

**REVISED OCTOBER 2025**

LAYING THE  
FOUNDATION



# 2026 LAWRENCE HOUSING MARKET FORECAST

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and Business Research

**CRE**



Center for Real Estate

**BARTON SCHOOL OF BUSINESS**

WICHITA STATE UNIVERSITY





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South Central Kansas MLS



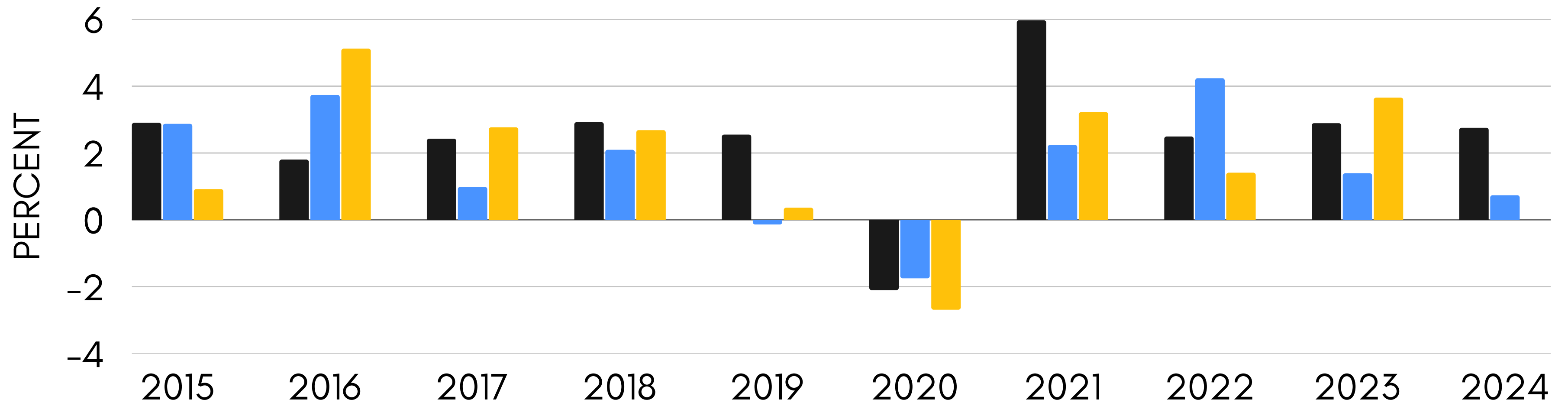
**Thanks Also To All the Participating REALTORS®  
Associations, Boards, and MLS Systems**





# Real GDP Growth Rates

● U.S. ● Kansas ● Lawrence MSA



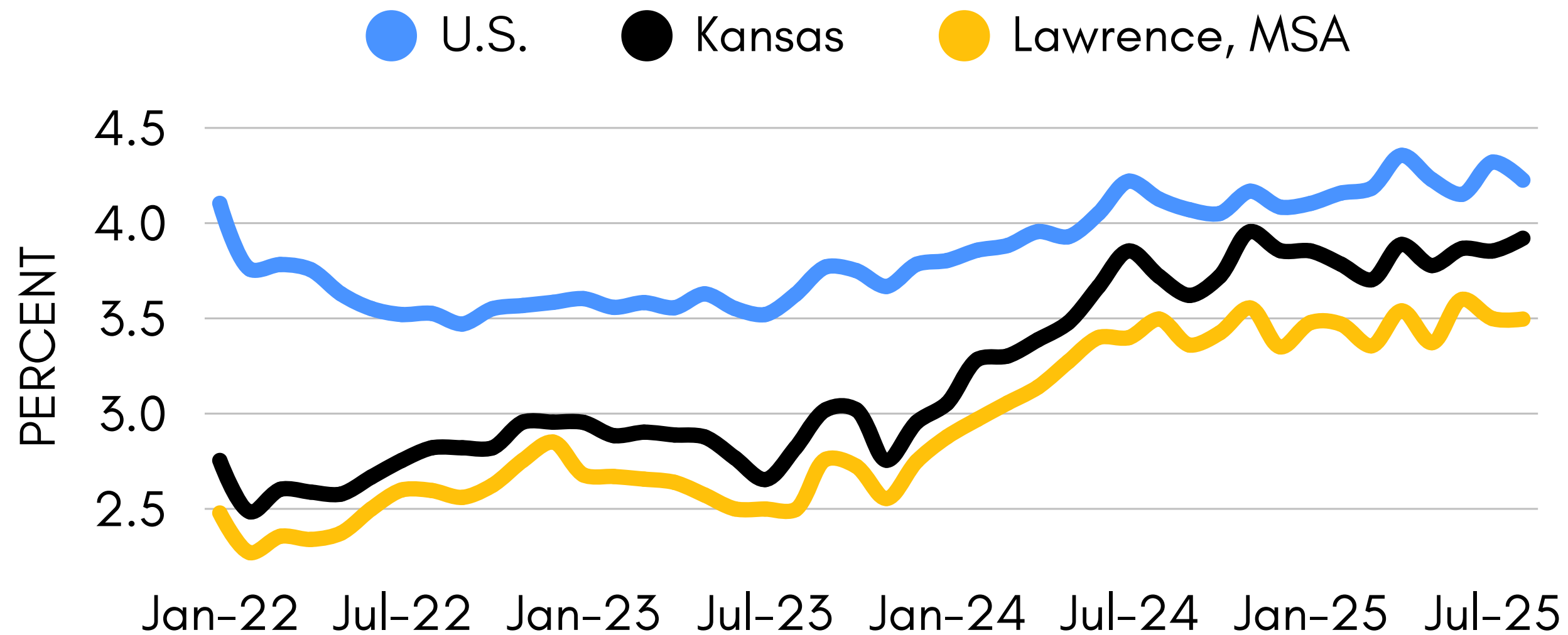
Bureau for Economic Analysis

**National & State GDP Slowing, Lawrence Strong**





# Percentage of Labor Force Unemployed



Bureau for Labor Statistics

## Aug 2025

**US 4.2%**

**KS: 3.9%**

**LAW: 3.5%**



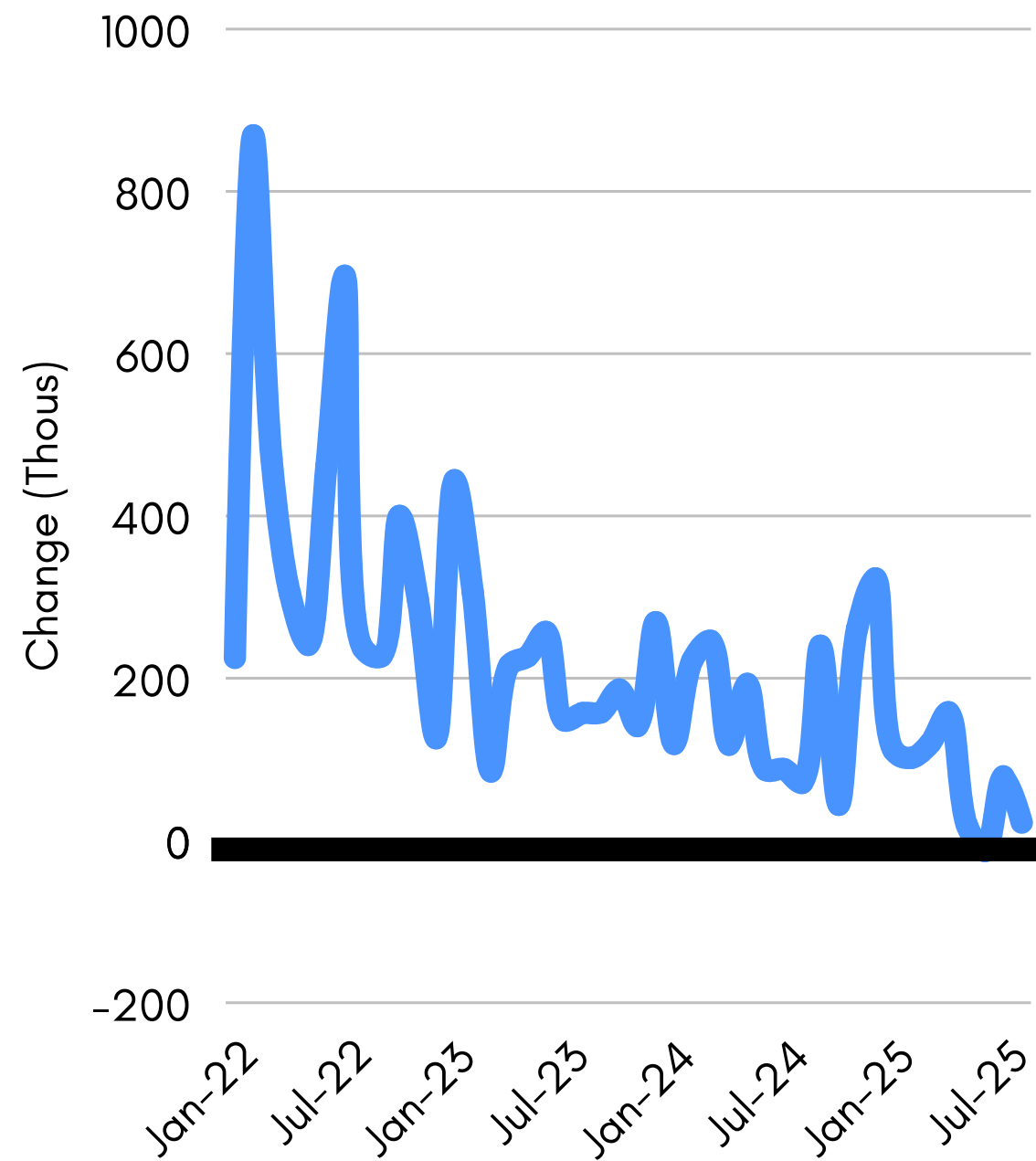
**Note: Seasonally adjusted rates by CRE**

