

REVISED OCTOBER 2025

LAYING THE
FOUNDATION



2026 KANSAS HOUSING MARKET FORECAST

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CRE



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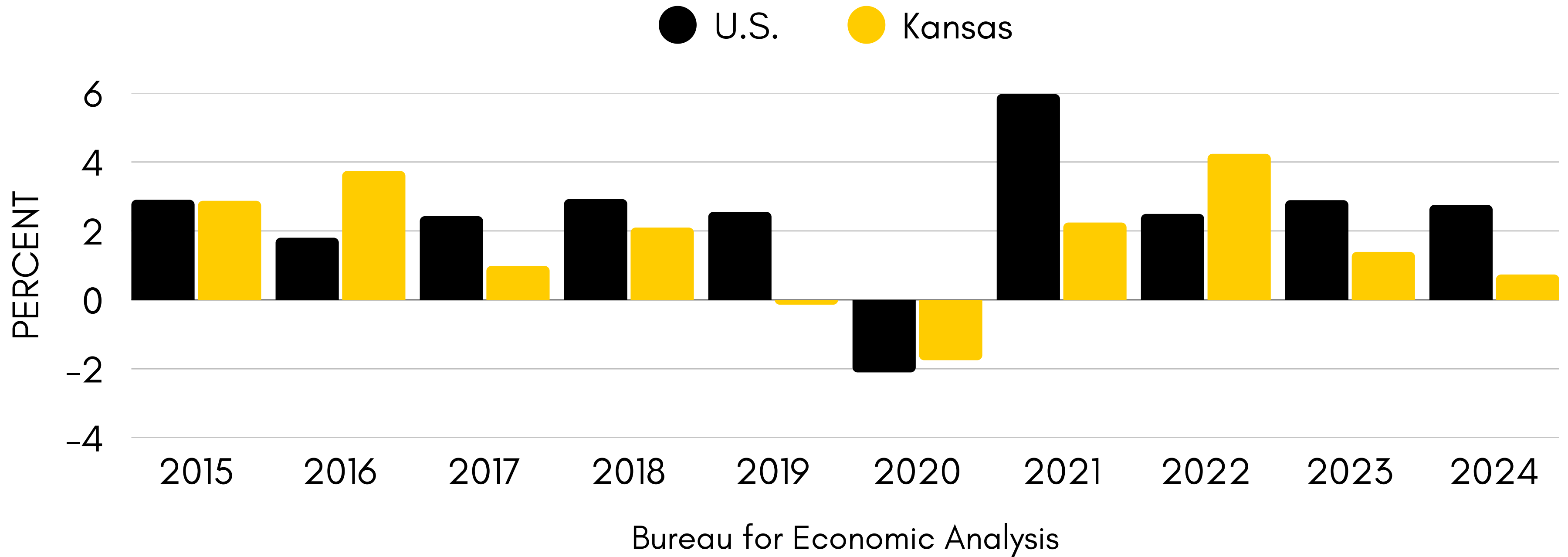
South Central Kansas MLS



