

Lawrence Housing Outlook in the New Year

Lawrence Economic Outlook Conference
February 1, 2024

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WSU Center for Real Estate



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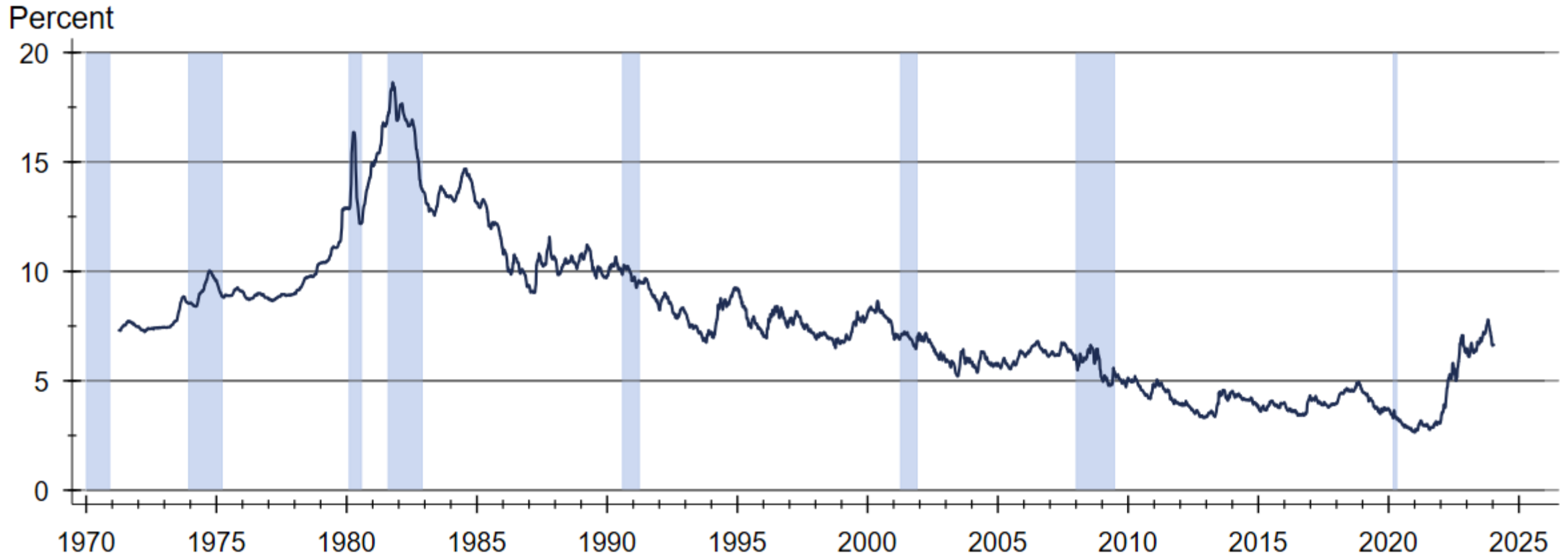
The slides from today's presentation
are available now at
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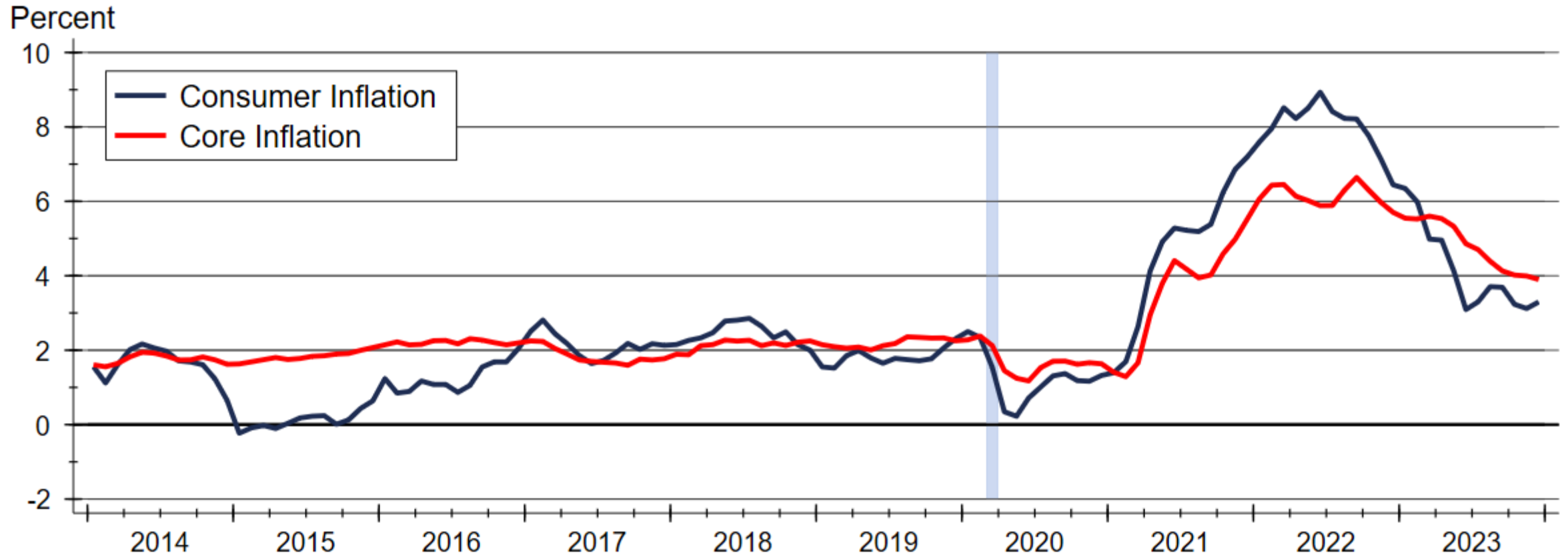