## The Unemployment Rate is Higher but Flattening (?)



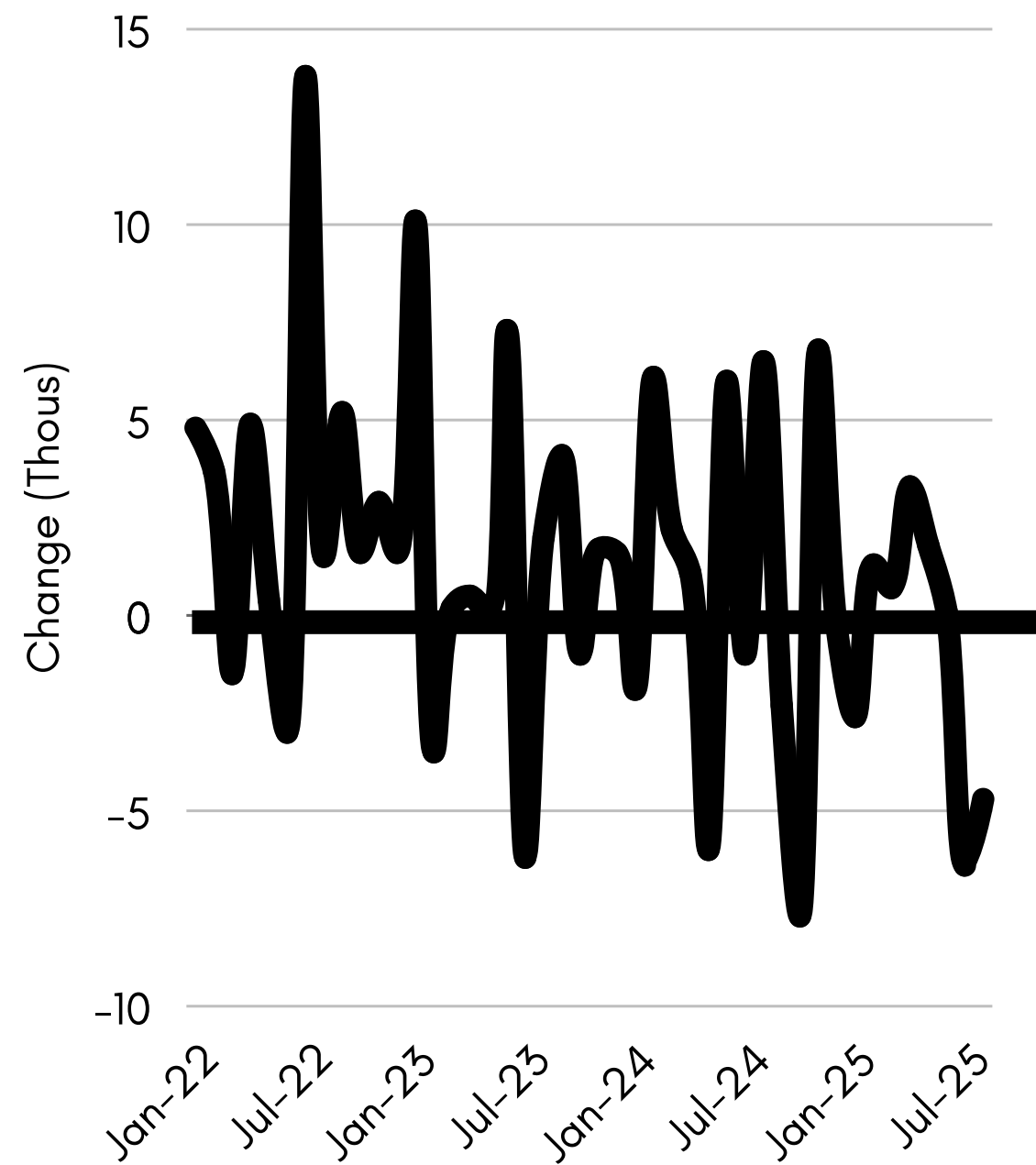


U.S.



