

2024 Salina Housing Outlook

Heritage Real Estate Advisors LLC
February 7, 2024

Dr. Stanley D. Longhofer
WSU Center for Real Estate

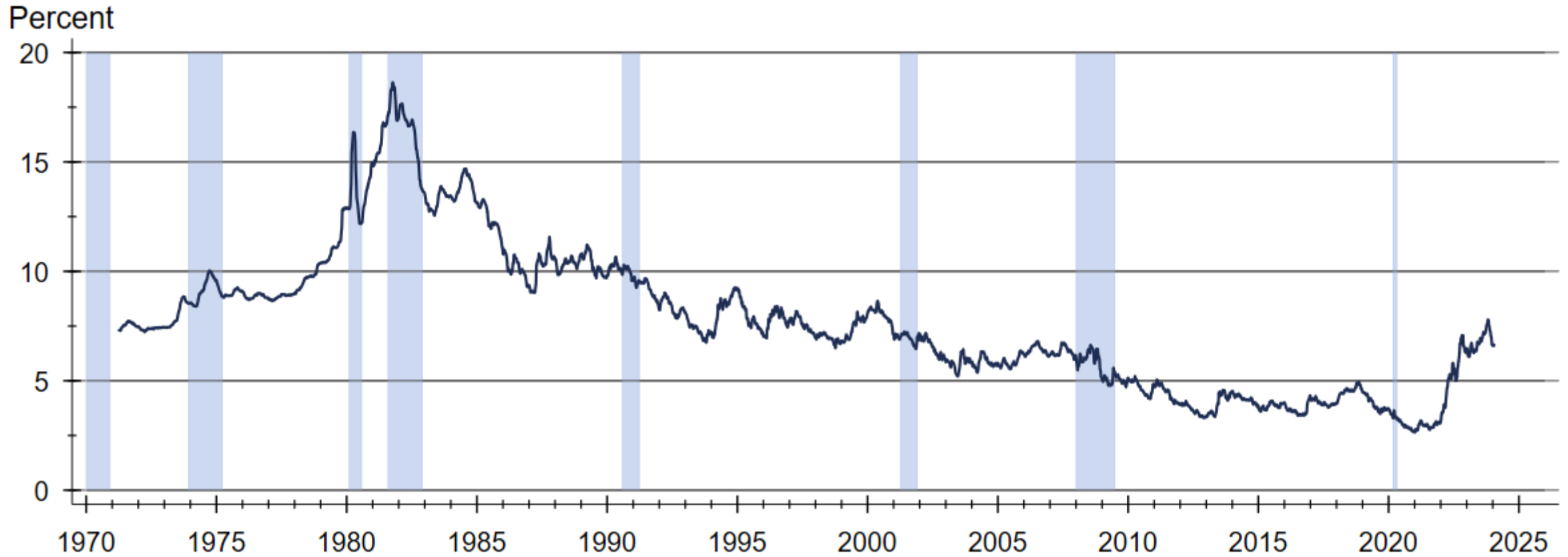


WICHITA STATE
UNIVERSITY
W. FRANK BARTON
SCHOOL OF BUSINESS



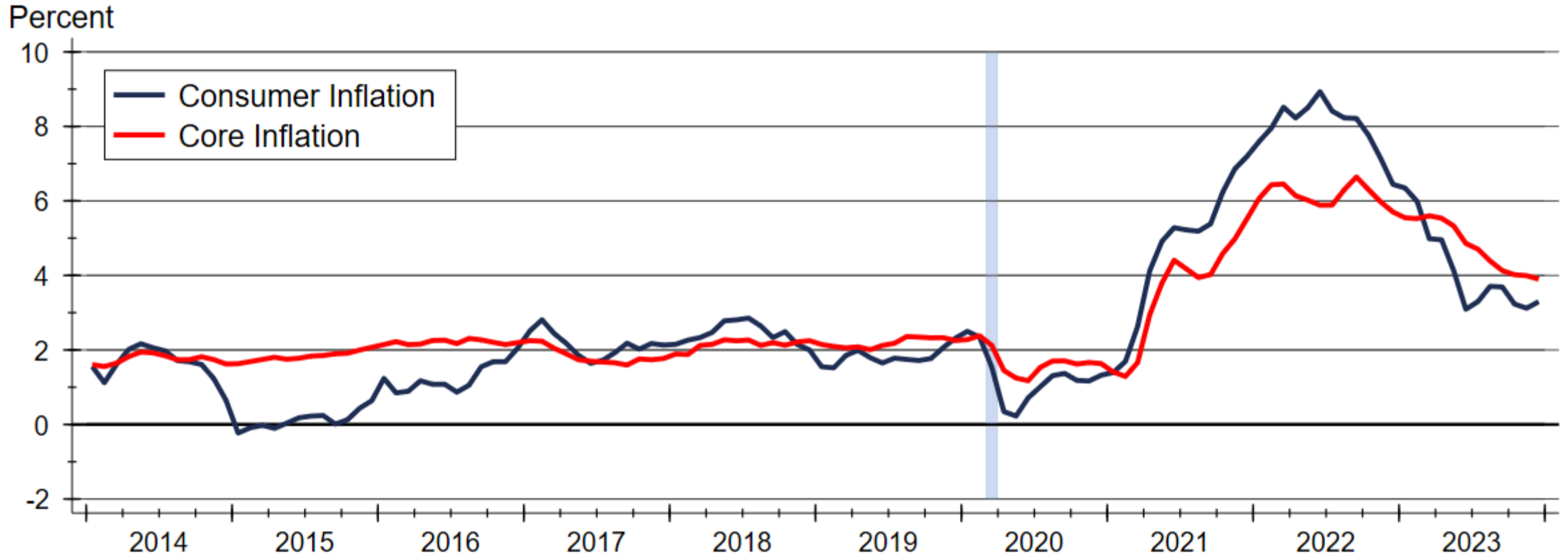
The slides from today's presentation
are available now at
realestate.wichita.edu