**Thanks Also To All the Participating REALTORS®
Associations, Boards, and MLS Systems**



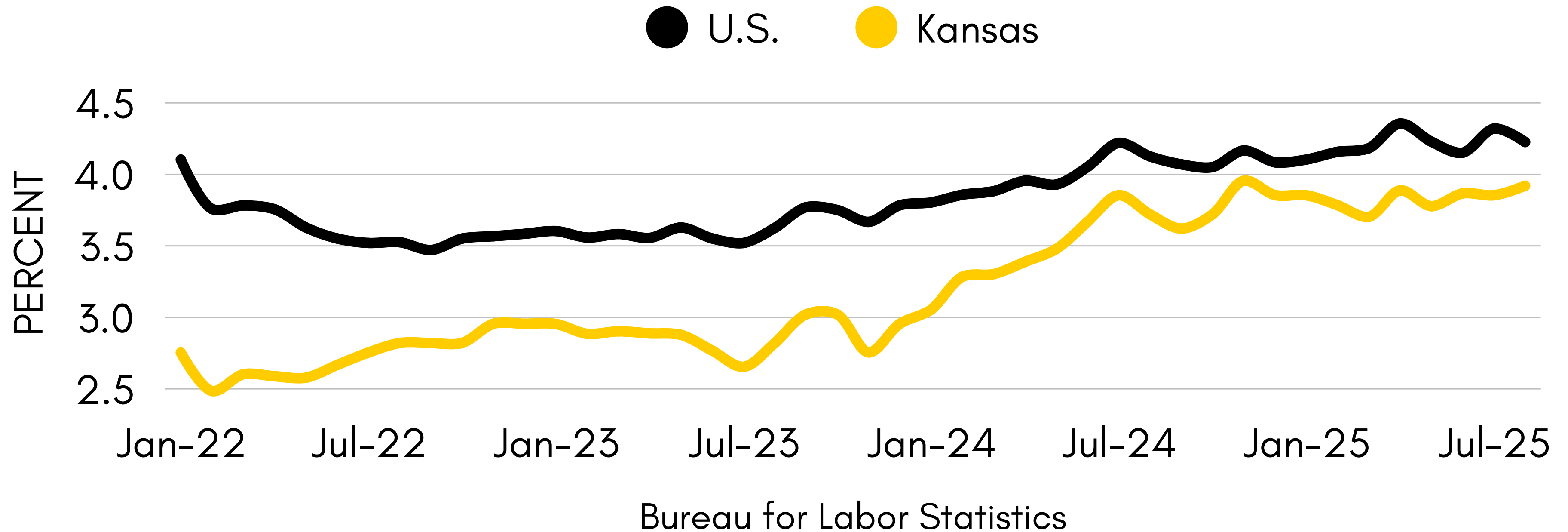
Real GDP Growth Rates



Real GDP in Kansas and US Losing Momentum



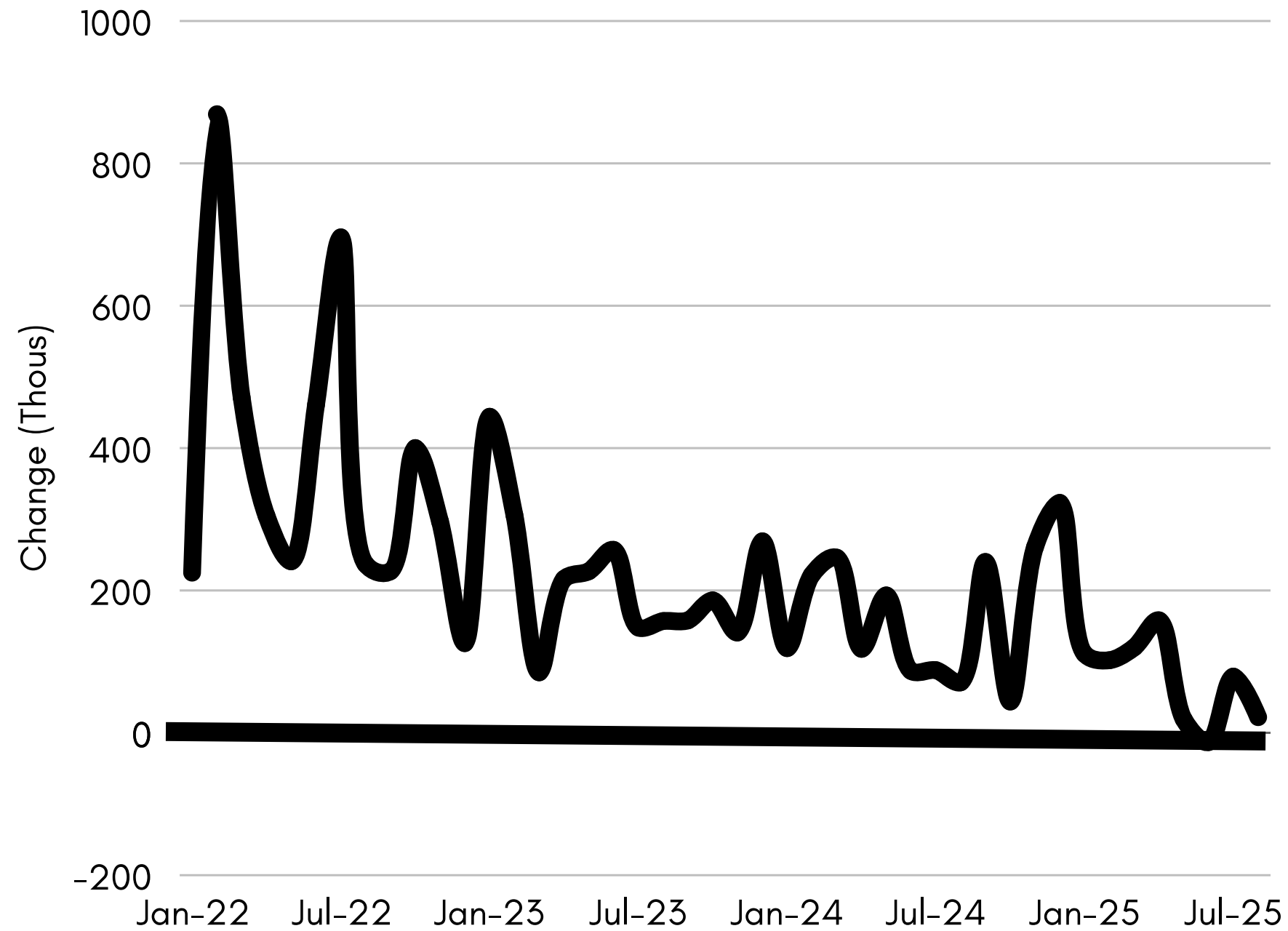
Percentage of Labor Force Unemployed



The Unemployment Rate is Starting to Increase

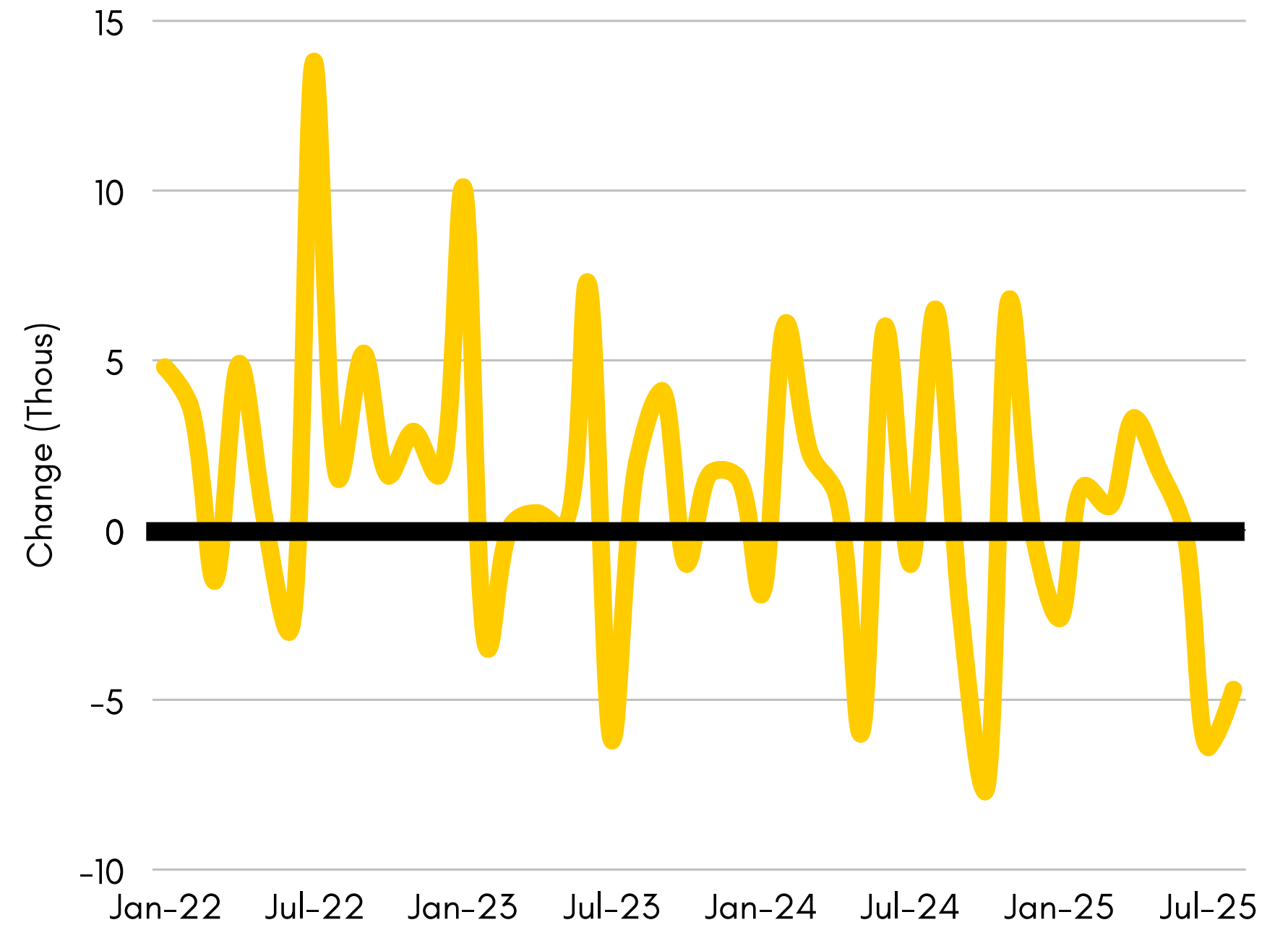


U.S.