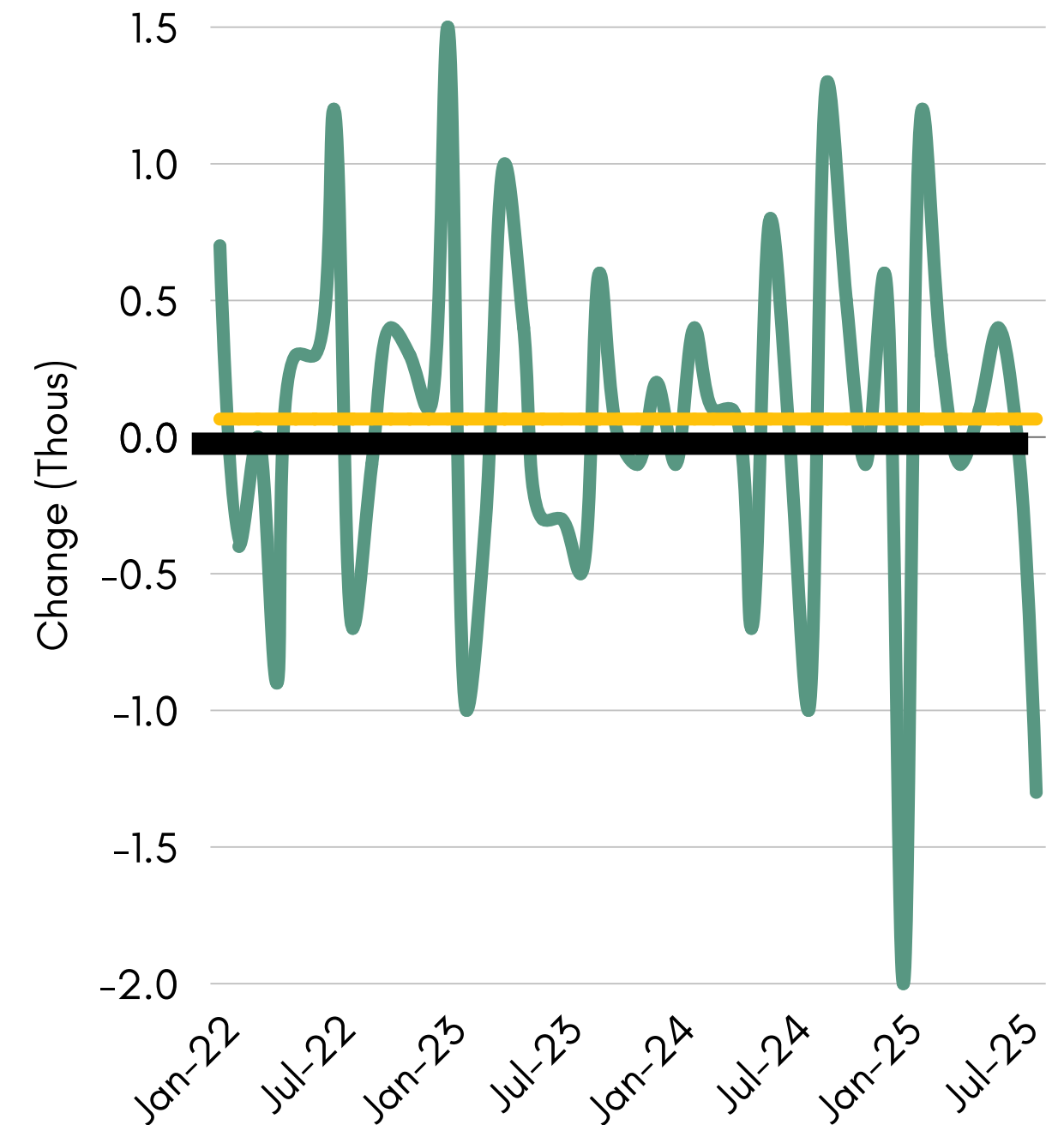
Bureau for Labor Statistics

Kansas



Bureau for Labor Statistics

Lawrence MSA



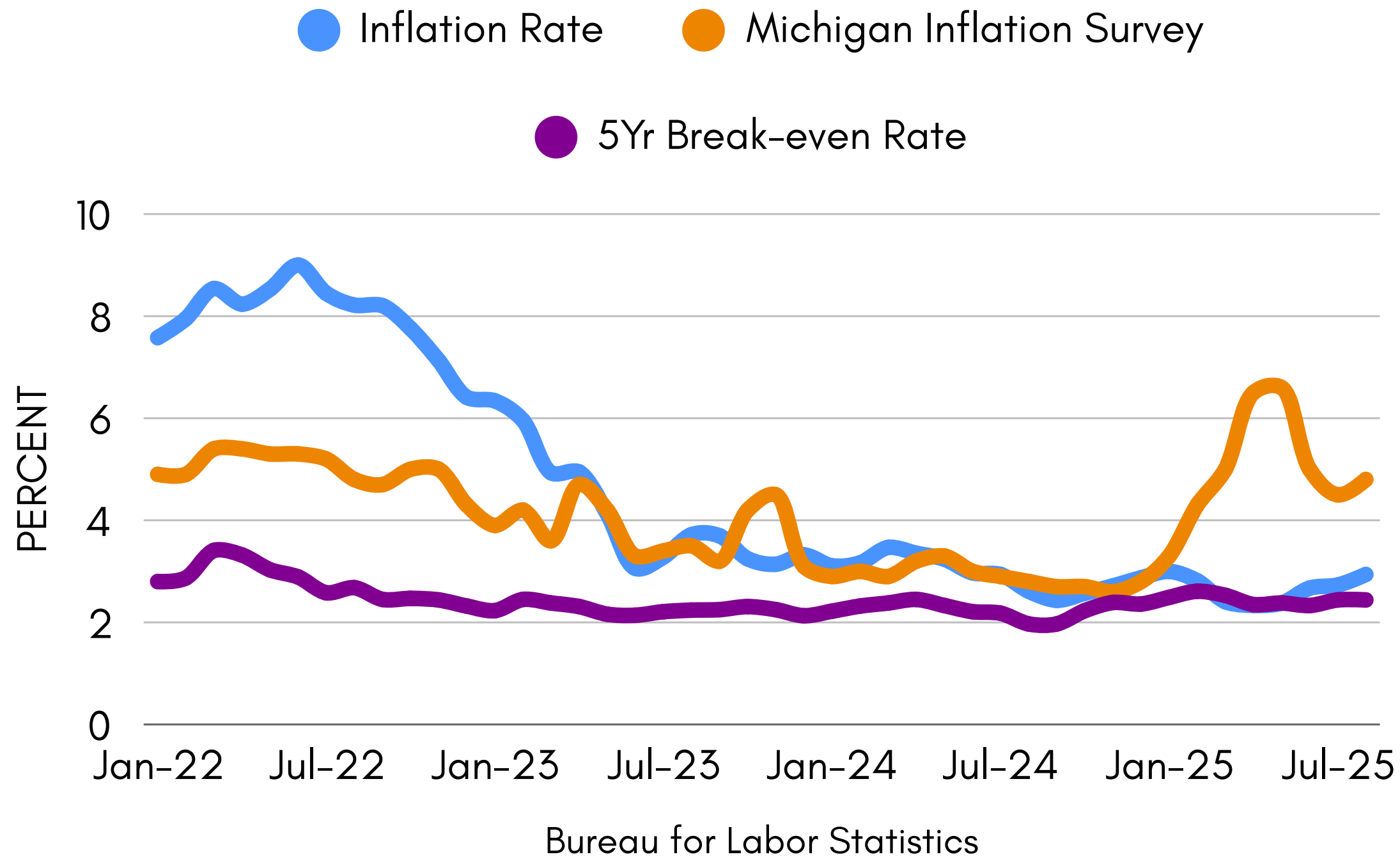
Bureau for Labor Statistics

**Note: Seasonally adjusted rates by BLS**

**National Employment Falling, Possible State Decline**  
**Lawrence Holding Steady**







# Aug 2025

**Inflation Rate: 2.9%**

**5-Year Break Even Rate: 2.4%**

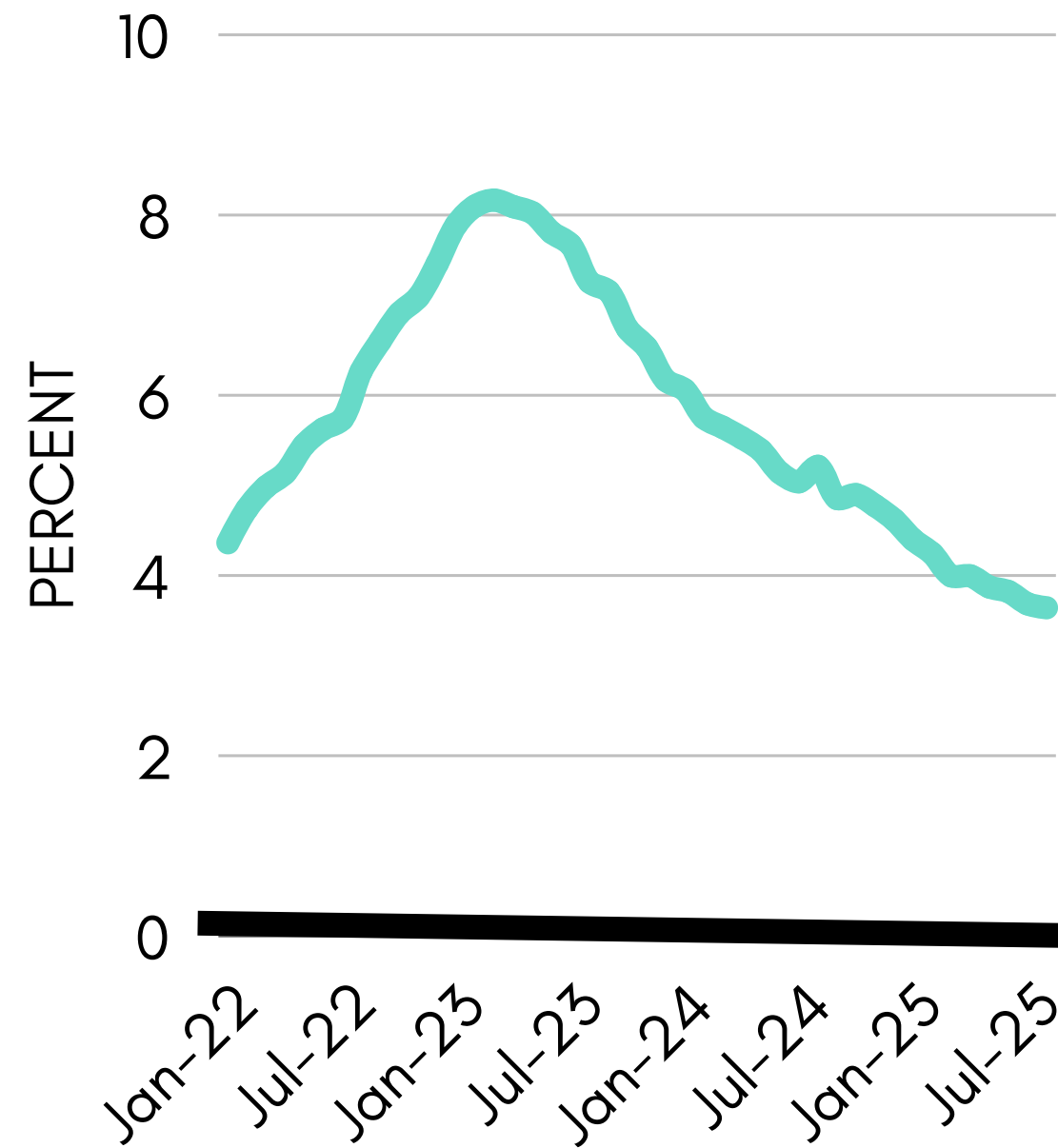
**Expected Inflation: 4.8%**

**Inflation is Still a Concern with Expected Inflation in the Next year Ticking Back Up**



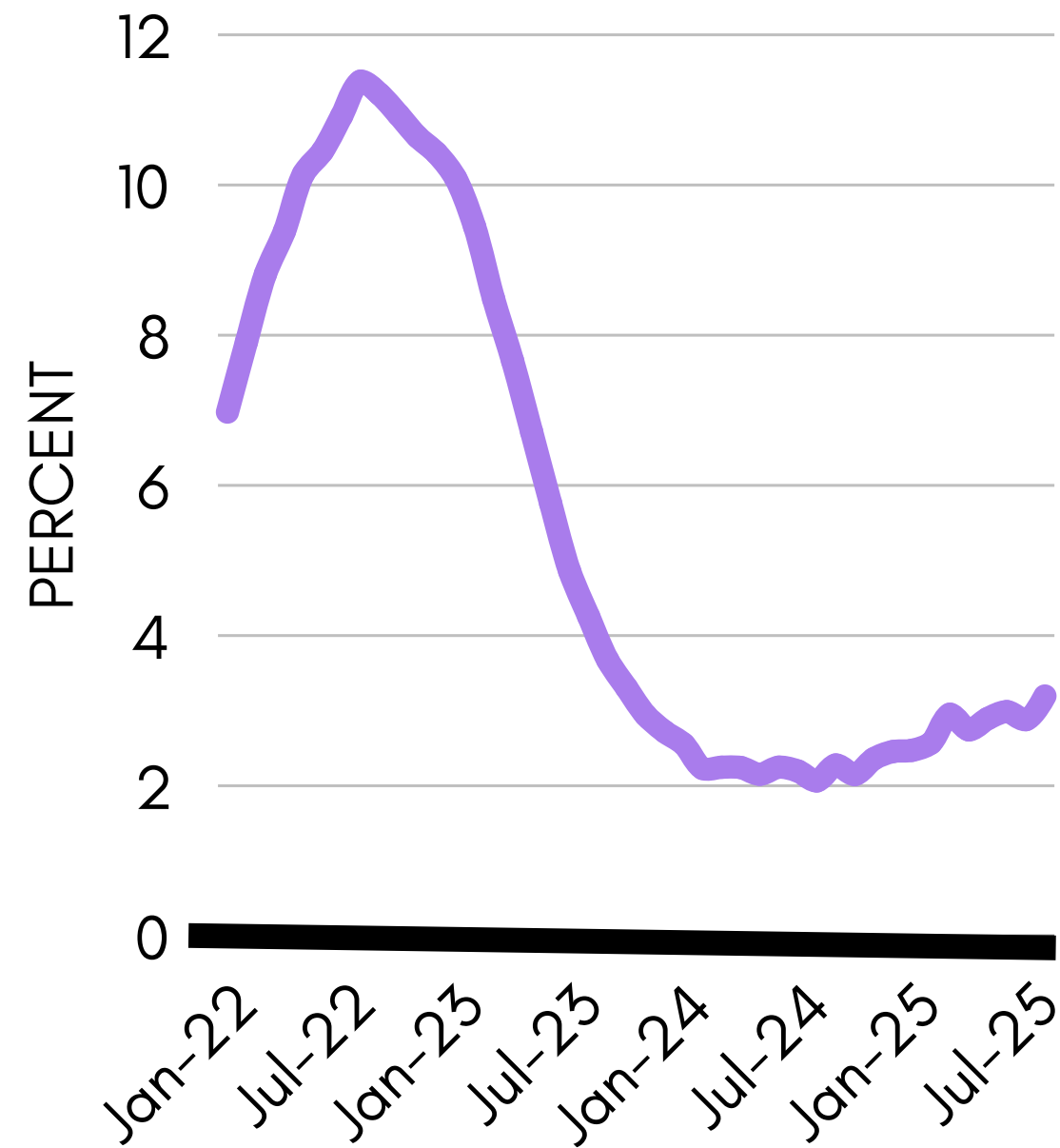


## CPI - Shelter



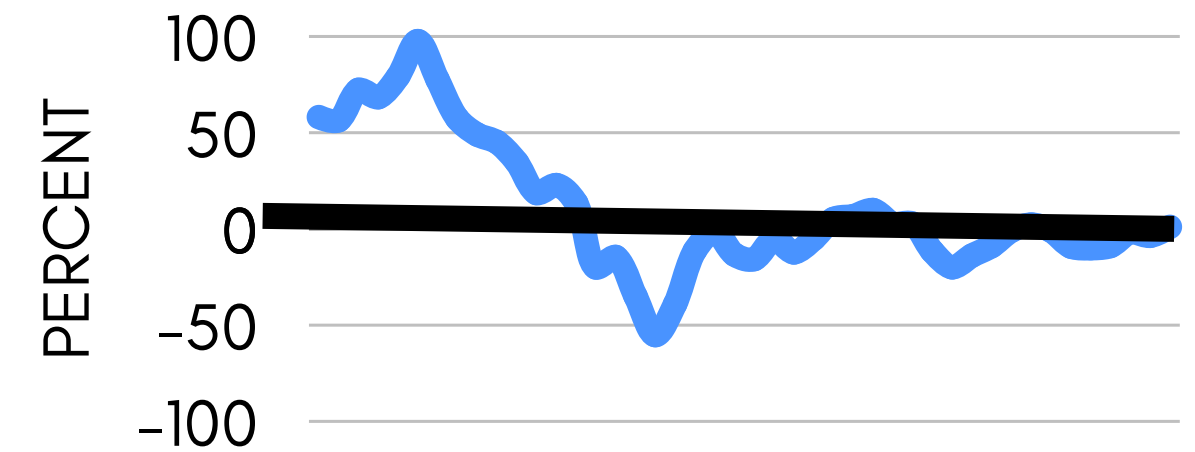