History of 30-year Fixed Mortgage Rates



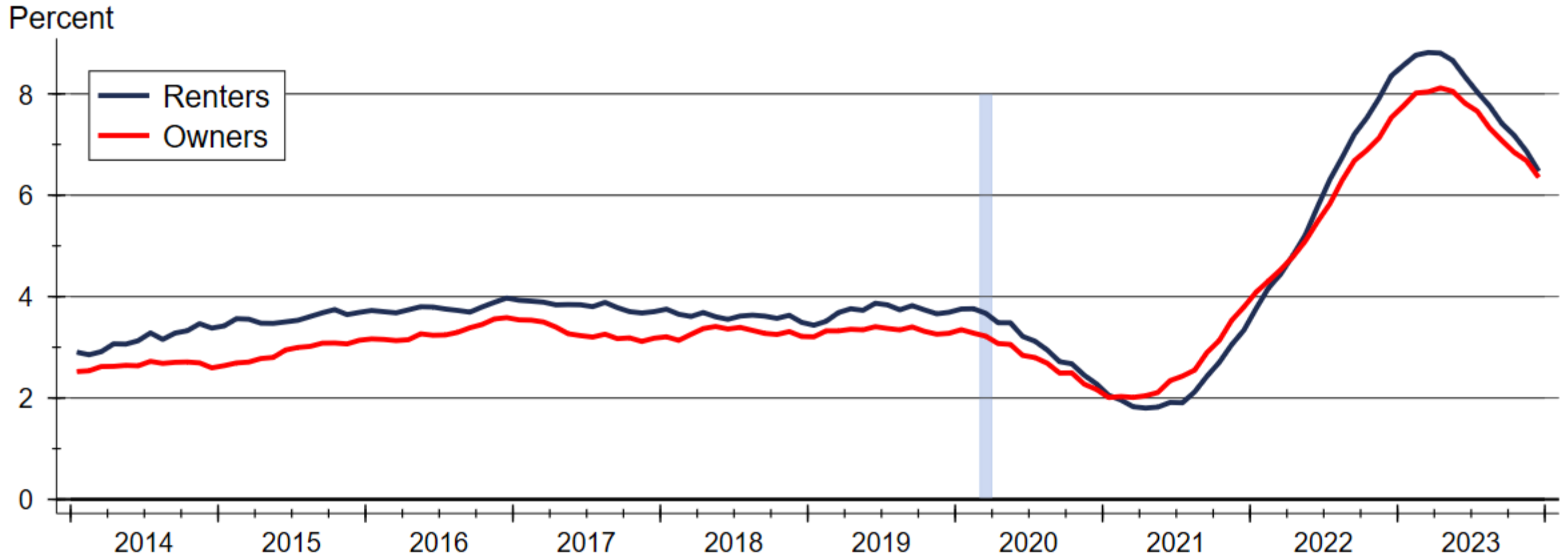
Source: Freddie Mac

Inflation Has Been Slowing



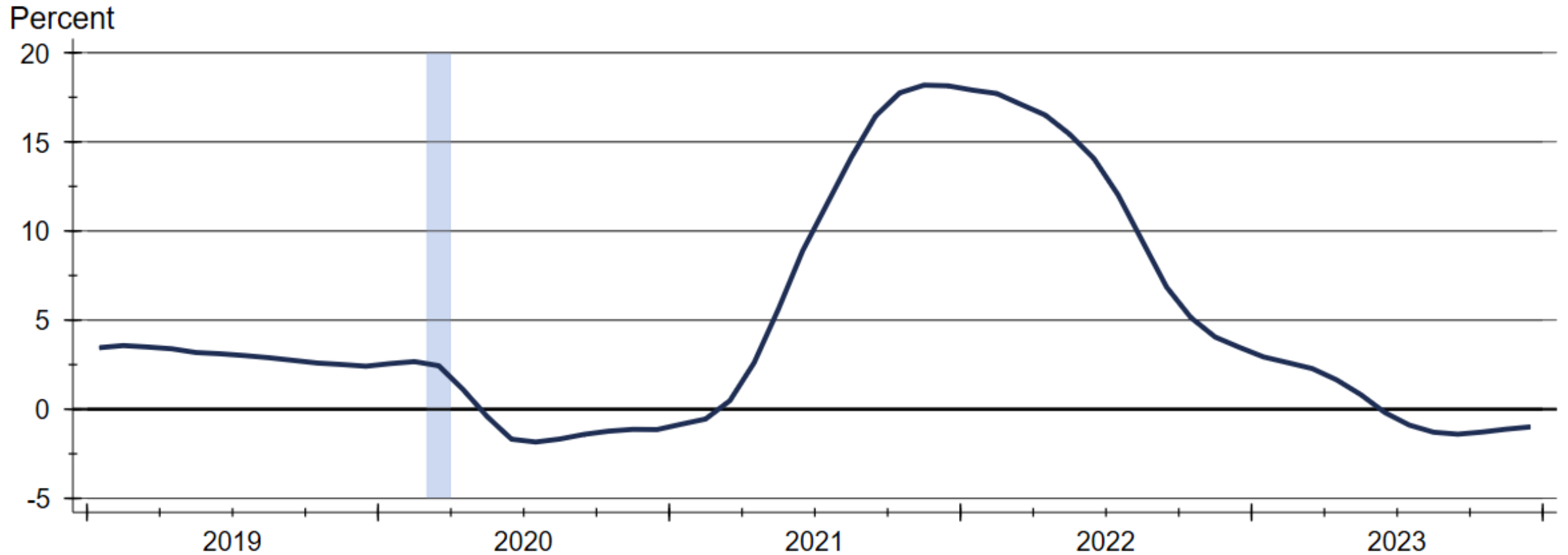
Source: U.S. Bureau of Labor Statistics