Bureau for Labor Statistics

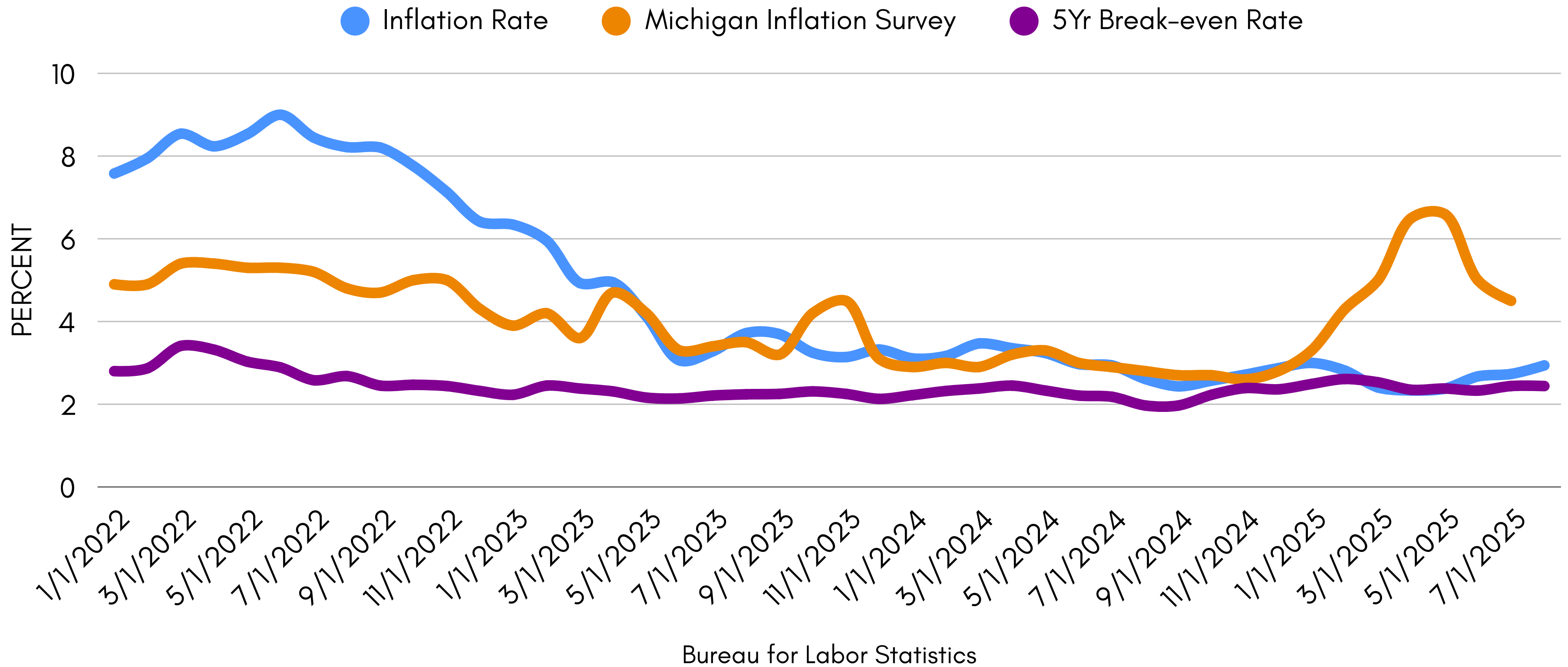
Kansas



Bureau for Labor Statistics

Employment has Stagnated with Potential for Decline

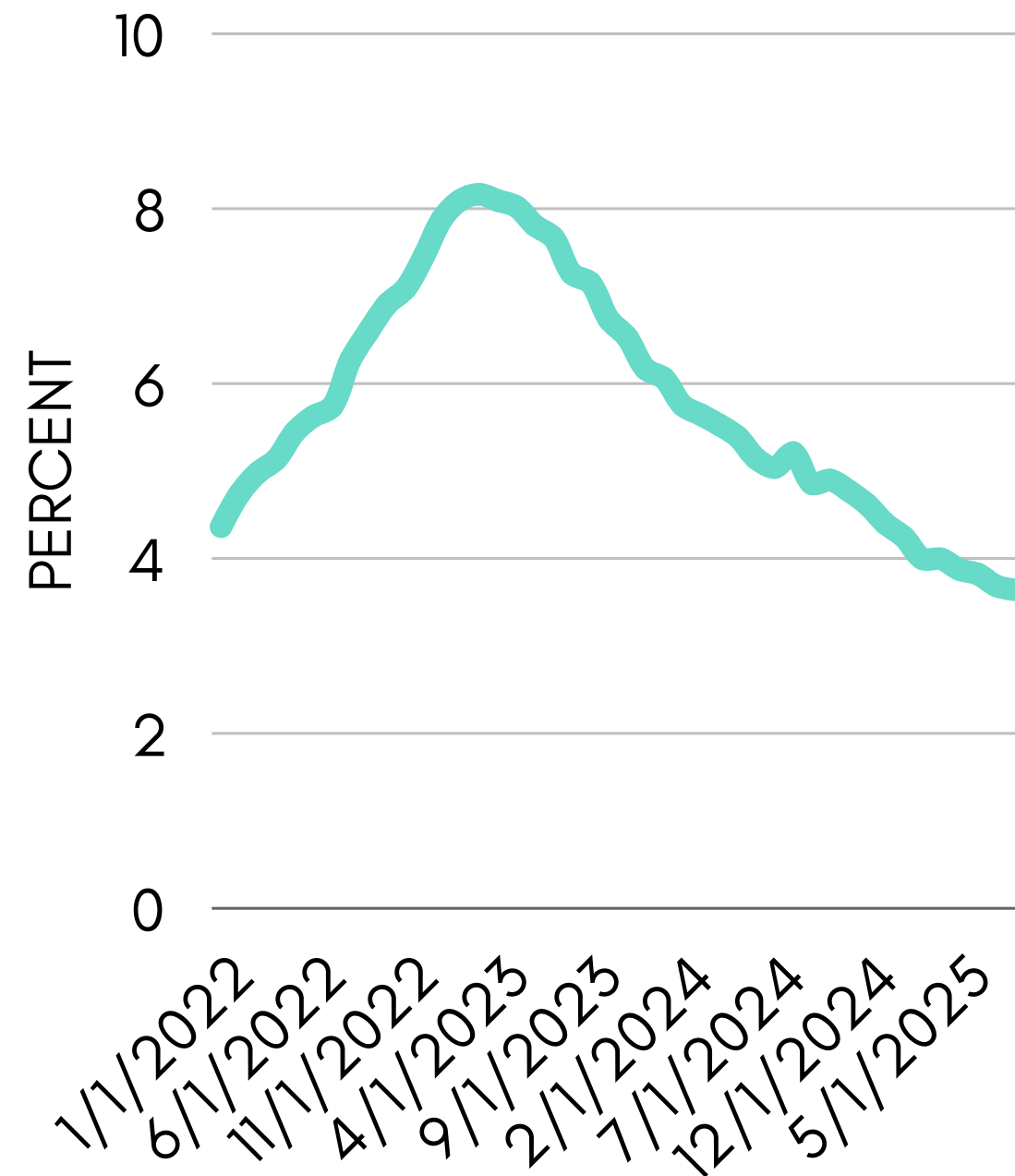




The Inflation Rate is Down but Expectation of Future Inflation is Still High

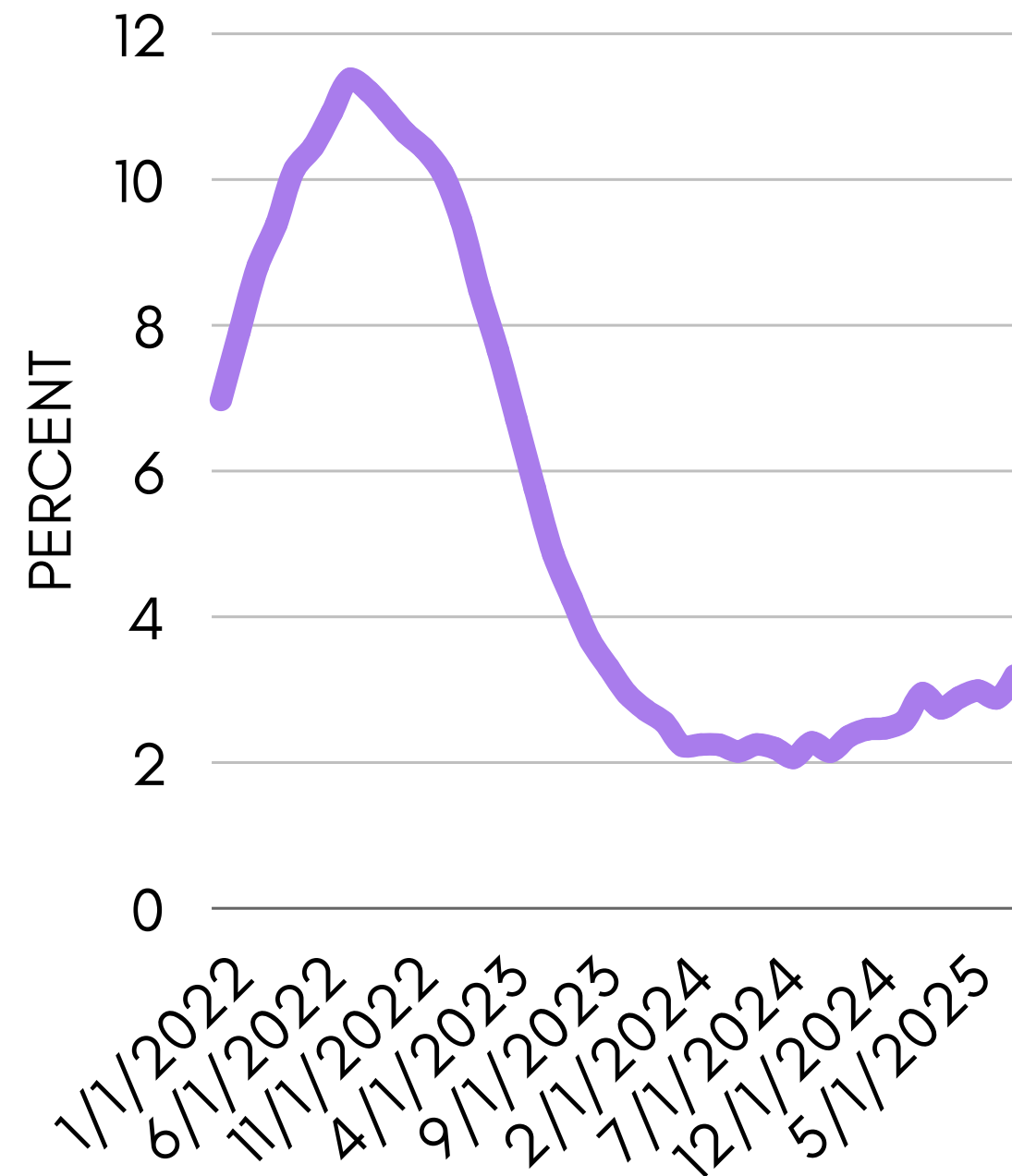


CPI - Shelter