Bureau for Labor Statistics

## CPI - Food

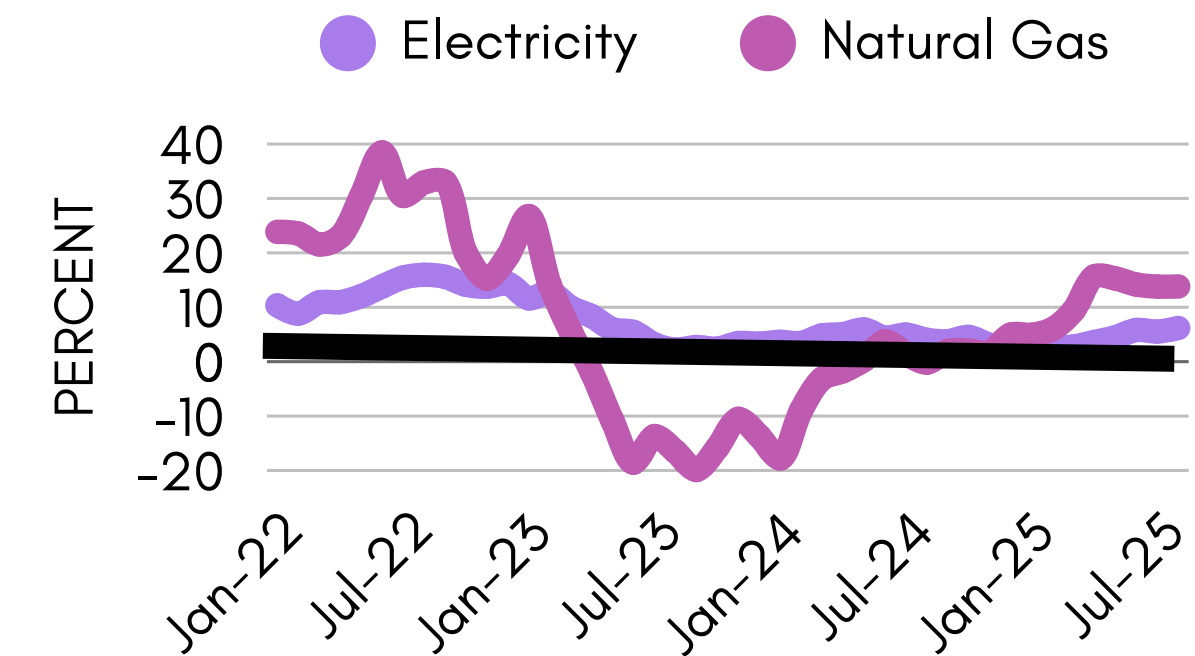


Bureau for Labor Statistics

## CPI - Energy



## CPI - Utility Service

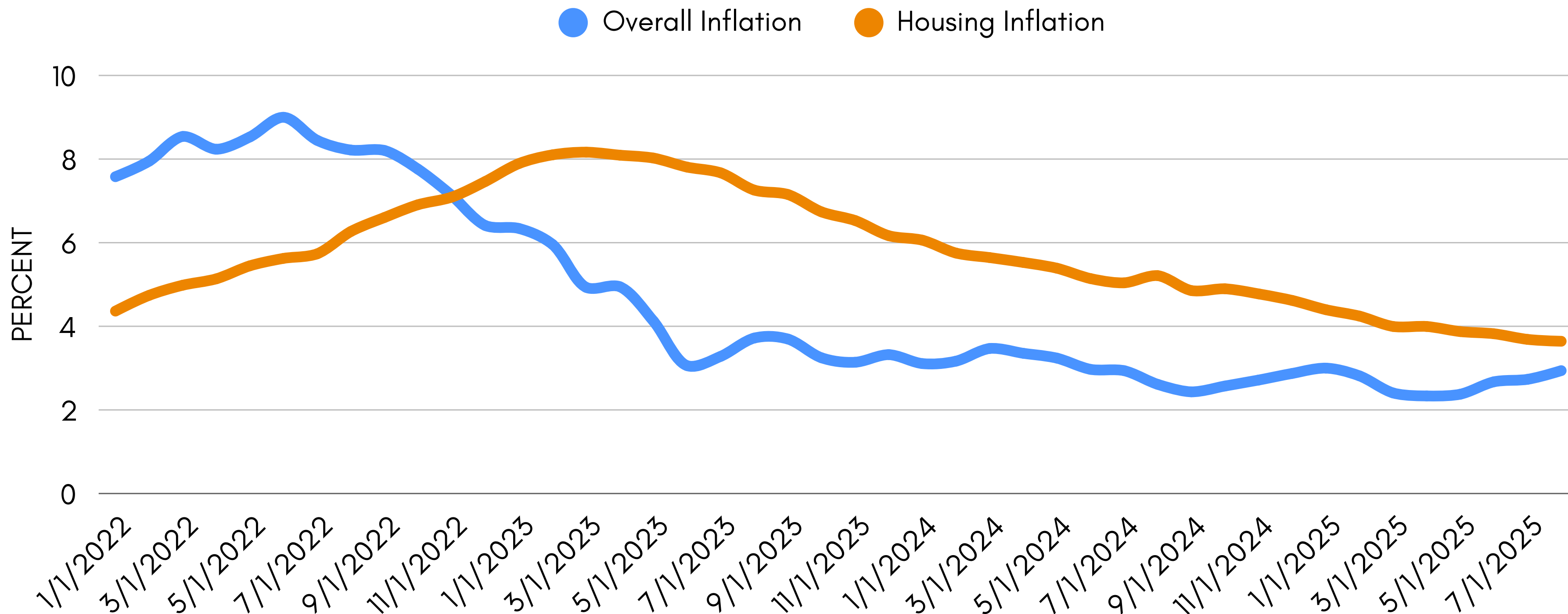


Bureau for Labor Statistics

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





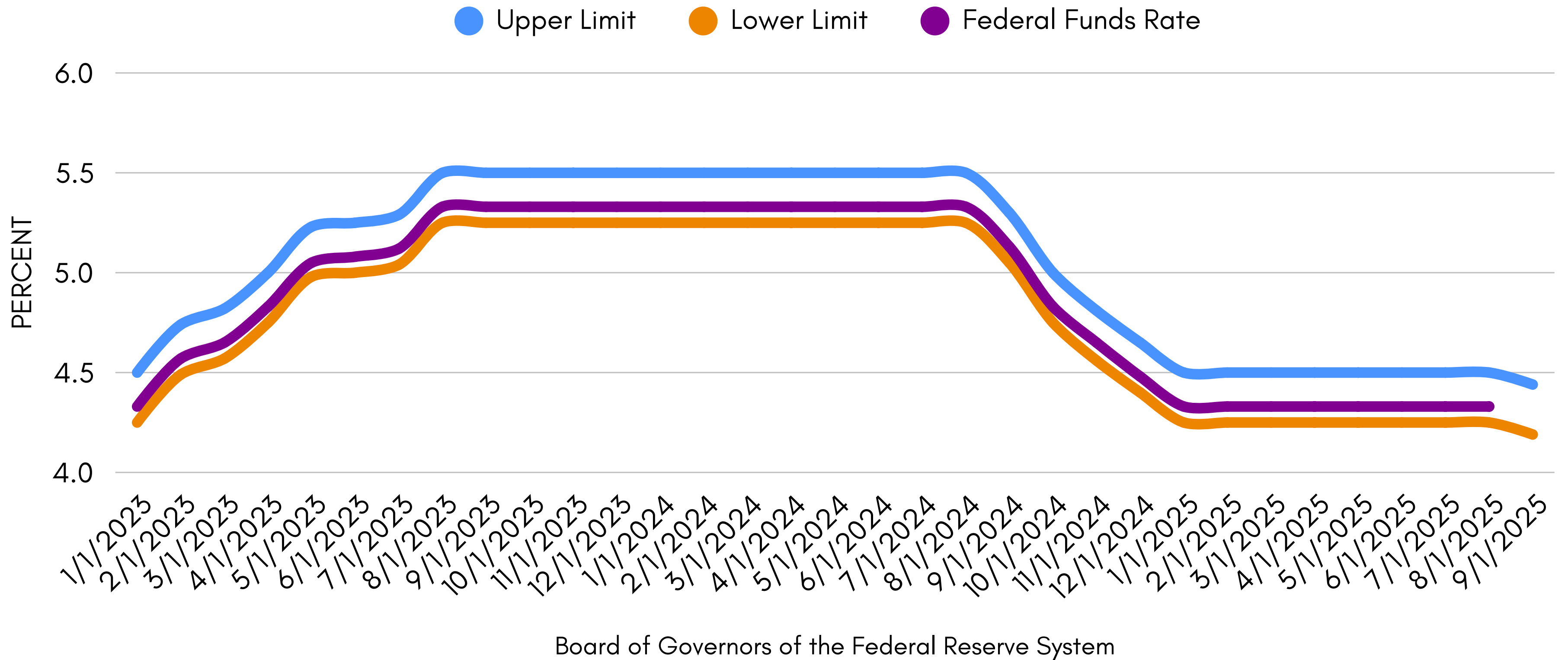


Bureau for Labor Statistics

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





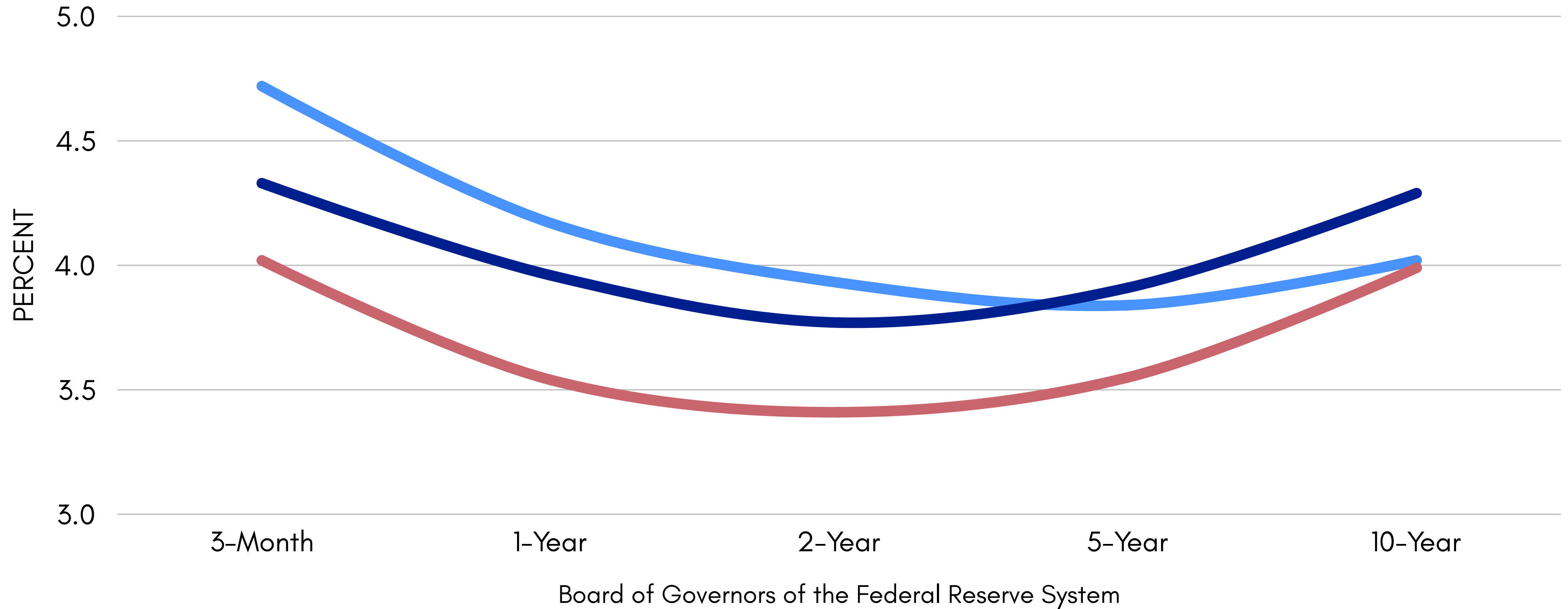


**The Federal Reserve Rates Are Down and We Expect Another Rate Cut**





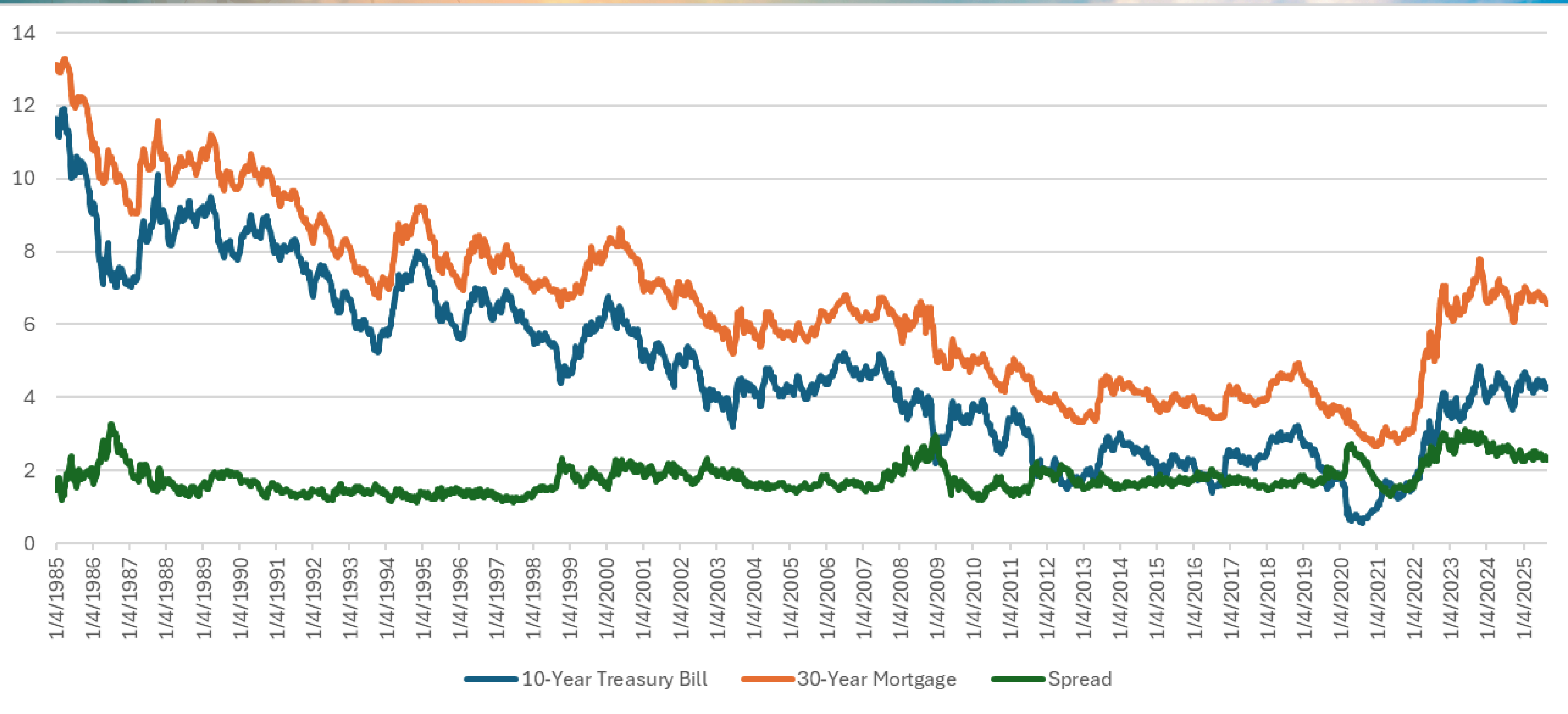
● October 16, 2024    ● April 16, 2025    ● October 16, 2025