History of 30-year Fixed Mortgage Rates



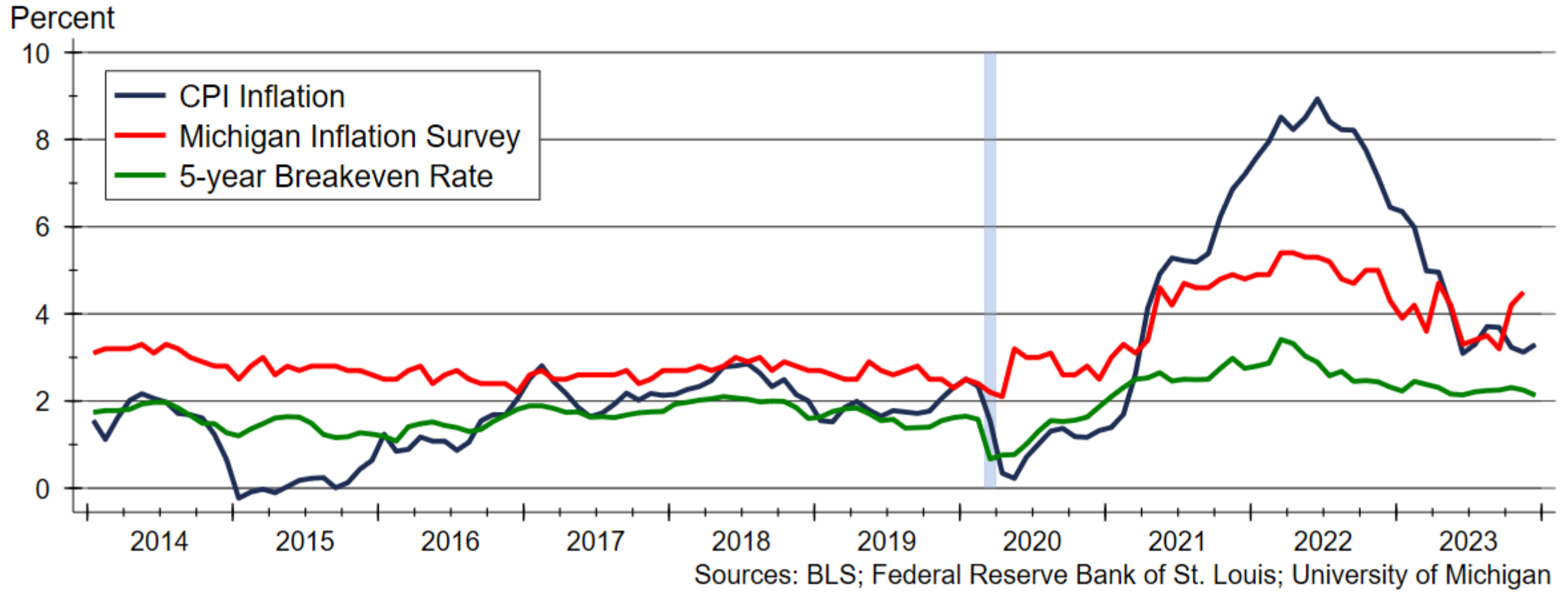
Source: Freddie Mac

Inflation Has Been Slowing