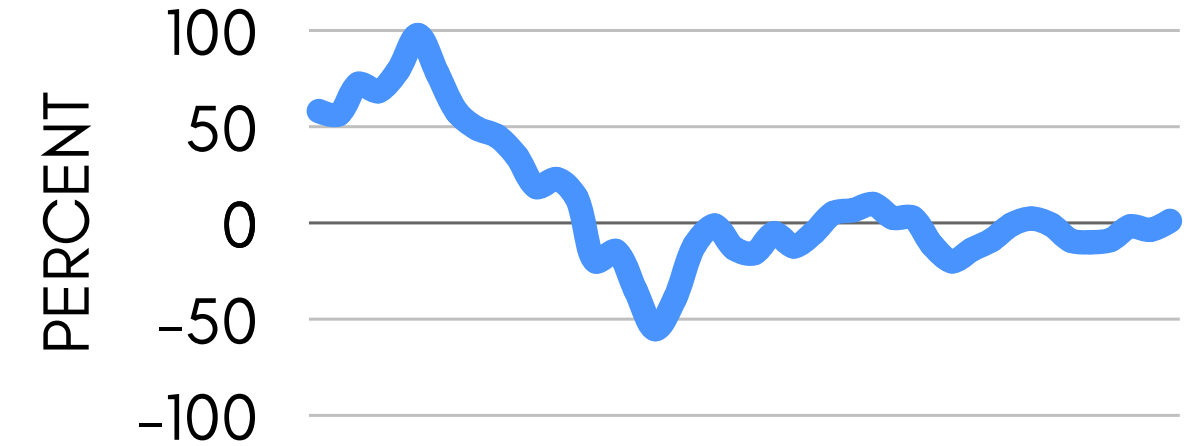
Bureau for Labor Statistics

CPI - Food

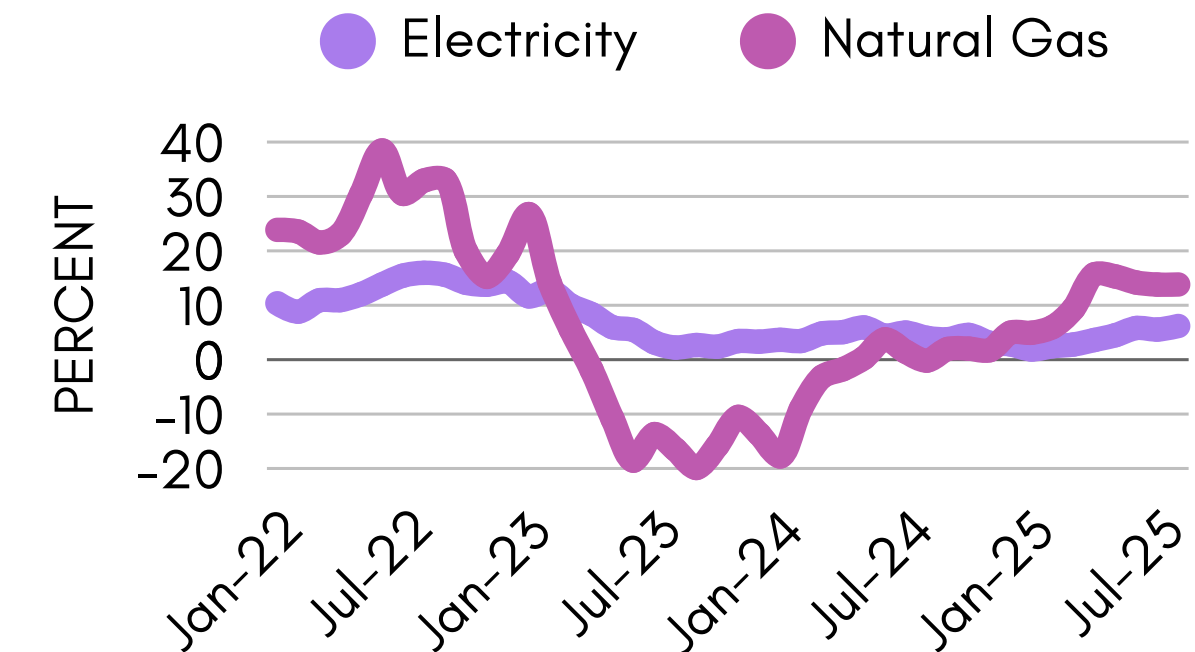


Bureau for Labor Statistics

CPI - Energy



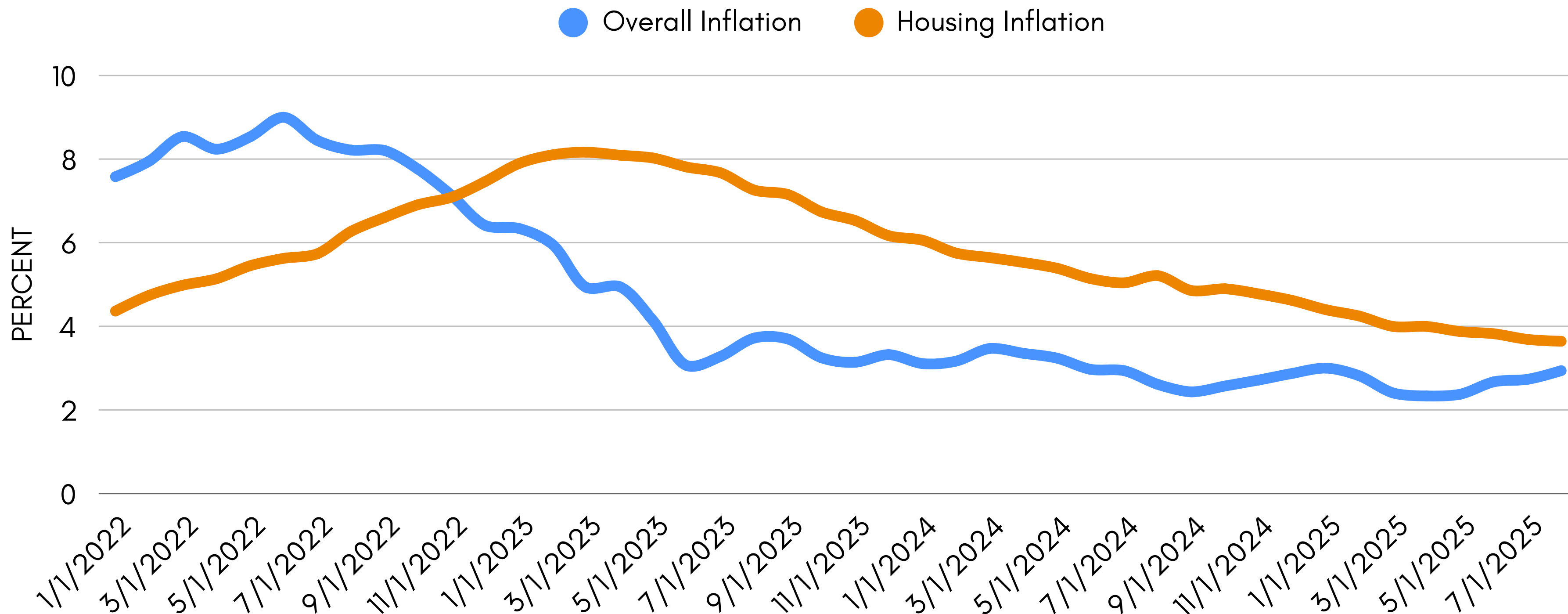
CPI - Utility Service



Bureau for Labor Statistics

Shelter Overall Down but Food and Energy Utility Costs on the Rise while Overall Energy Neutral