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



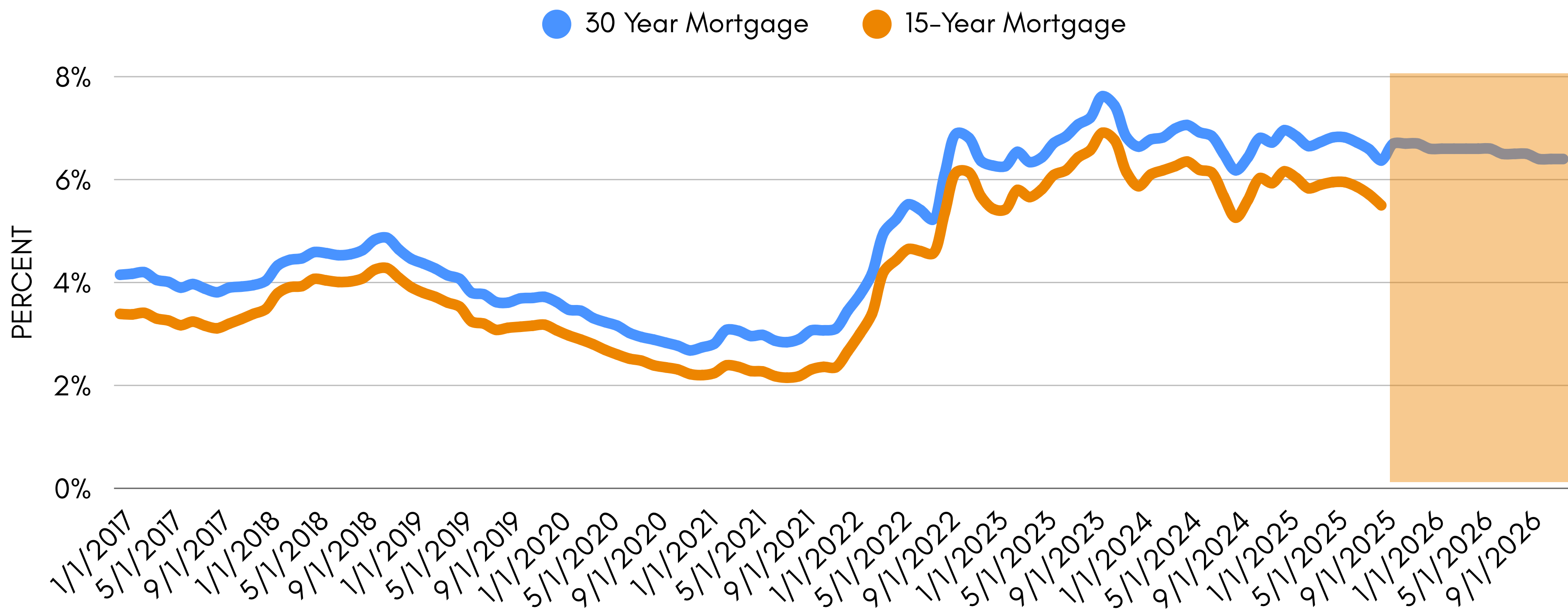




**The Risk Premium is High but Slowly Shrinking**





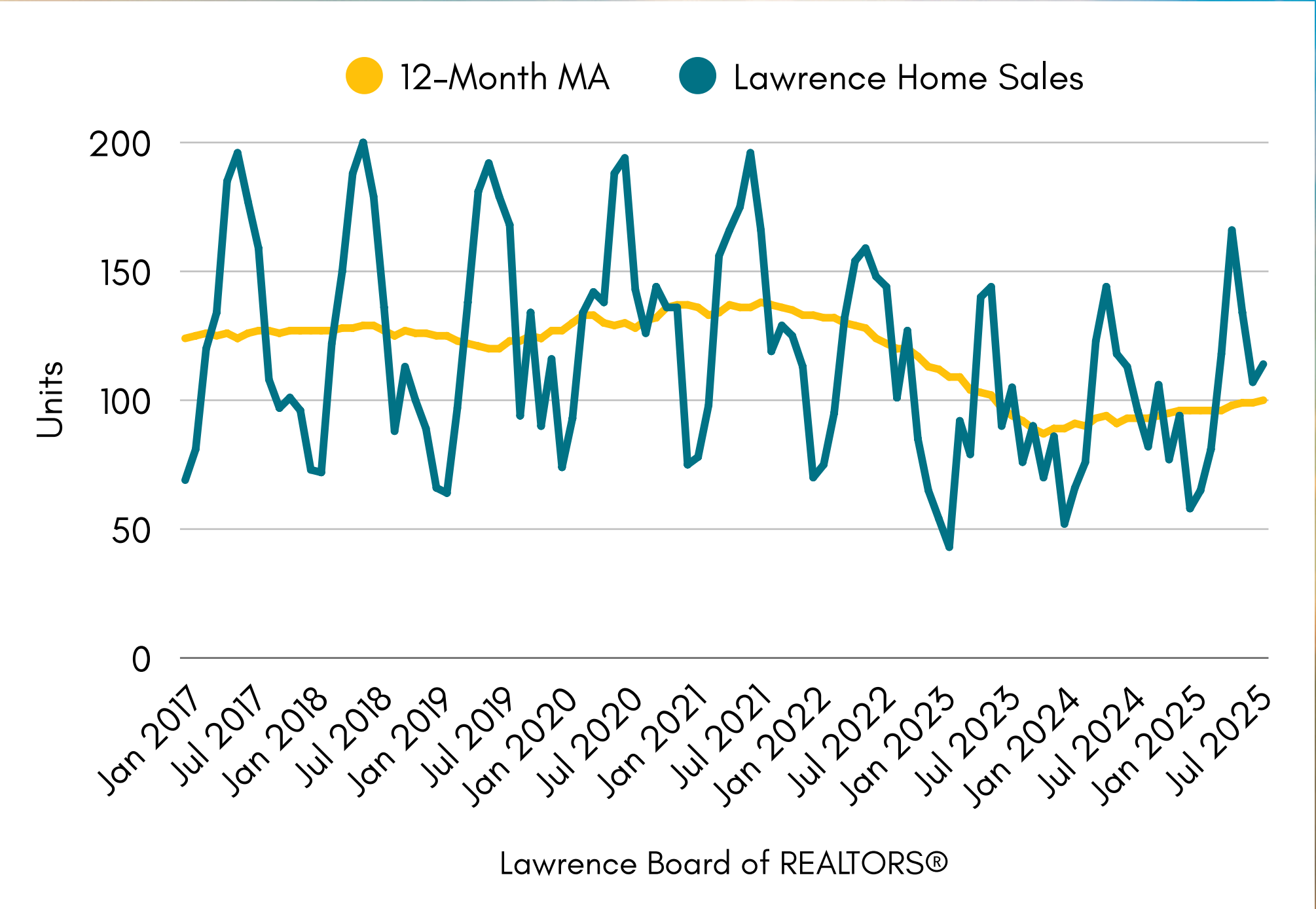
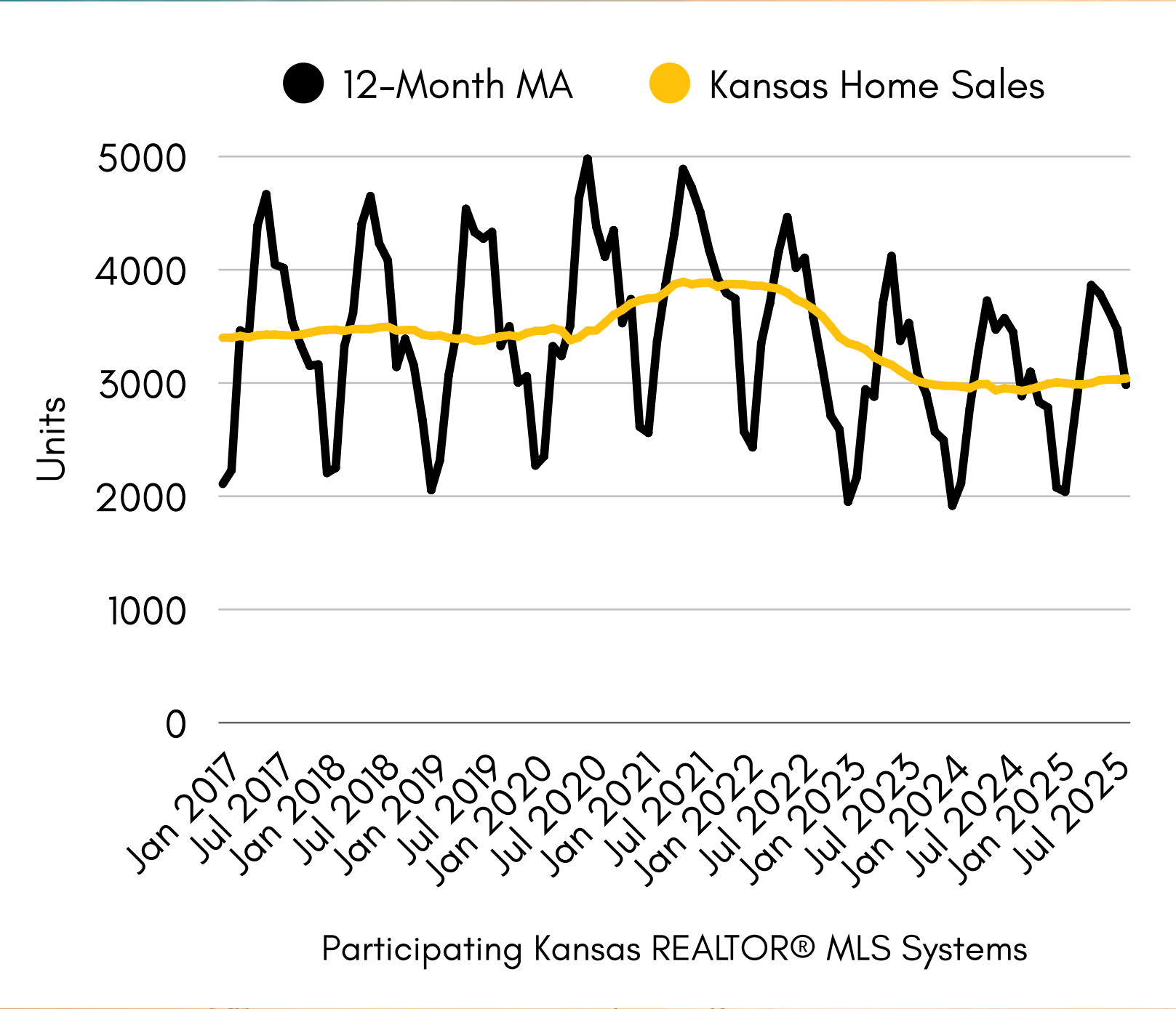