Housing Components of Inflation are Easing



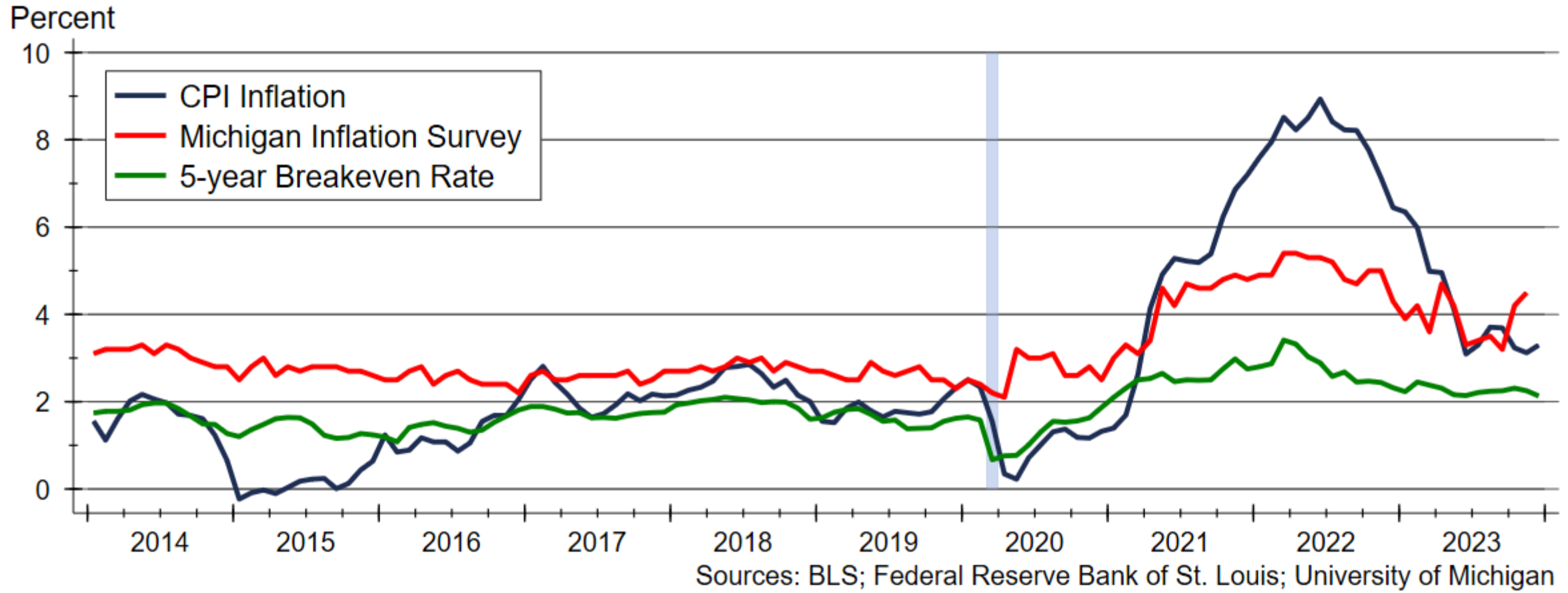
Source: U.S. Bureau of Labor Statistics

Apartment Rents are Beginning to Drop

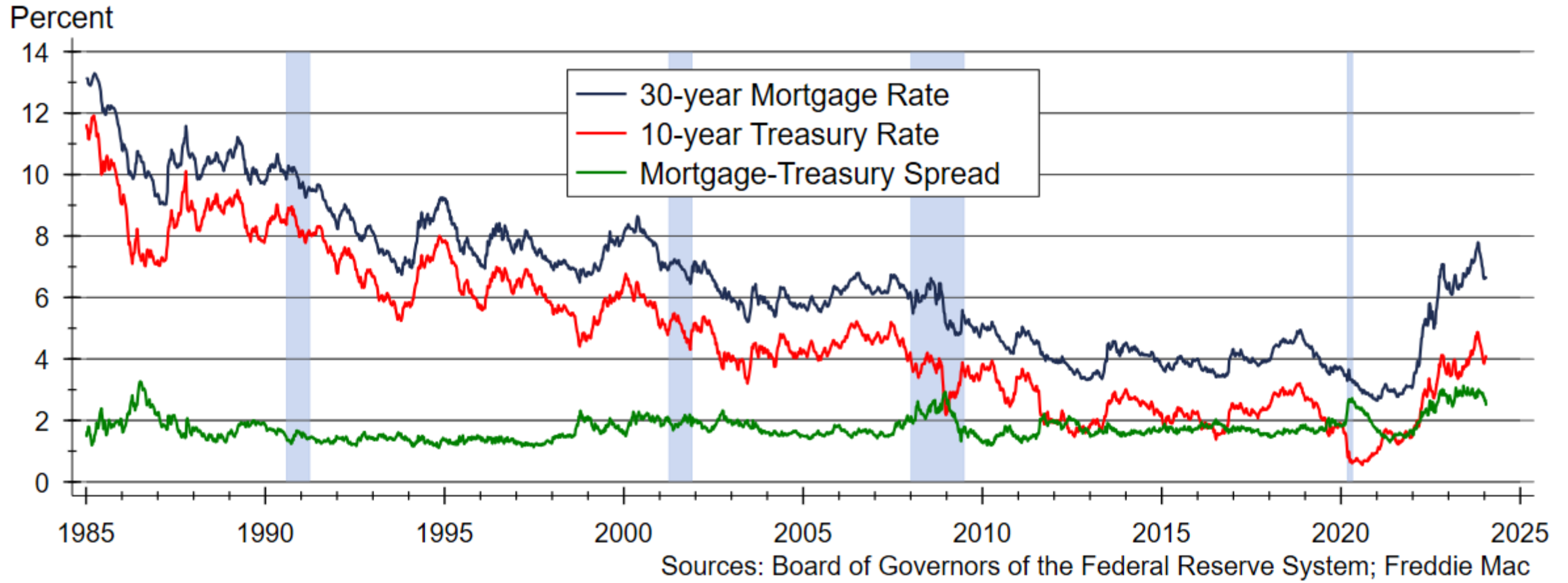