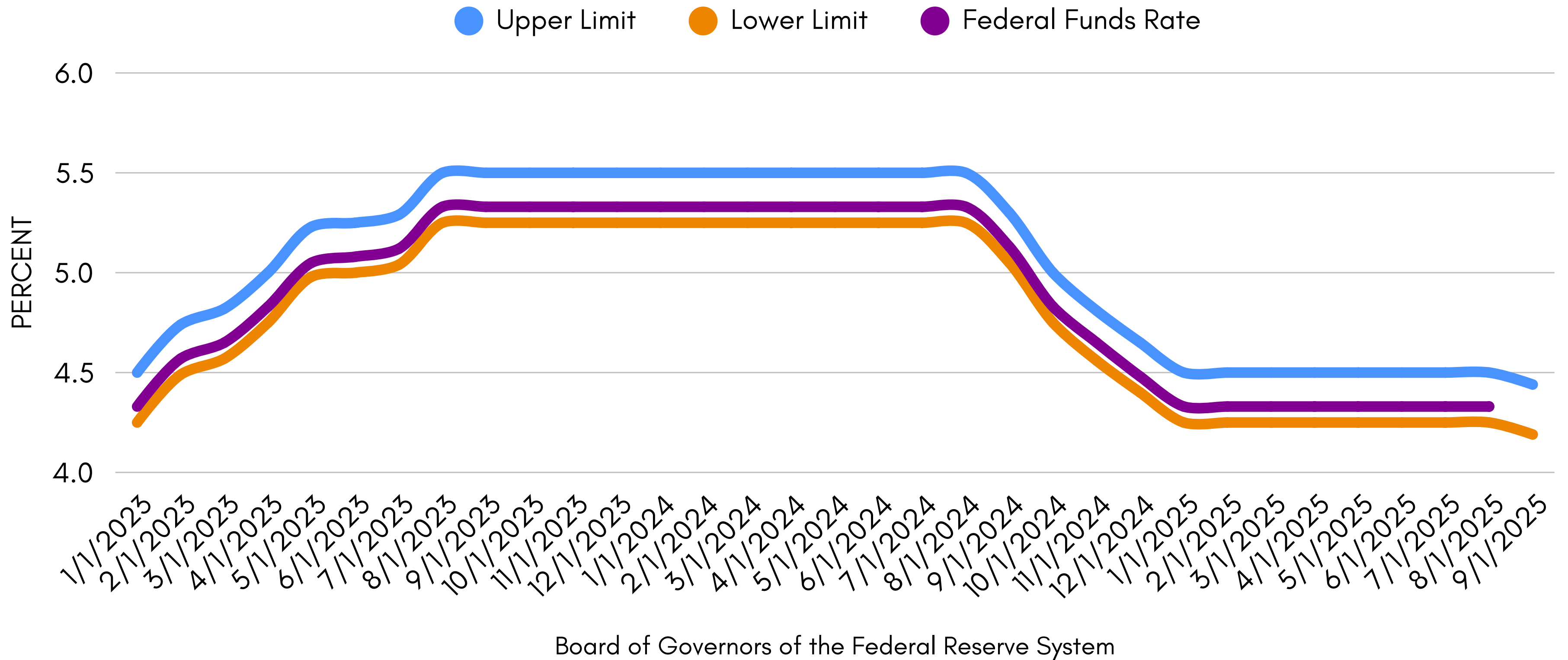




Bureau for Labor Statistics

Housing Inflation Still Higher than Overall Inflation, but the Gap is Closing

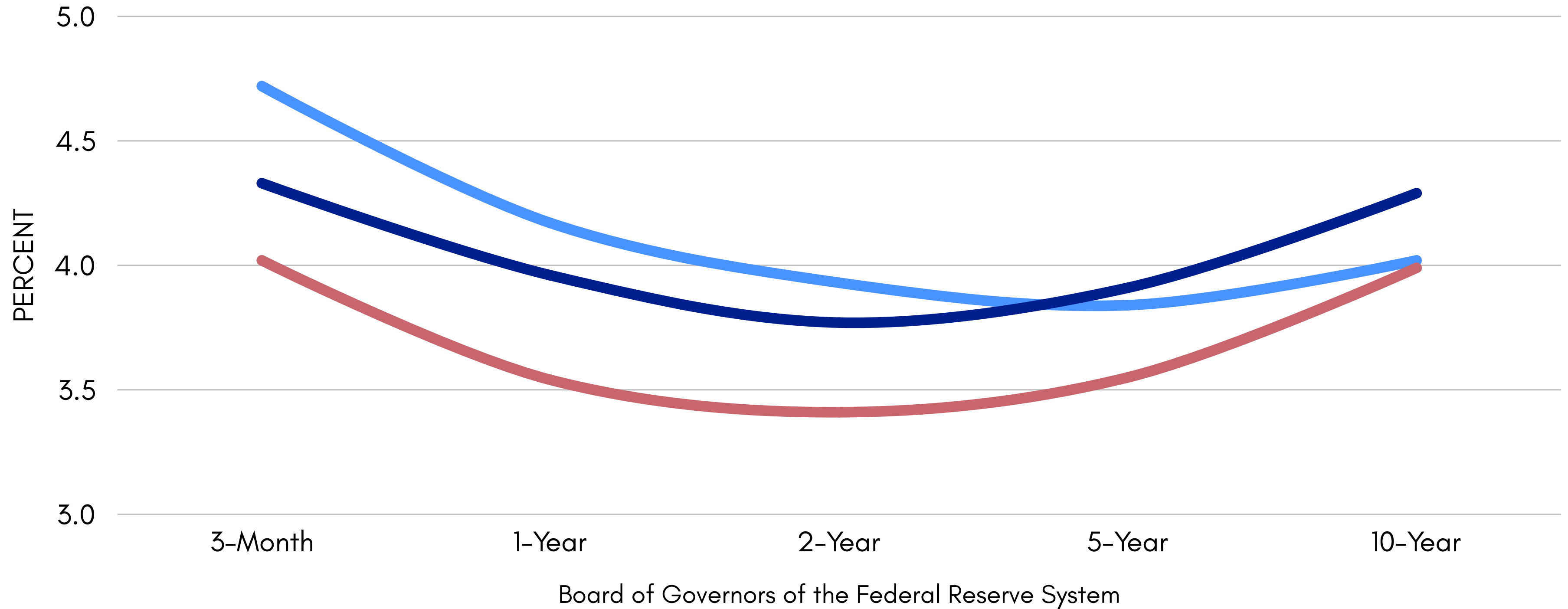




The Federal Reserve Rates Are Down and We Expect Another Rate Cut

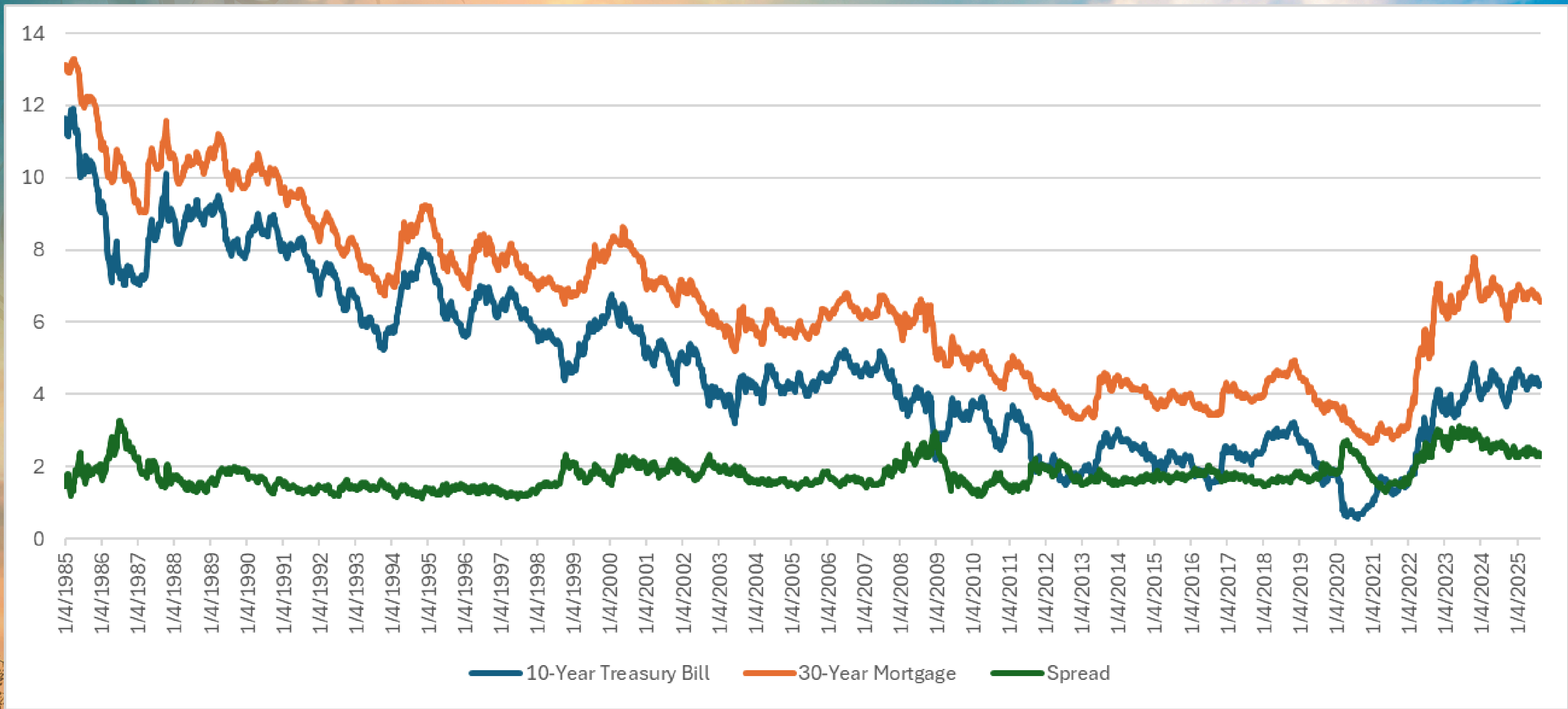


● October 16, 2024 ● April 16, 2025 ● October 16, 2025



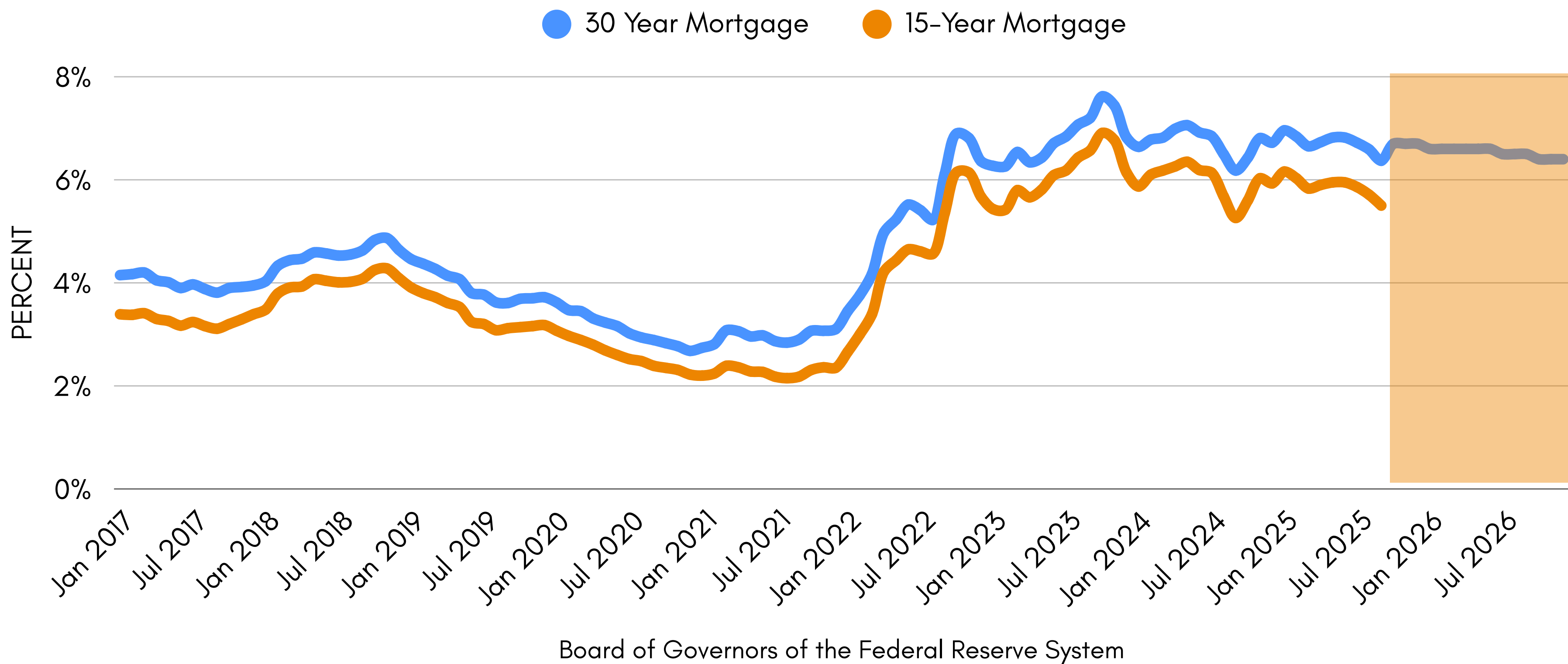
Normal Shaped 10 Year - 2 Year Yield Curve
“U-shaped” in Very Short-run (Possible Transition?)





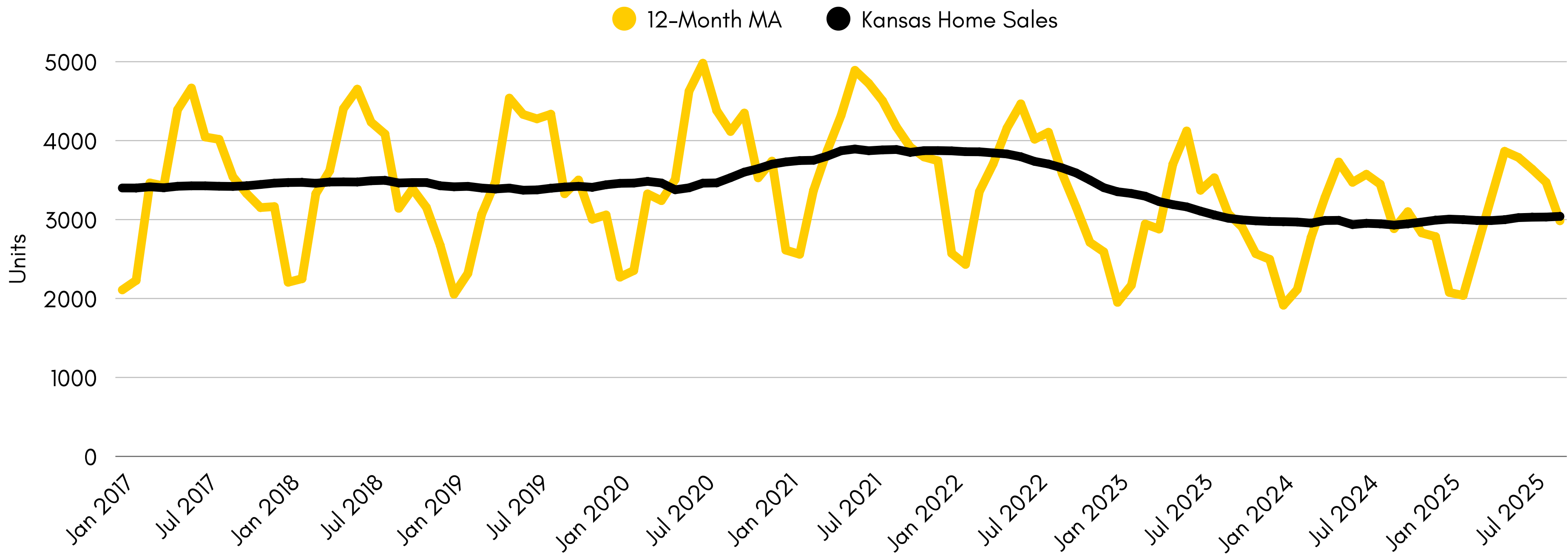
The Risk Premium is High but Slowly Shrinking