Board of Governors of the Federal Reserve System

# MBA Mortgage Rate Forecast



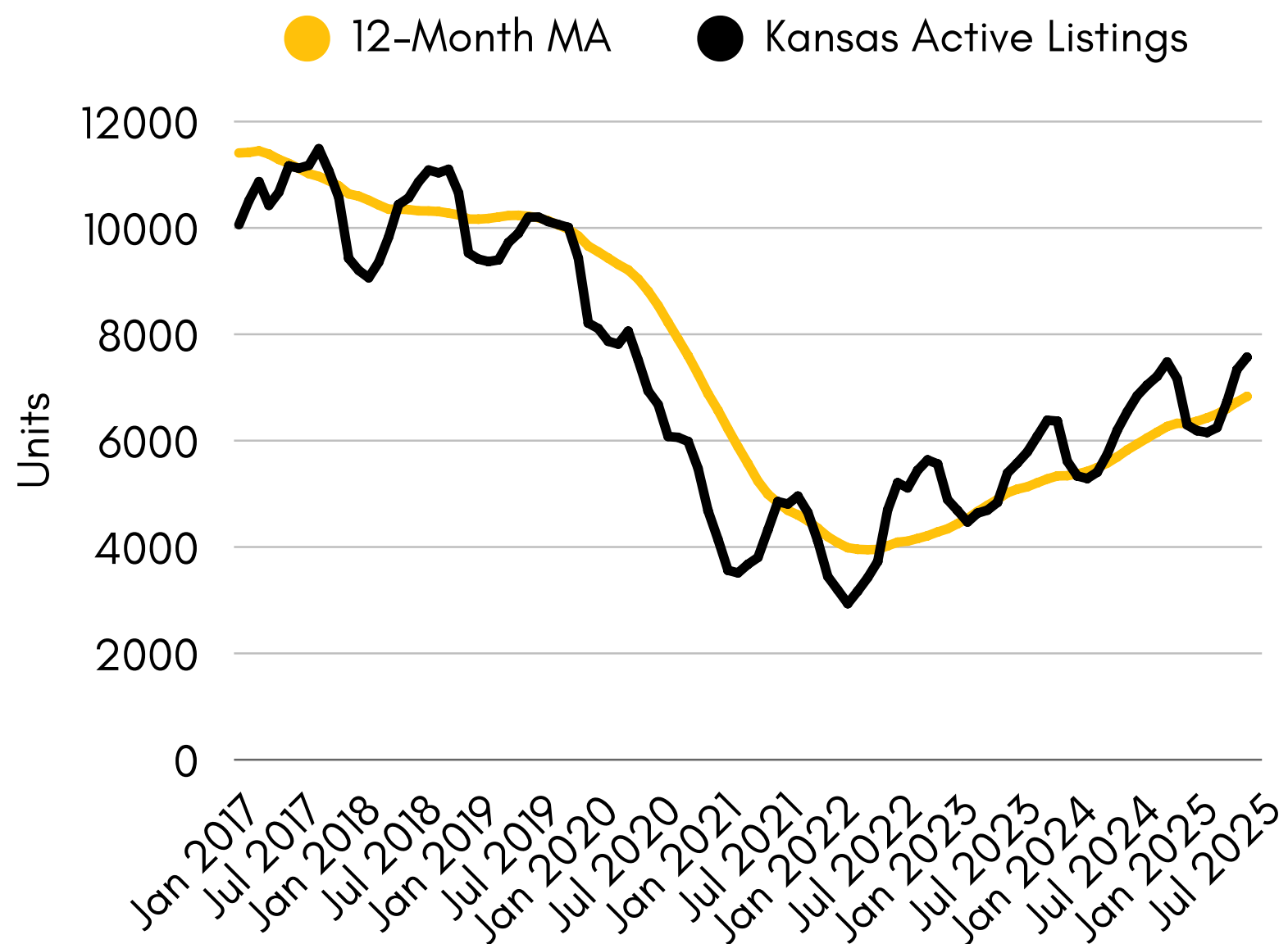




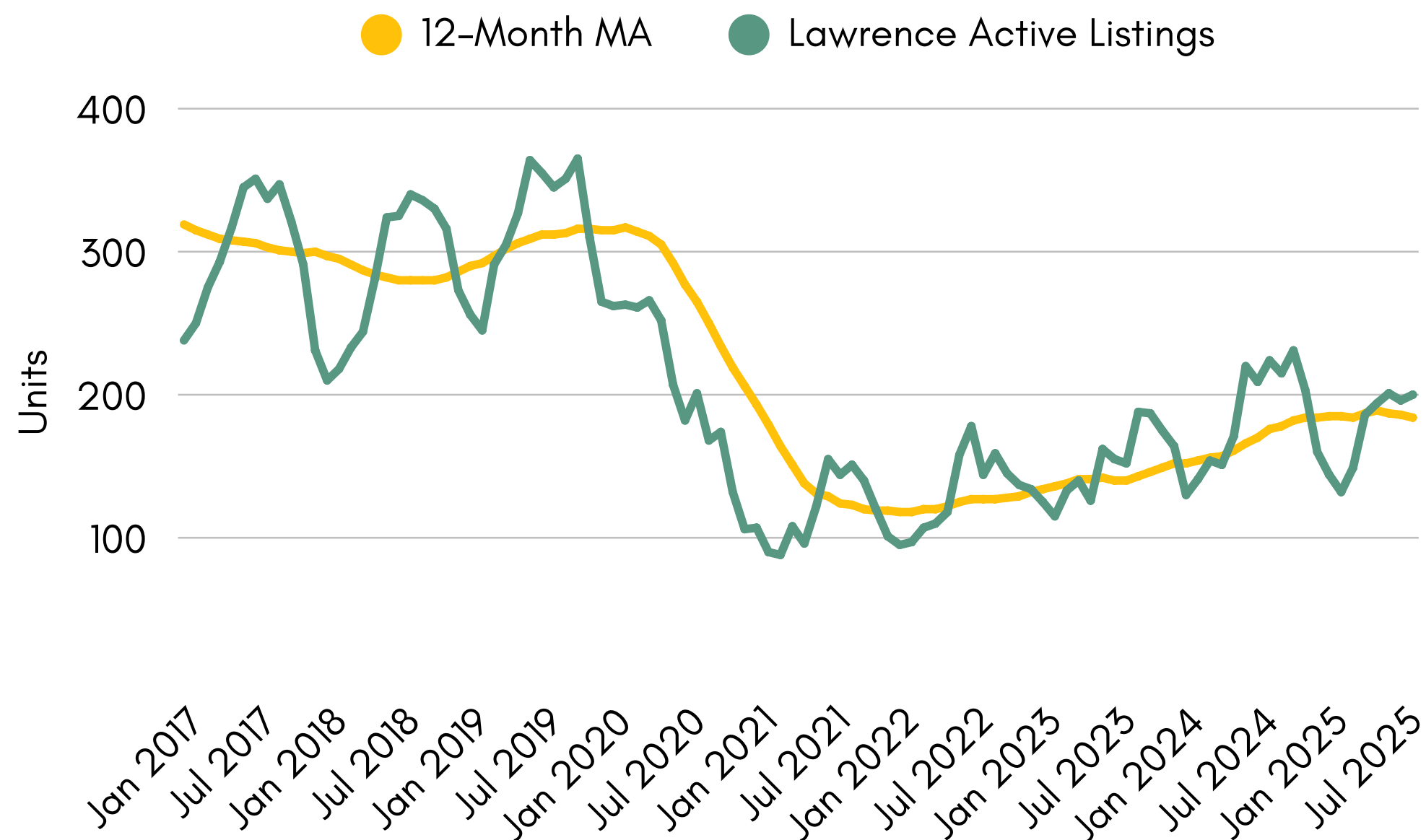
**Home Sales in Kansas Up Slightly, Lawrence Area Trending Upward Faster**