Source: Apartment List Rent Estimates

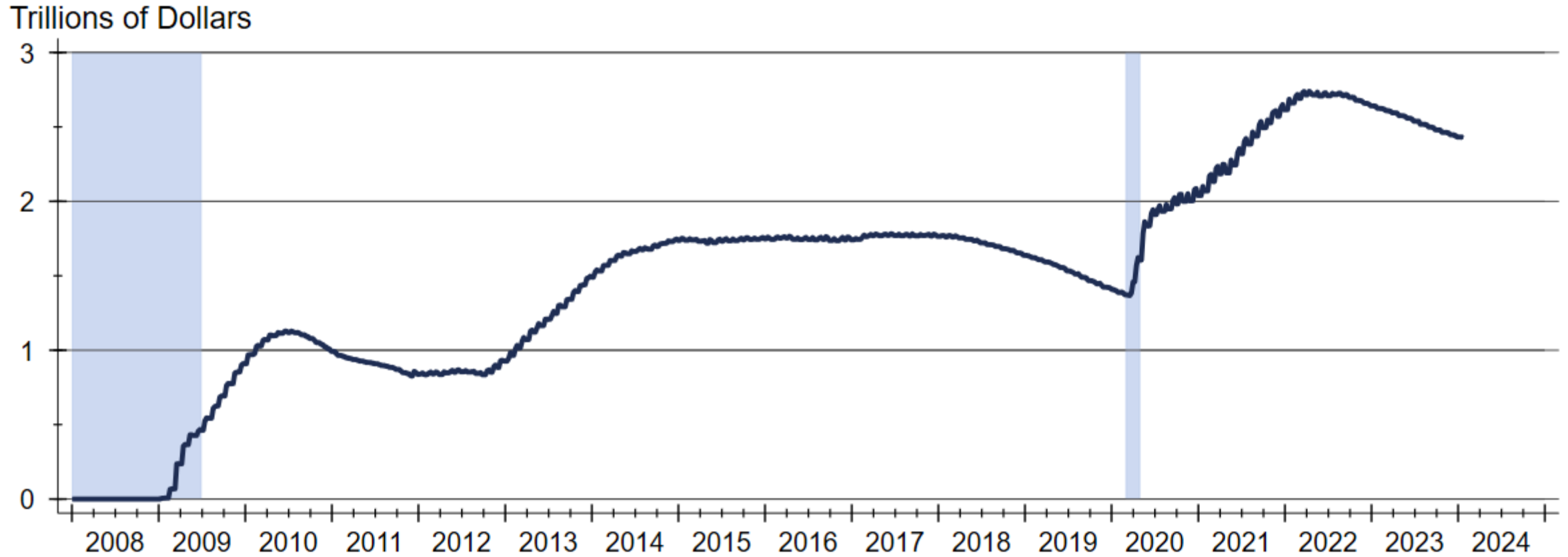
Inflation Expectations



Spread between Mortgage Rates and the 10-year Treasury Near All-Time High

