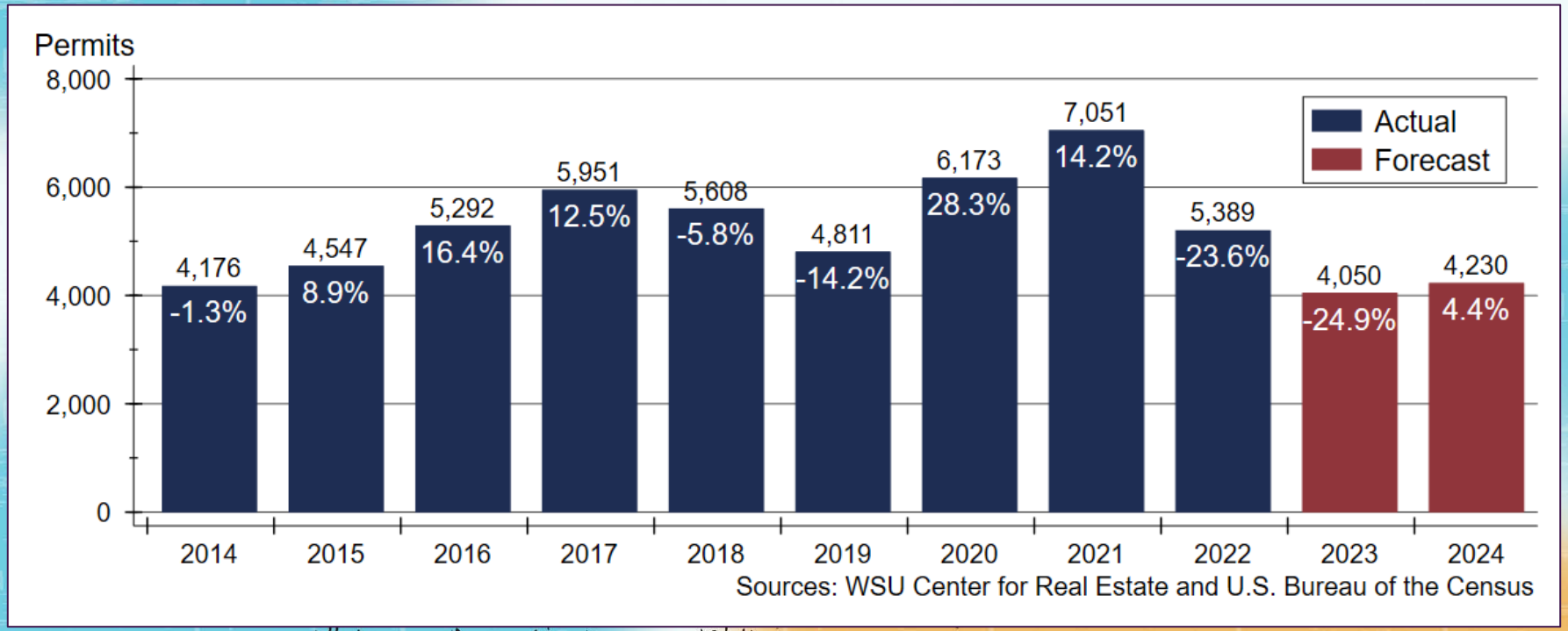
Kansas City Single-Family Construction Forecast



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LAWRENCE 2024 HOUSING FORECAST

2024 Kansas City Housing Forecast

	2021 Actual	2022 Actual	2023 Forecast	2024 Forecast
Total Home Sales	45,914 units +4.6%	40,346 units -12.1%	33,810 units -16.2%	33,740 units -0.2%
SF Building Permits	7,051 units +14.2%	5,389 units -23.6%	4,050 units -24.9%	4,230 units +4.4%
Home Price Appreciation	+15.8%	+12.5%	+6.6%	+3.7%

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