Participating Kansas REALTOR® MLS Systems



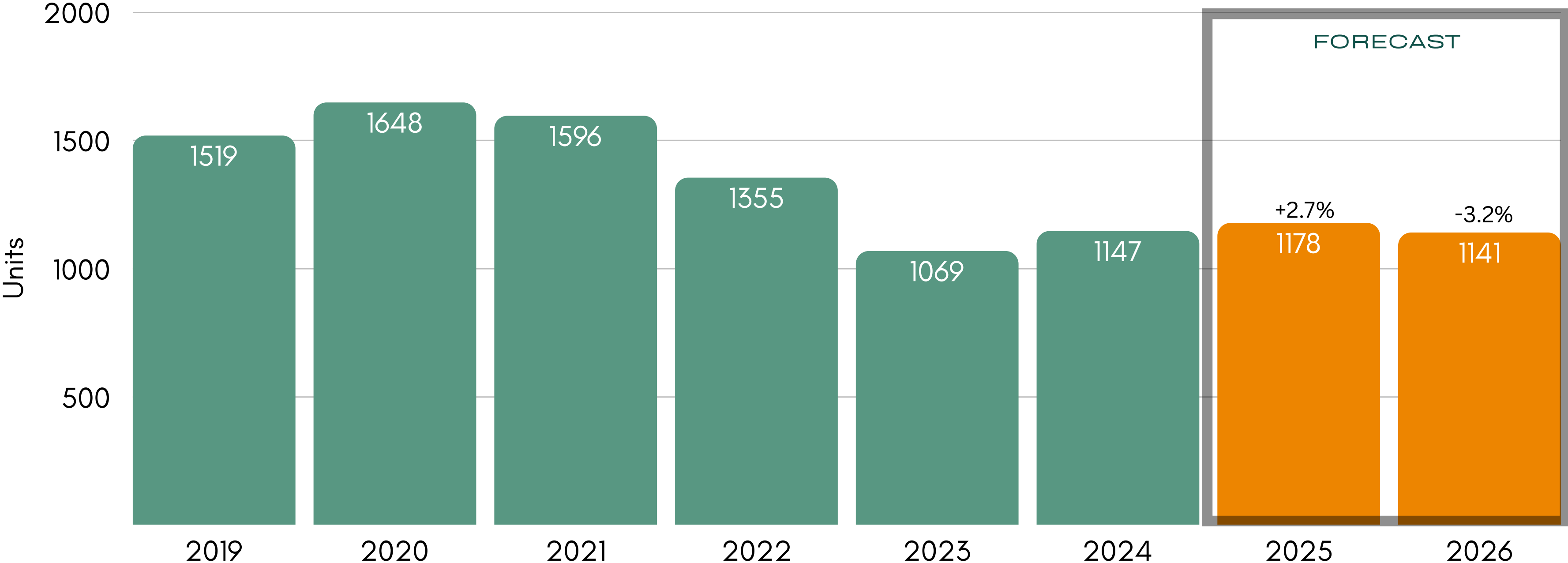
Lawrence Board of REALTORS®

# Active Listings Slowly Growing





# Lawrence System Home Sales Forecast

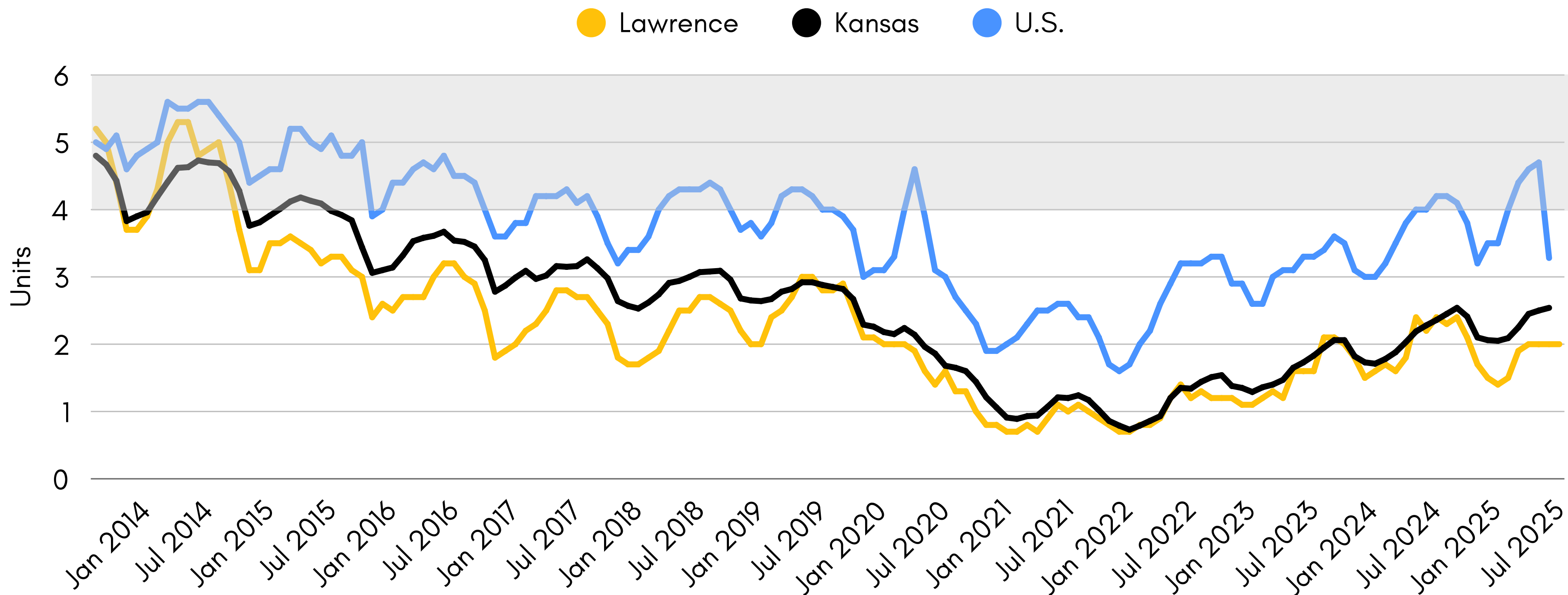


Lawrence Board of REALTORS®

**Lawrence Home Sales Forecasted to Continue Return to Pre-Pandemic Trends**







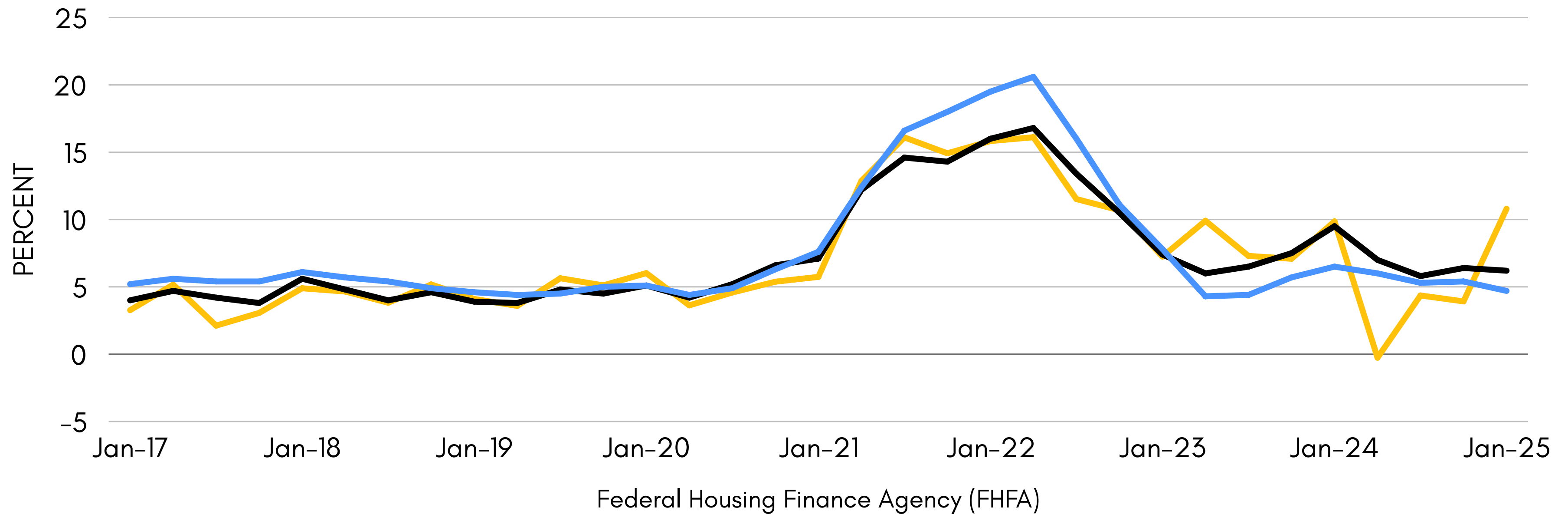
NAR and Participating Kansas REALTOR® MLS Systems

# Inventory is Improving, Not Balanced Yet





● Lawrence    ● Kansas    ● U.S.

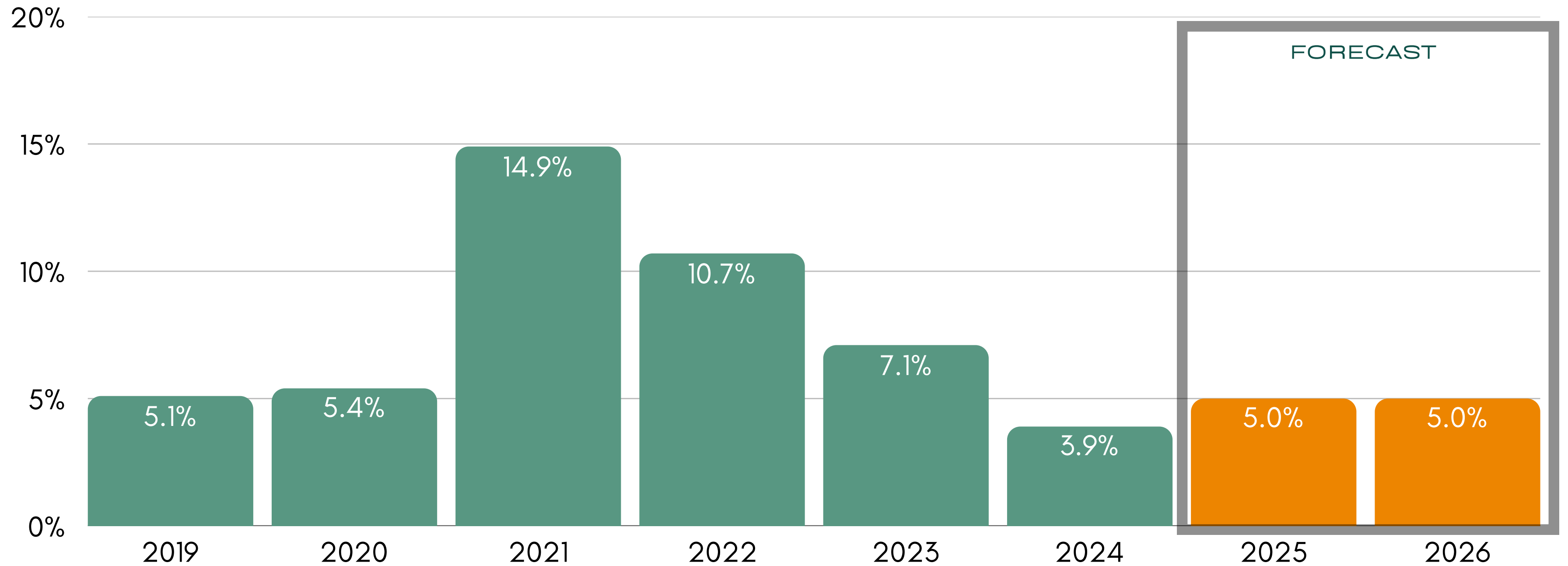


# Home Prices Somewhat Volatile in Lawrence Area





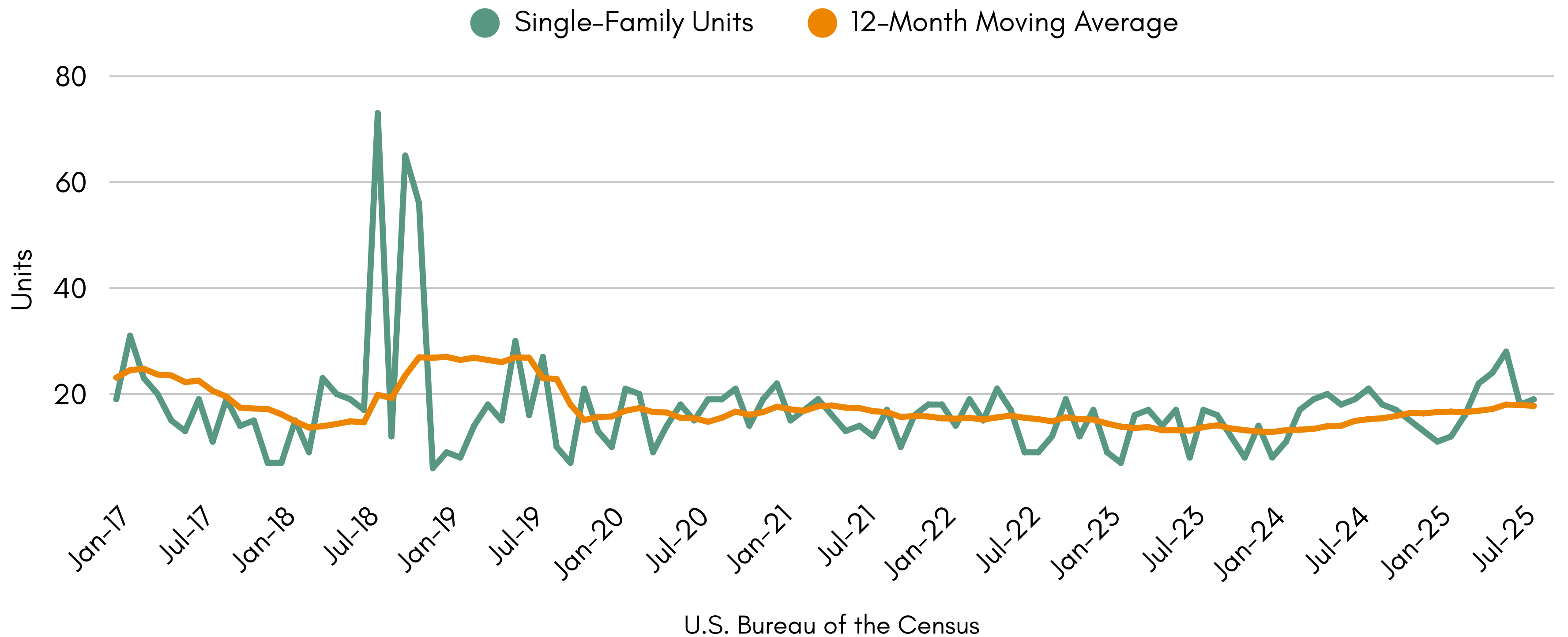
# Lawrence Home Price Appreciation Forecast