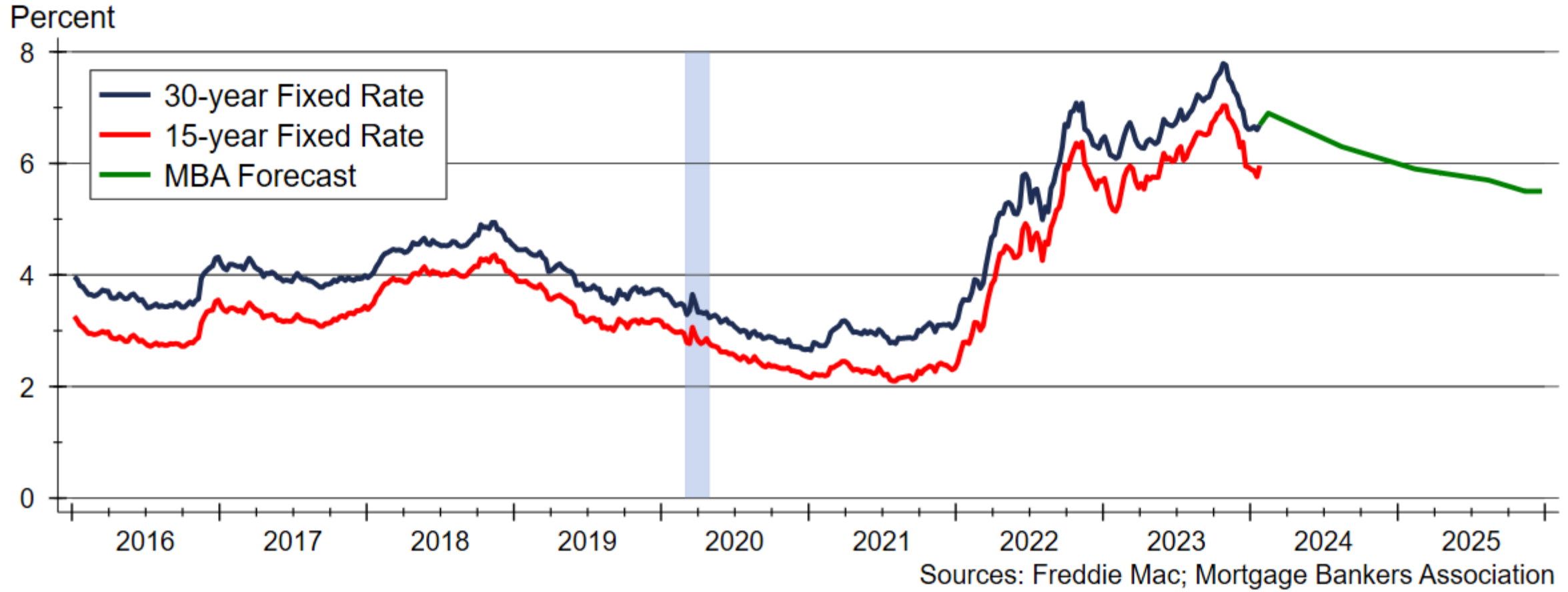


Federal Reserve MBS Holdings

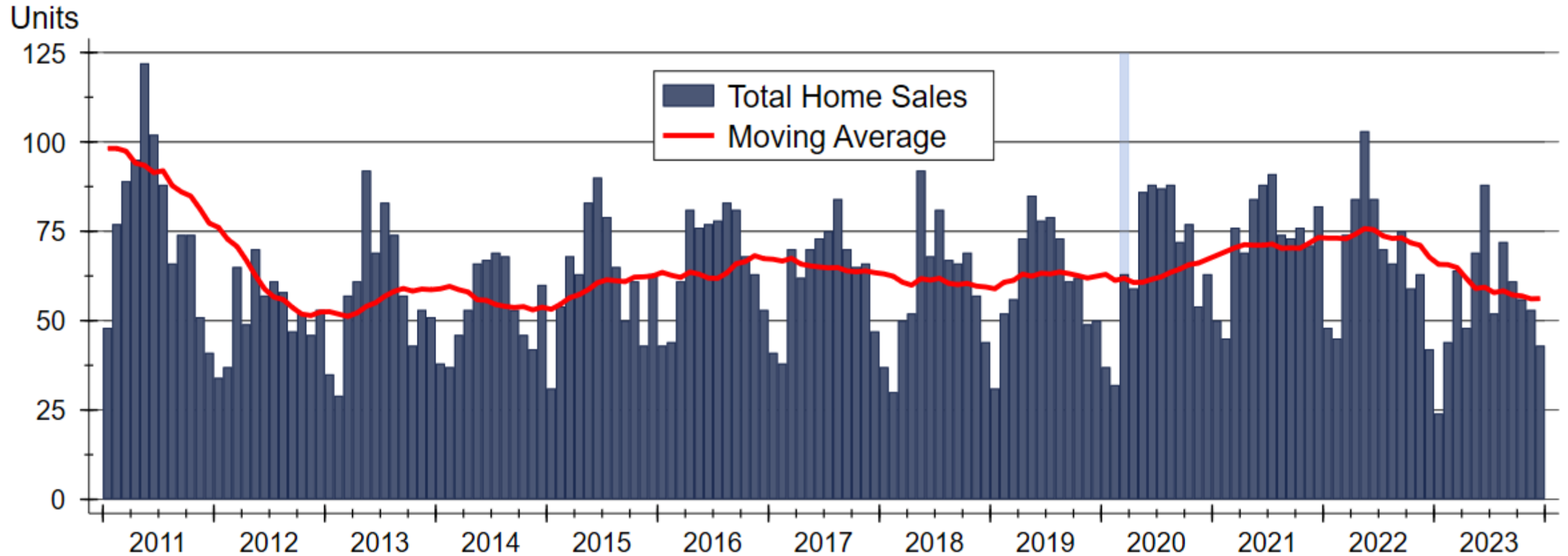


Source: Federal Reserve Board of Governors

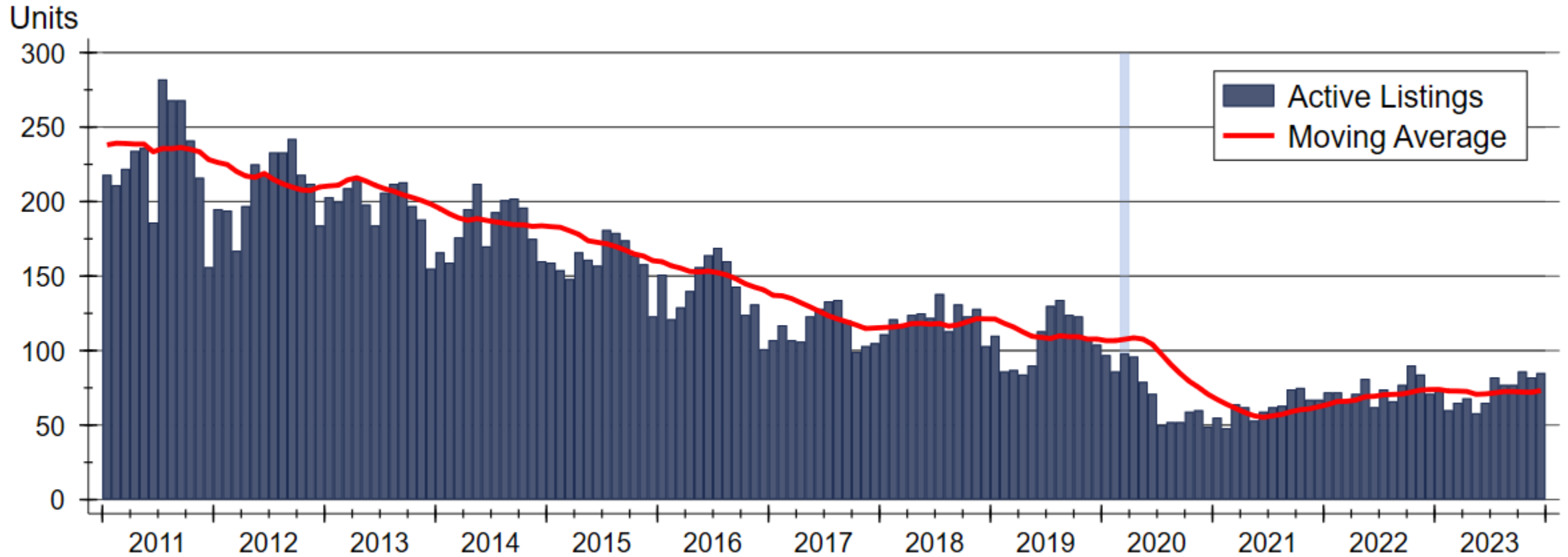
MBA 30-Year Mortgage Rate Forecast