MBA Mortgage Rate Forecast

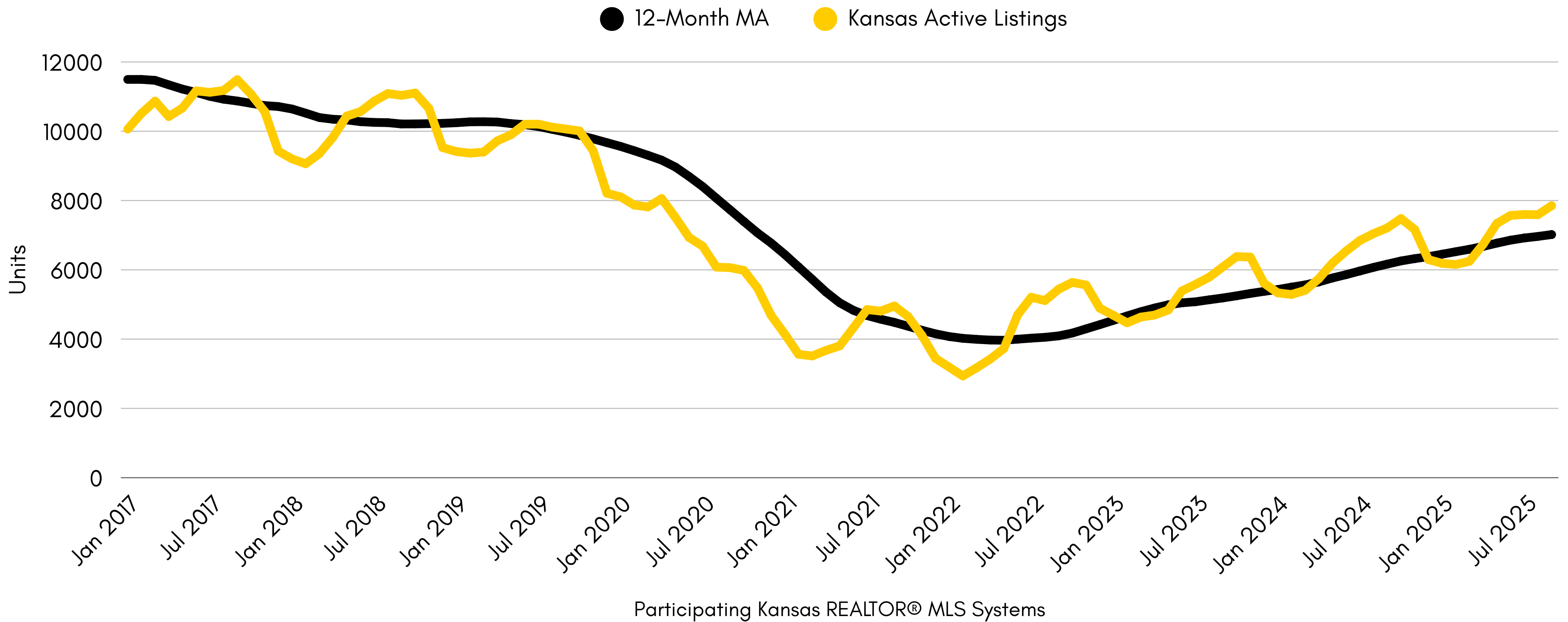




Participating Kansas REALTOR® MLS Systems

Kansas Home Sales Activity

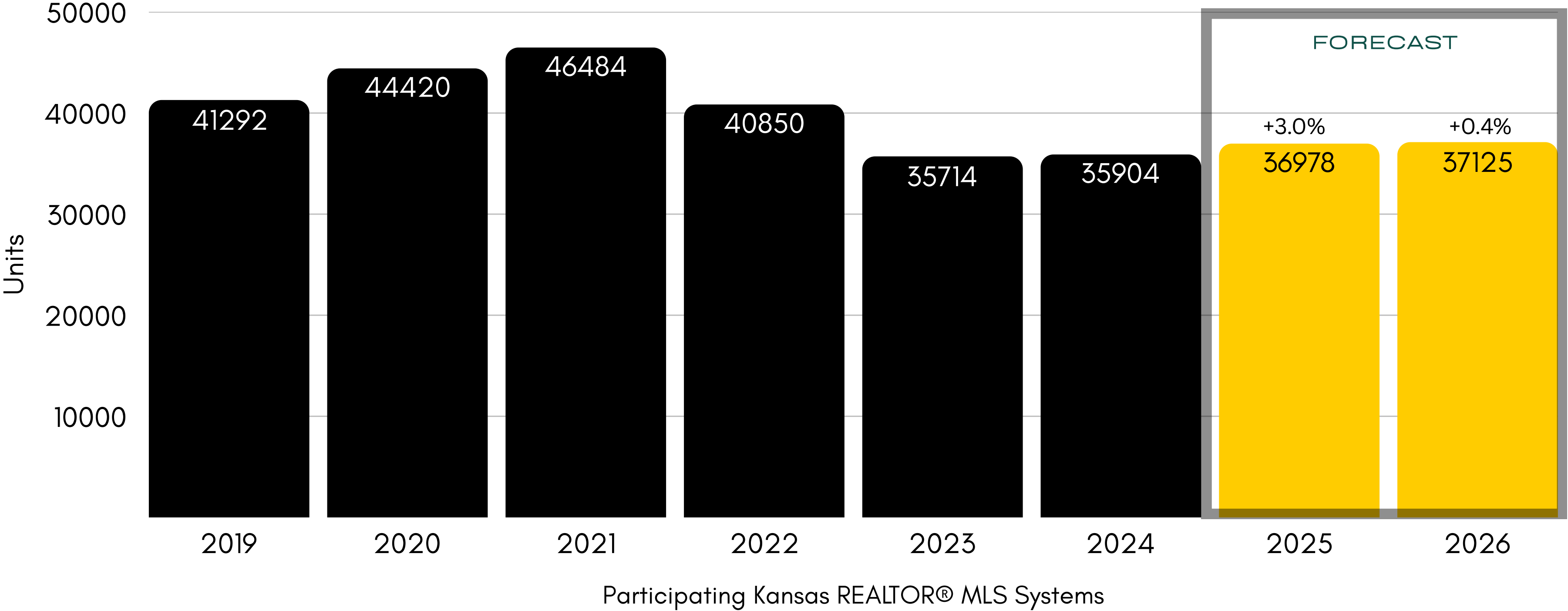




Active Listings Not Yet to Pre-Pandemic Levels

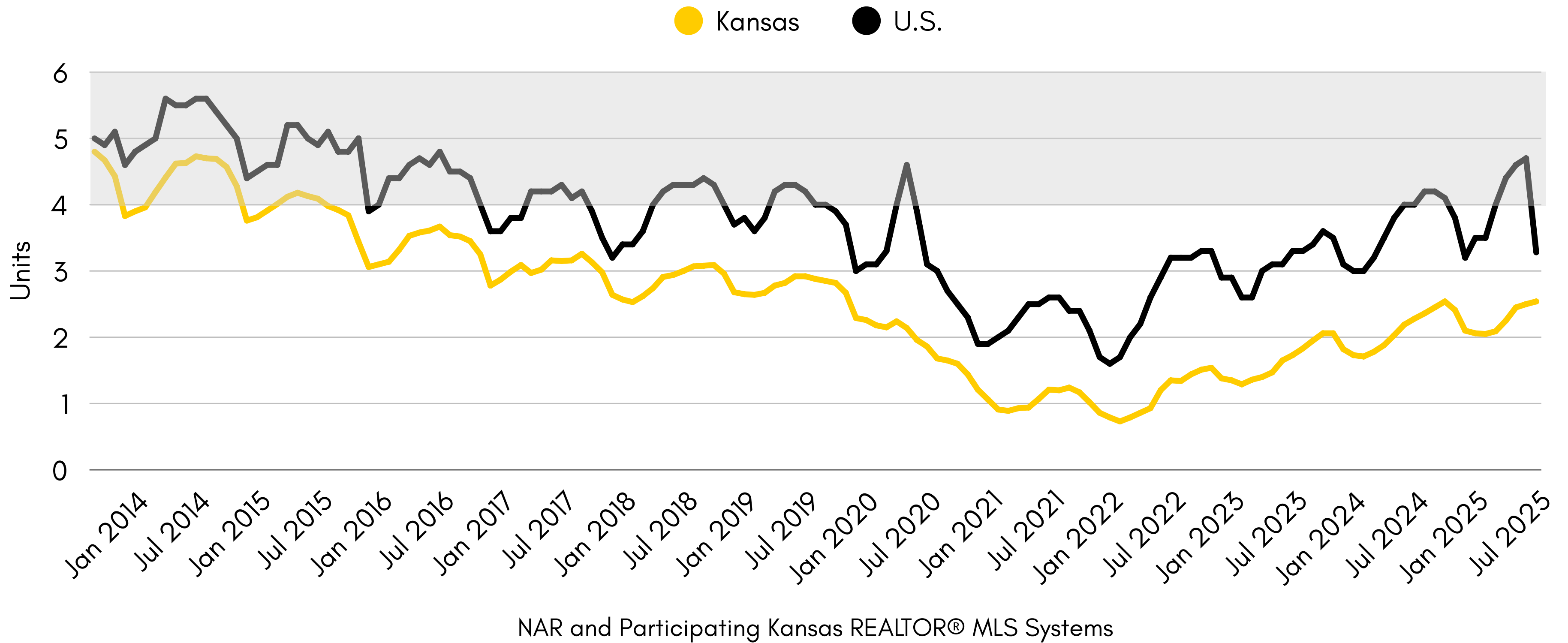


Kansas Home Sales Forecast



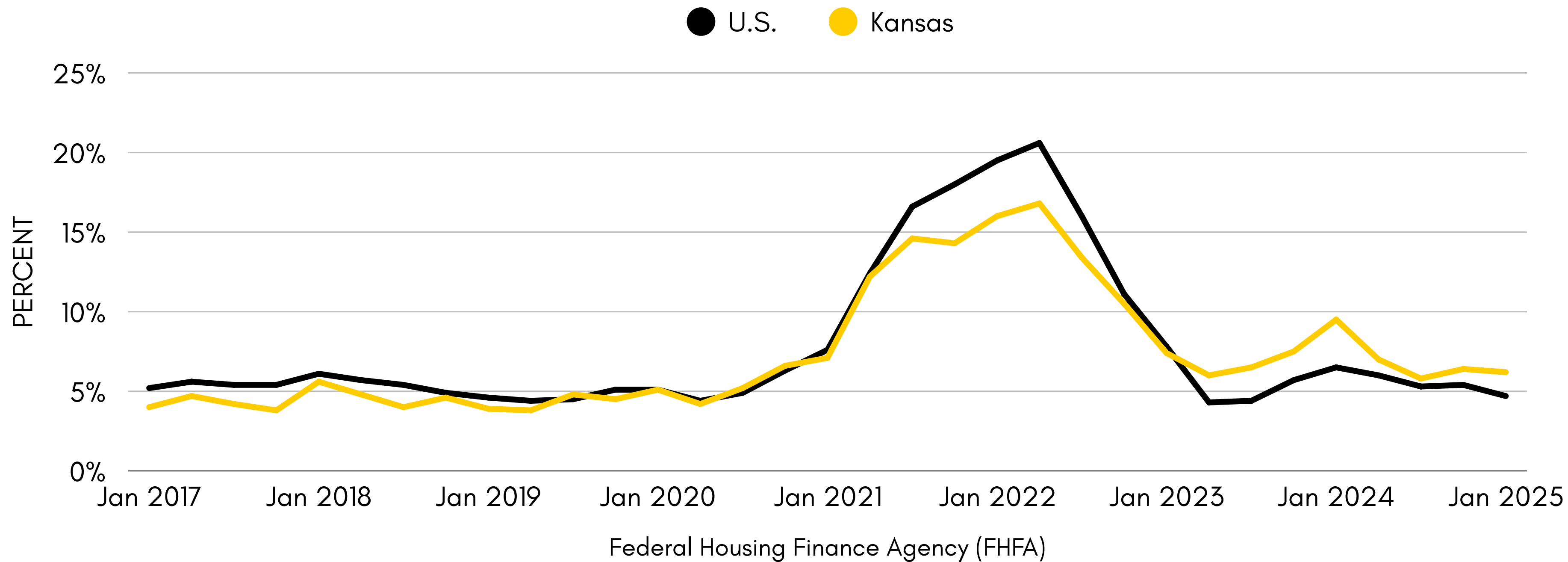
Kansas Home Sales Forecast





Inventory of Homes - Months' Supply

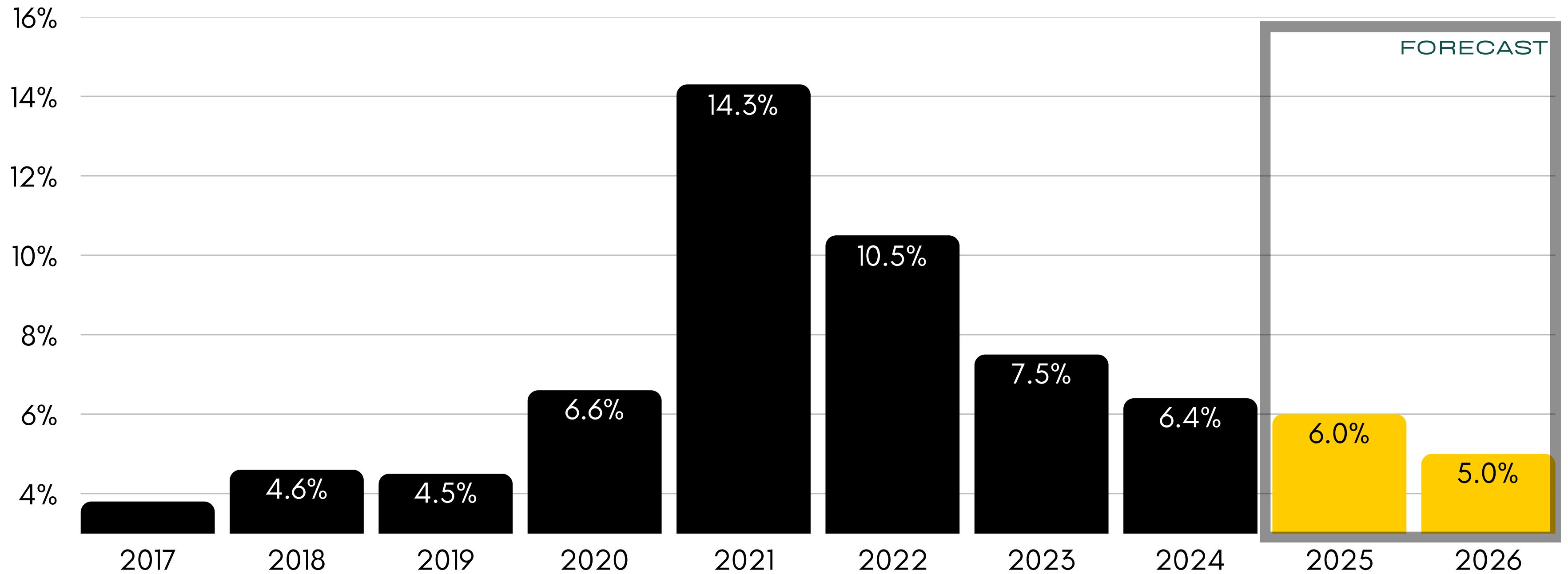




Home Price Appreciation Stabilized and Strong



Home Price Appreciation Forecast

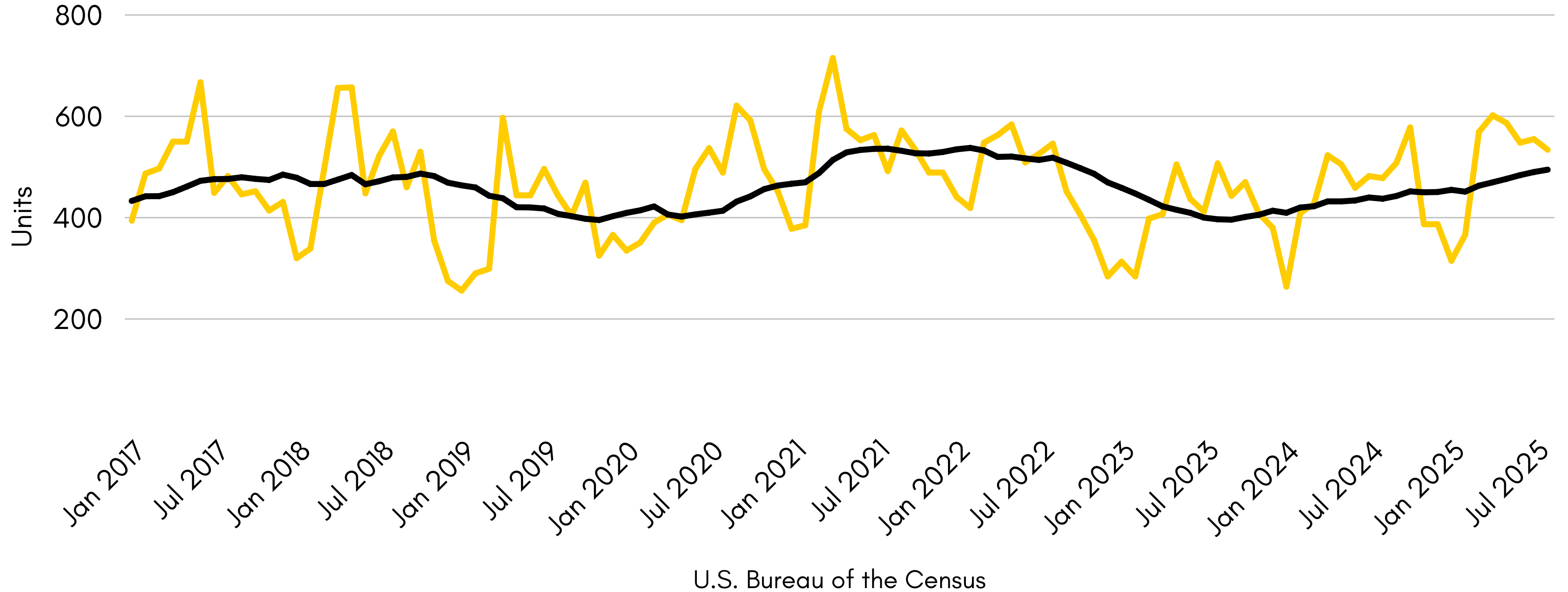


Federal Housing Finance Agency (FHFA), WSU Center for Real Estate

Kansas Home Sales Forecast

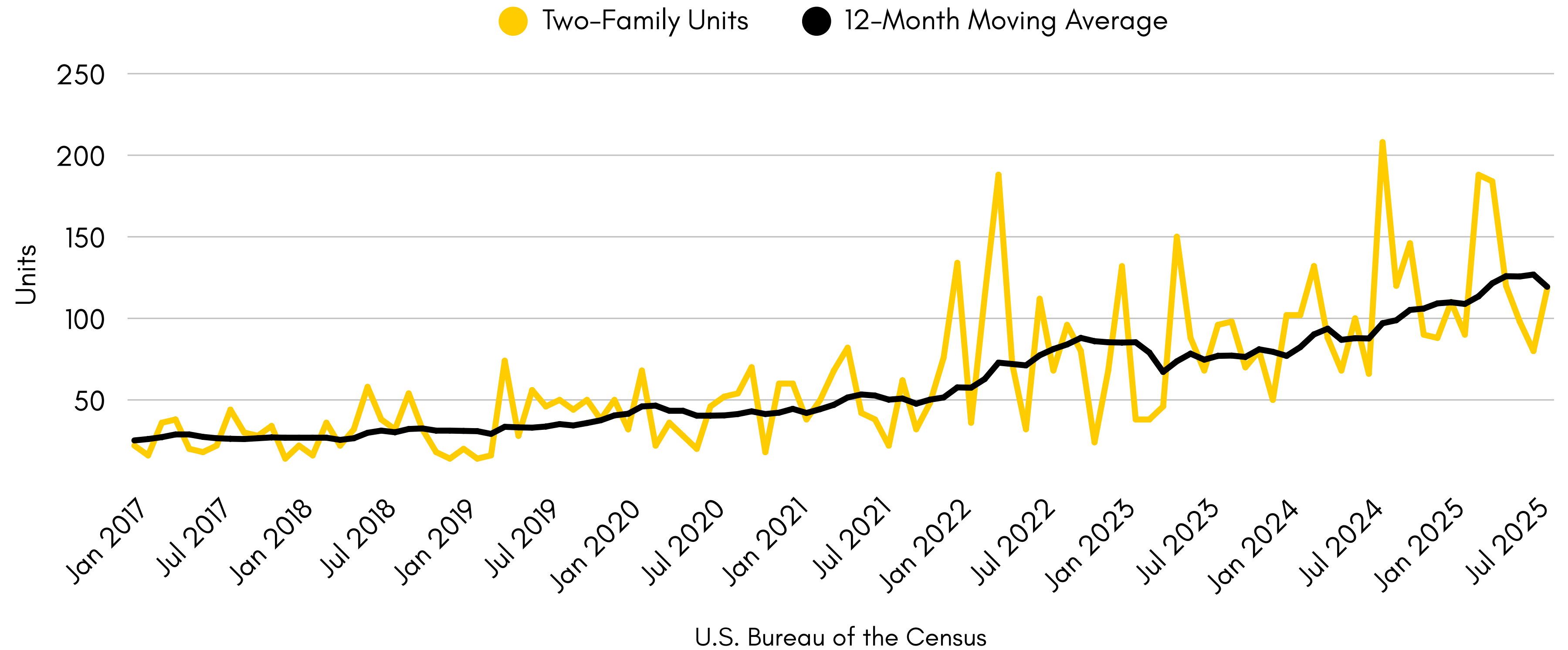


● Single-Family Units ● 12-Month Moving Average



Single-Family Building Permits

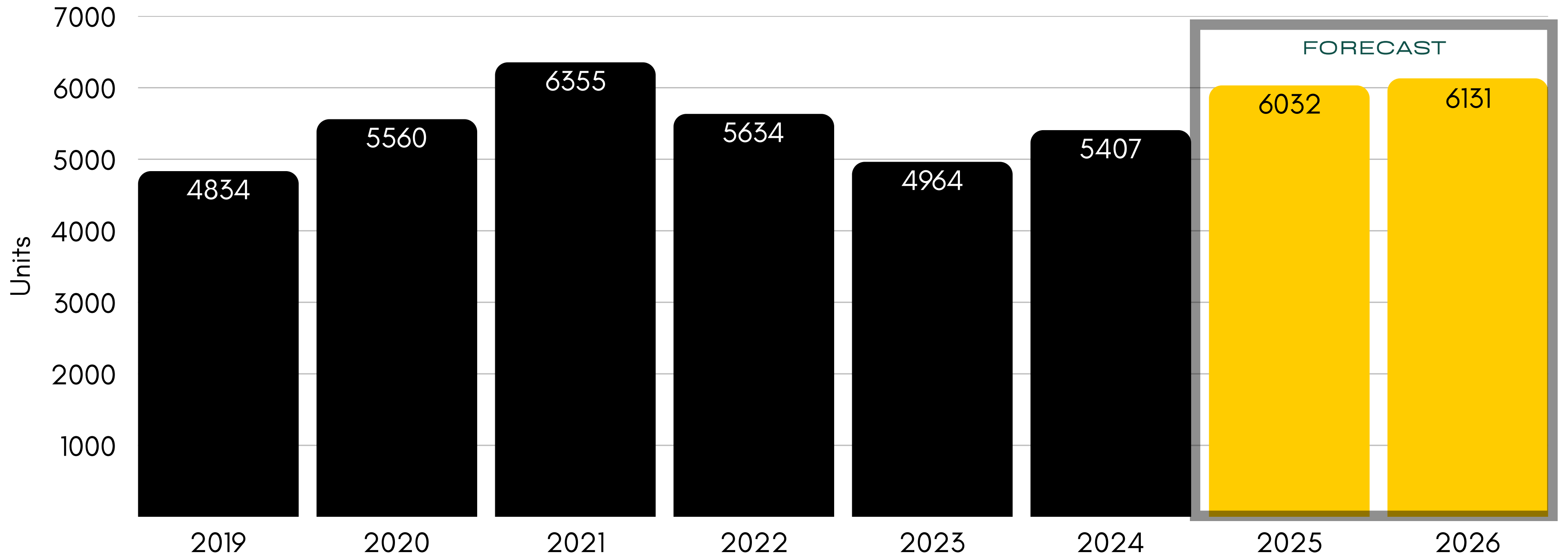




Two-Family Building Permits



Kansas Single-Family Home Construction Forecast



U.S. Bureau of the Census, WSU Center for Real Estate

Kansas Single-Family Home Construction Forecast



	2023 Actual	2024 Actual	2025 Forecast	2026 Forecast
Total Home Sales	35,714 -12.6%	35,904 +0.5%	36,978 +3.0%	37,125 +0.4%
SF Building Permits	4,964 -11.9%	5,407 +8.9%	6,032 +11.6%	6,131 +1.6%
Home Price Appreciation	+7.5%	+6.4%	+6.0%	+5.0%

2026 Kansas Housing Forecast



	Kansas City	Lawrence	Manhattan	Topeka	Wichita