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

**Lawrence Home Prices Forecasted to Revert to Long-Run Trends  
near 5% Year-over-Year**

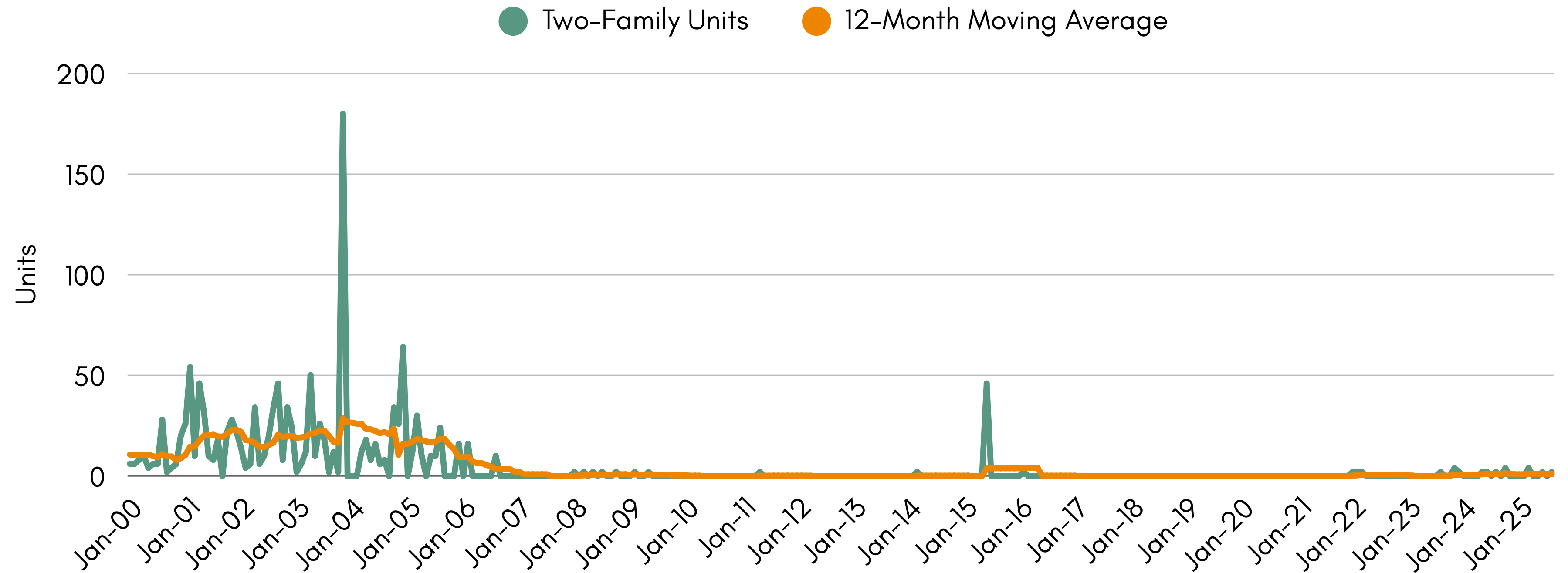




**Single-Family Building Permits Stabilizing Near Long-Run Trend in Lawrence**



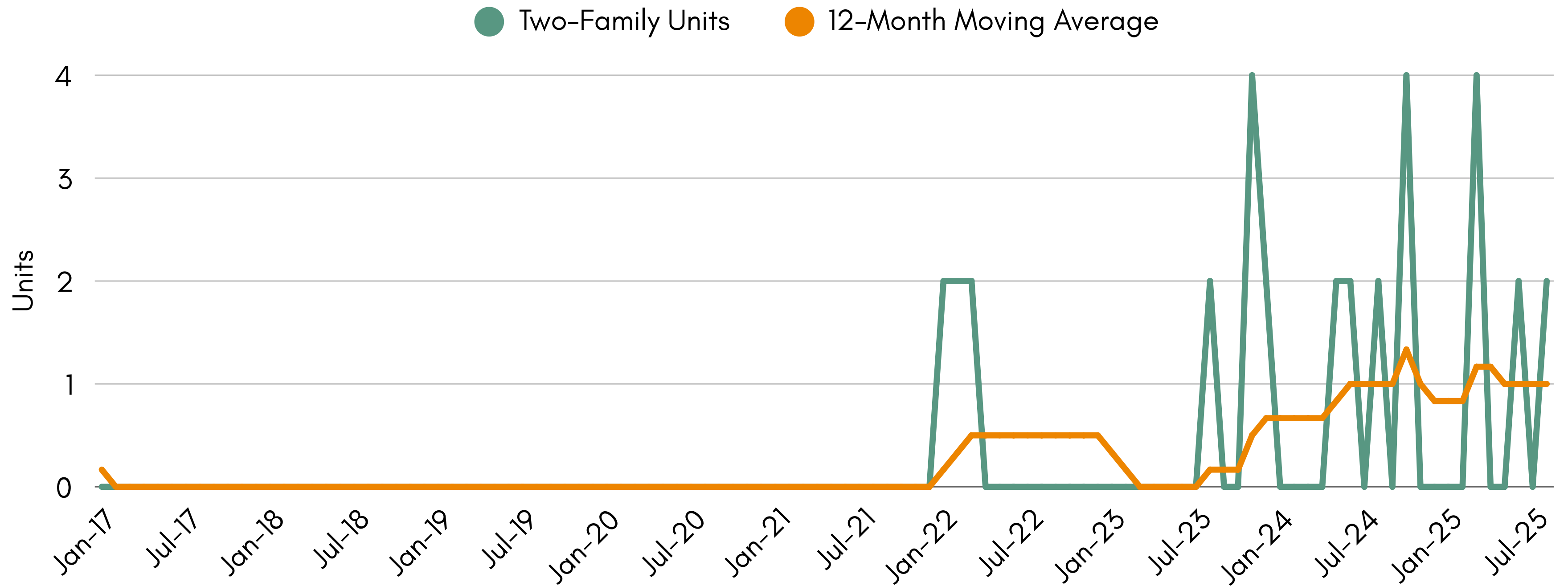




U.S. Bureau of the Census

**Two-Family Permits Slow and Low in Lawrence Area  
Compared to 00's Development**





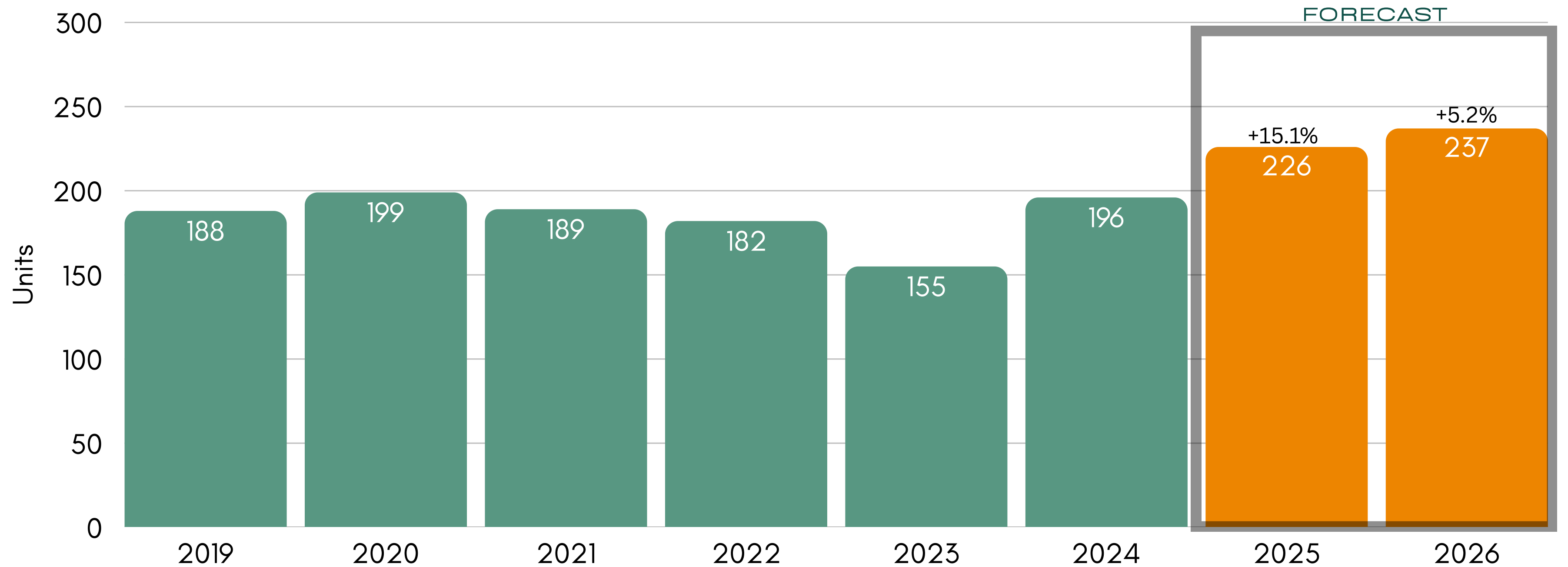
U.S. Bureau of the Census

**Two-Family Building Permits Up Since 2017 in Lawrence**





# Lawrence Single-Family Home Construction Forecast



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

**Lawrence Single-Family Home Forecasted to Revert to Long-term Trends After Bump in 2024 and 2025**



	2023 Actual	2024 Actual	2025 Forecast	2026 Forecast
Total Home Sales	1,069 -21.1%	1,147 +7.3%	1,178 +2.7%	1,141 +3.2%
SF Building Permits	155 -14.8%	196 +26.5%	226 +15.1%	237 5.2%
Home Price Appreciation	+7.1%	+3.9%	+5.0%	+5.0%

## 2026 Lawrence Housing Forecast Summary





	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

**CRE**   
Center for Real Estate  
BARTON SCHOOL OF BUSINESS  
WICHITA STATE UNIVERSITY

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](mailto:realestate@wichita.edu) with information.

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

Region You have selected:

Kansas **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](https://cedbr.org/real-estate-forecast-overview)

View Updates Online



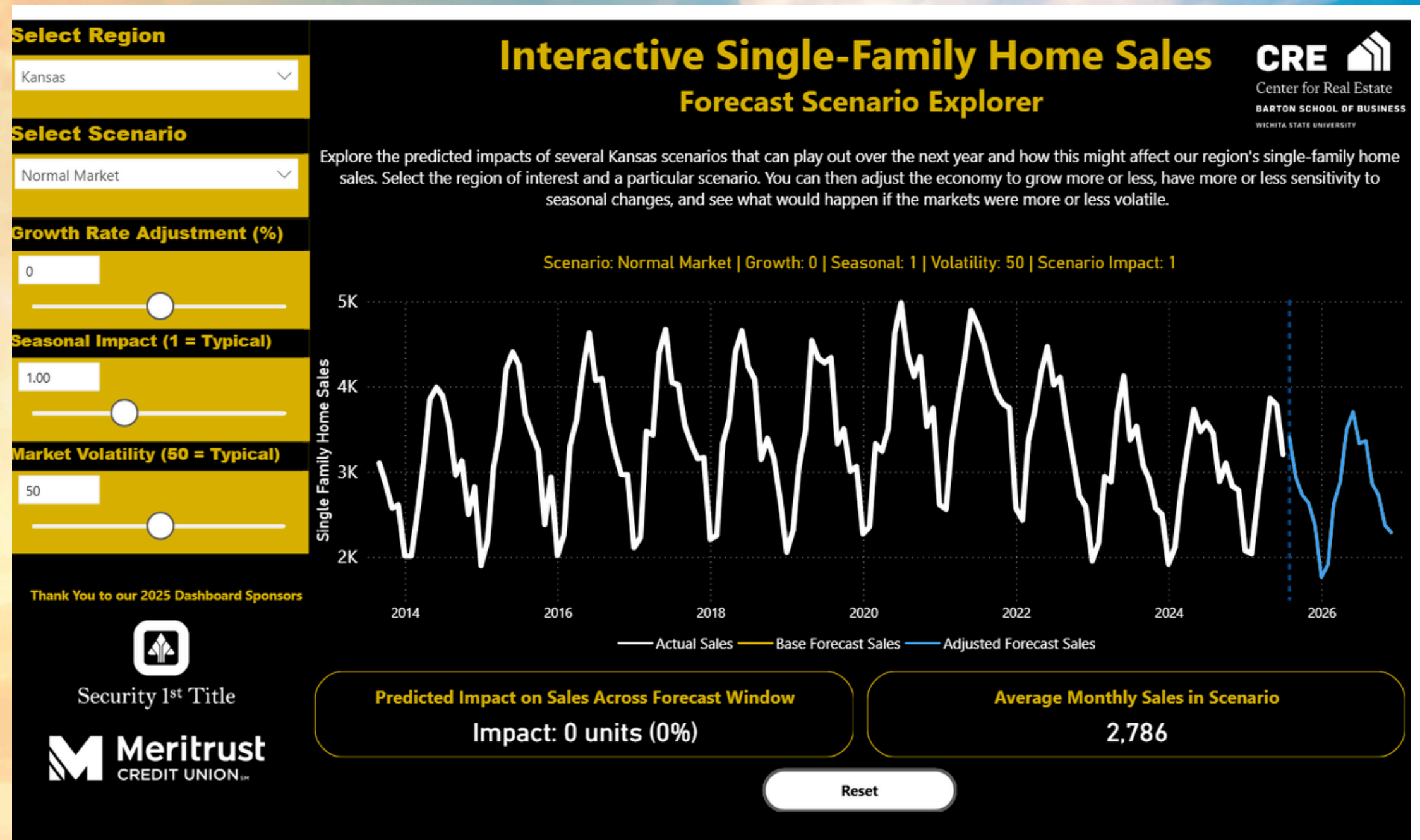


You're Invited to Test!

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

- Layoffs in Aviation
- Changing Interest Rates
- Deployment from Fort Riley
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cedbr.org/real-estate-forecast  
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2026 Scenarios Test - Test Version





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