Salina Home Sales Activity

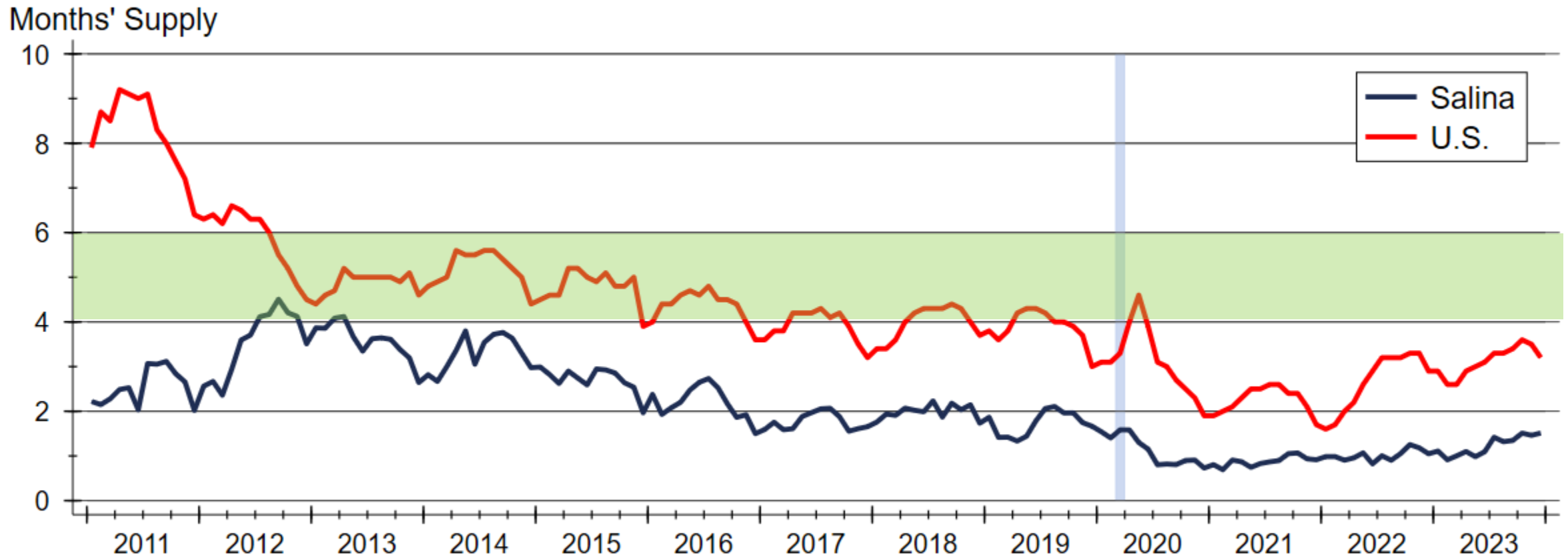


Homes Available for Sale in Salina



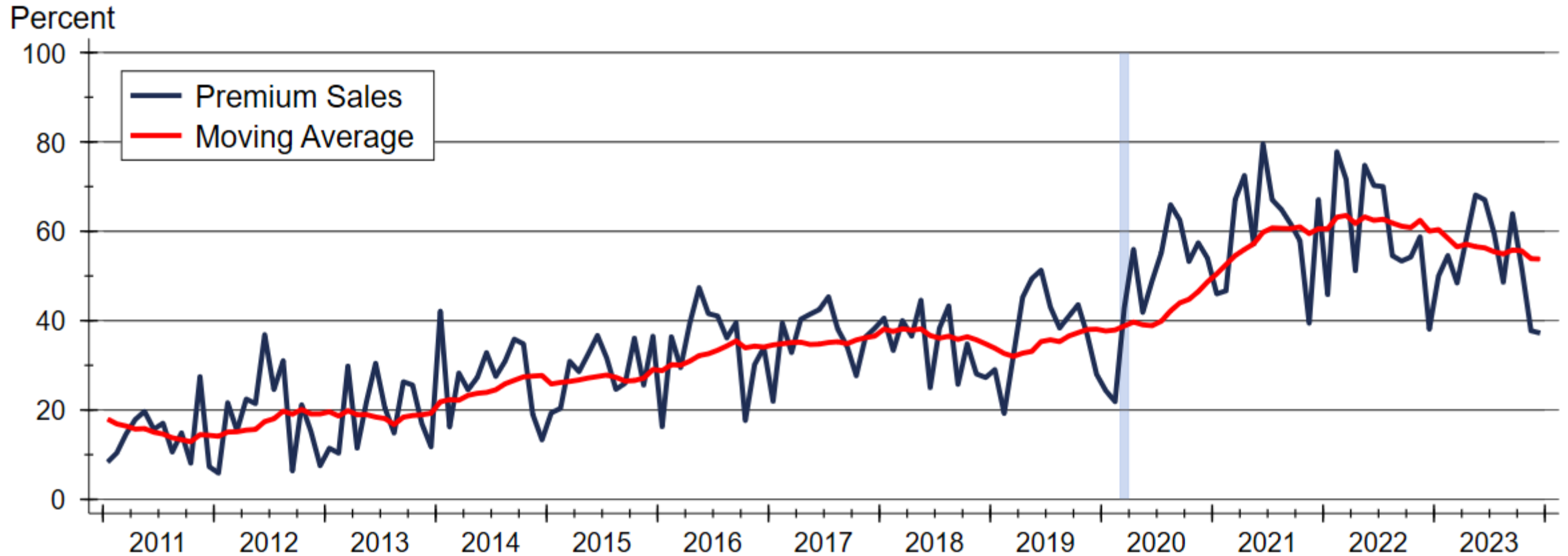
Source: Great Plains Association of REALTORS®