Total Home Sales	38,128 +2.3%	1,141 -3.2%	1,538 -0.6%	2,916 +1.6%	10,587 +0.4%
SF Building Permits	4,939 +1.2%	237 +5.2%	307 +2.0%	333 +1.3%	1,466 +0.4%
Home Price Appreciation	+5.0%	+5.0%	+5.0%	+5.0%	+5.0%

2026 Major Market Forecasts



View Online

Explore this forecast online and get our recent updates to the forecast on our 2026 Forecast Dashboard.



2026 Kansas Housing Markets Forecast

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Welcome to the 2026 Kansas Housing Markets Forecast created by the Center for Real Estate at Wichita State University. This housing forecast includes predictions of the number of housing sales, active listings, housing price appreciation, and new single-family home construction in Kansas and the five major metropolitan areas.

For housing sales and active listings, this data comes from participating MLS systems across the state. For metropolitan areas, the data shown for these values show the total system sales and listings for the system containing the metropolitan area. For example, the Wichita MSA falls within the REALTORS® of South Central Kansas catchment area and the Wichita number reflect the entire catchment area.

New single-family home construction is derived from the total number of new building permits issued for new single-family home structures. For all regions, except for Wichita, this number comes from the Census Building Permits Survey. For Wichita, this number comes from reports provided by the Wichita Area Builders Association. Home price appreciation is derived from the Federal Housing Finance Agency (FHFA) all-transactions house price index for the respective MSA or state.

Our forecasting models incorporate a combination of qualitative and quantitative methods based on existing data and trends. If you would like to alert the Center for Real Estate of trends affecting regions in your area (such as new housing developments, major layoffs, etc.), please email realestate@wichita.edu with information.

To get started, please select a region from the dropdown box below.

Region You have selected: **Kansas**

Forecast Updated 10/13/2025

[View Trends and Forecast for this Region](#)

[View a Comparison of all Regions](#)

cedbr.org/real-estate-forecast-overview

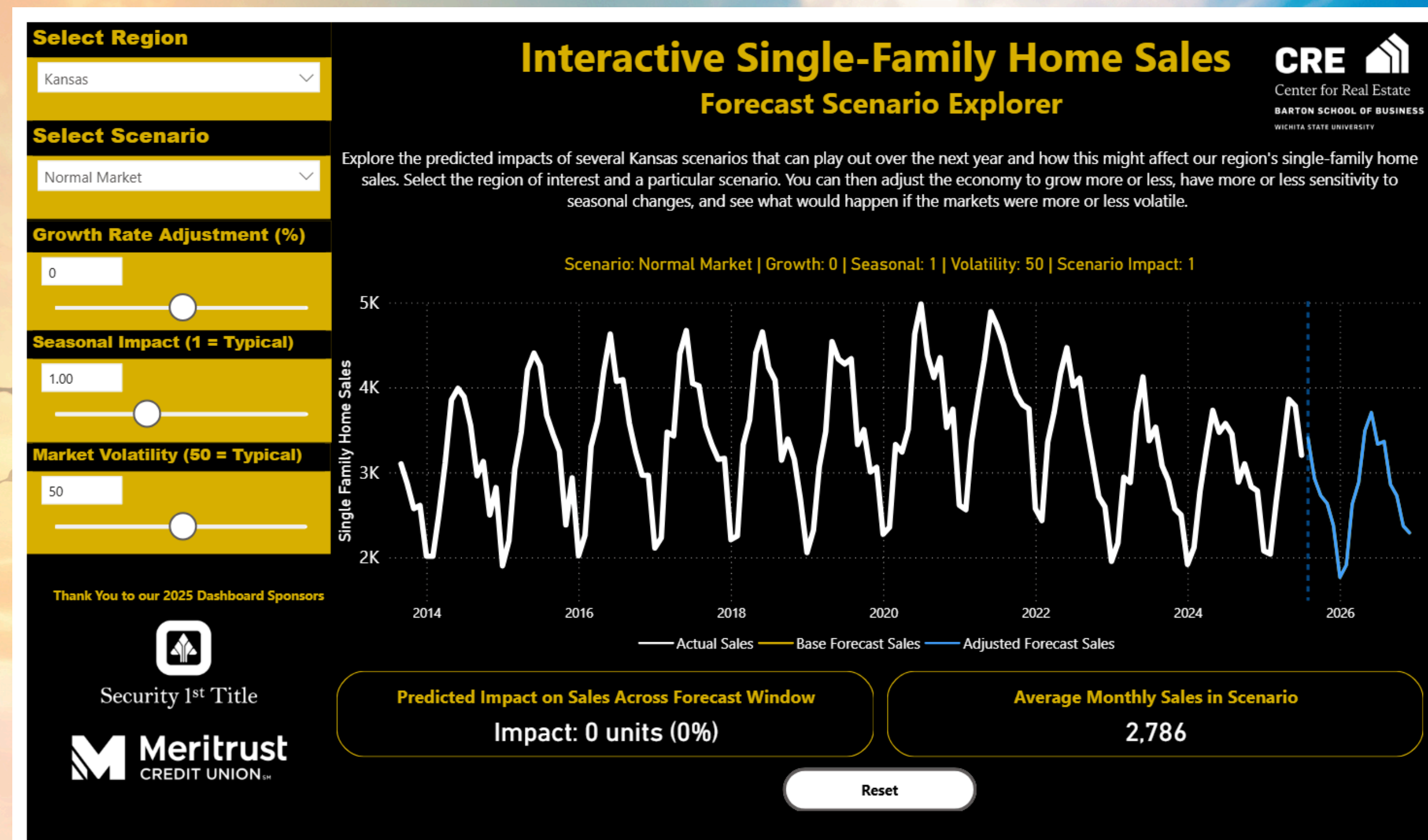
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Explore interactive scenarios for sales of single family homes such as:

- Layoffs in Aviation
 - Changing Interest Rates
 - Deployment from Fort Riley
 - University Growth
- and more



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2026 Forecast Dashboard - Test Version



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