Months' Supply of Homes Available for Sale

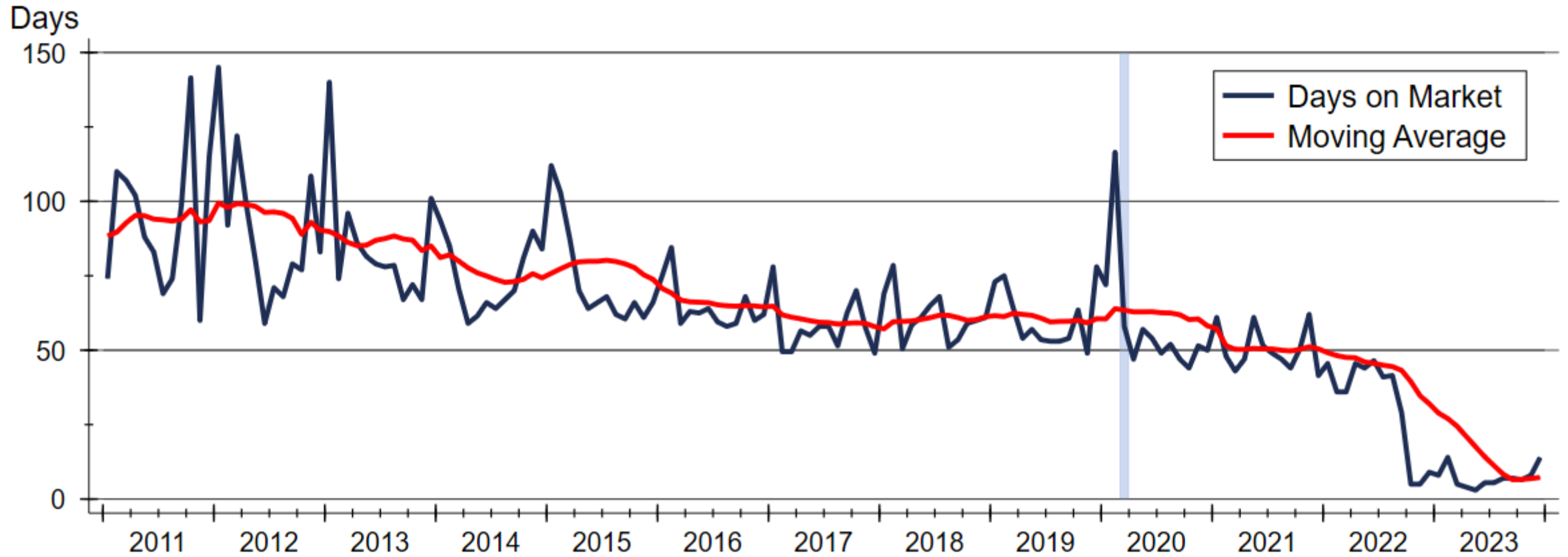


Source: NAR and Great Plains Association of REALTORS®

Sales at or above Original List Price in Salina

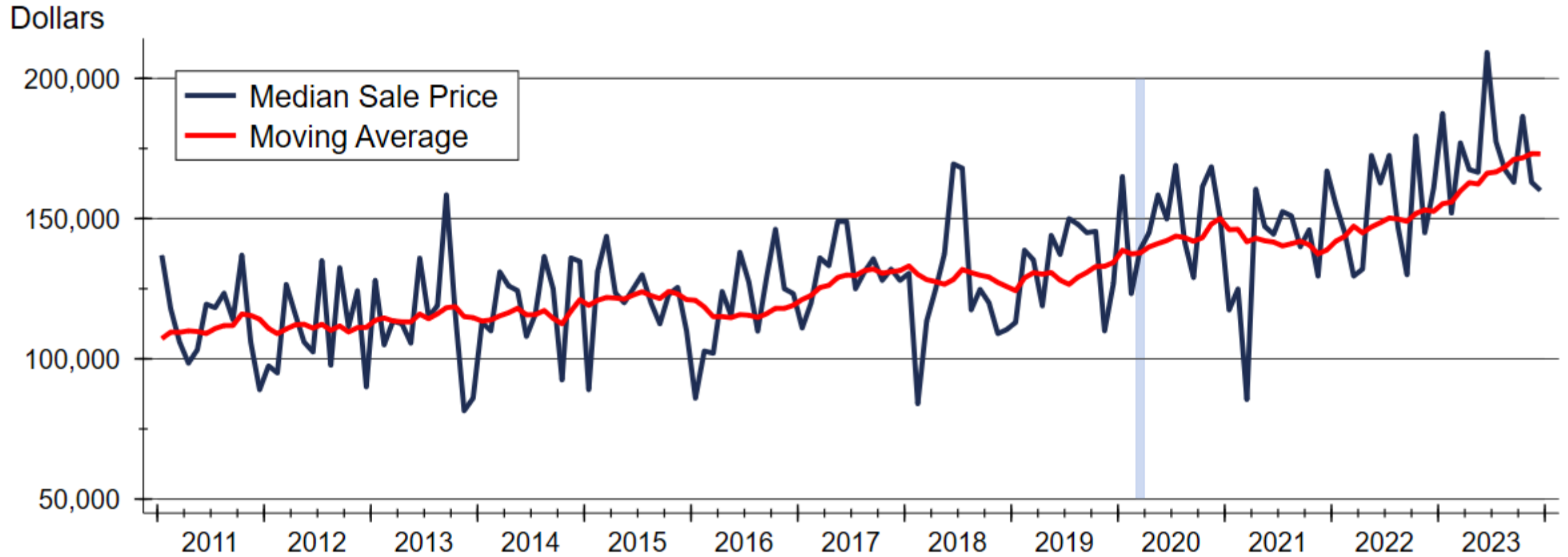


Salina Days on Market

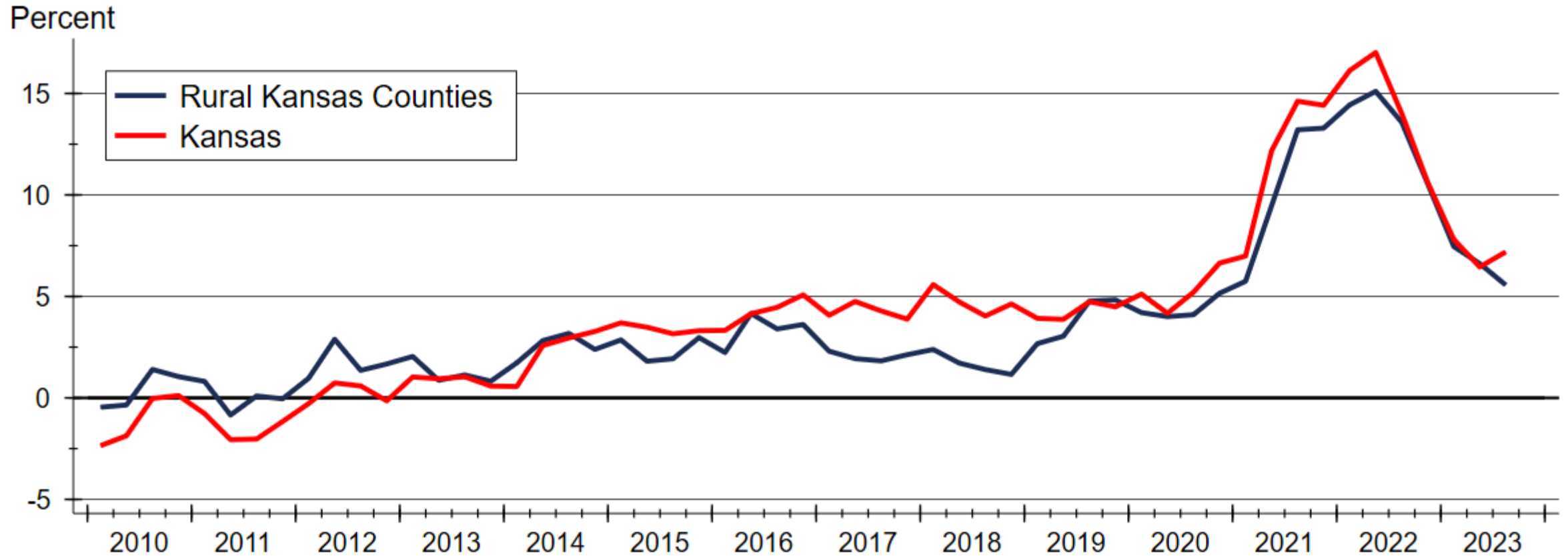


Source: Great Plains Association of REALTORS®

Salina Home Prices



Home Price Appreciation



Source: Federal Housing Finance Agency (FHFA)

WSU Center for Real Estate

Laying a Foundation for Real Estate in Kansas

www.wichita.edu/realestate



WICHITA STATE
UNIVERSITY
W. FRANK BARTON
SCHOOL OF BUSINESS