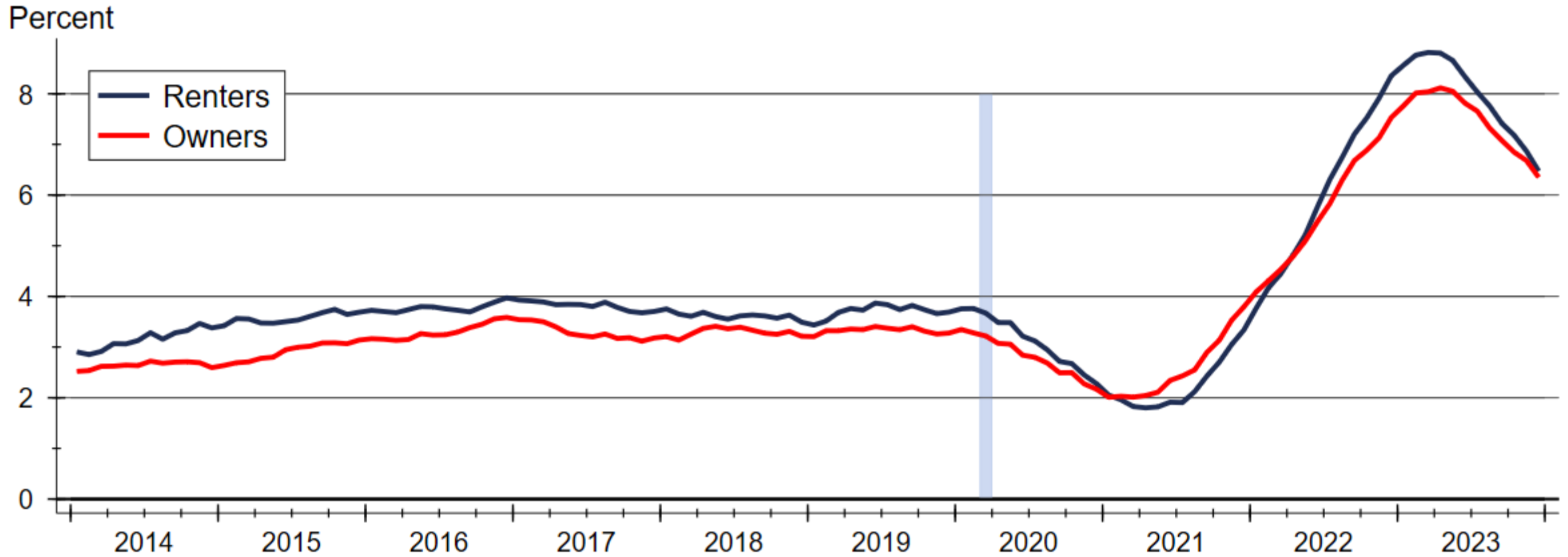


Source: U.S. Bureau of Labor Statistics

Inflation Expectations

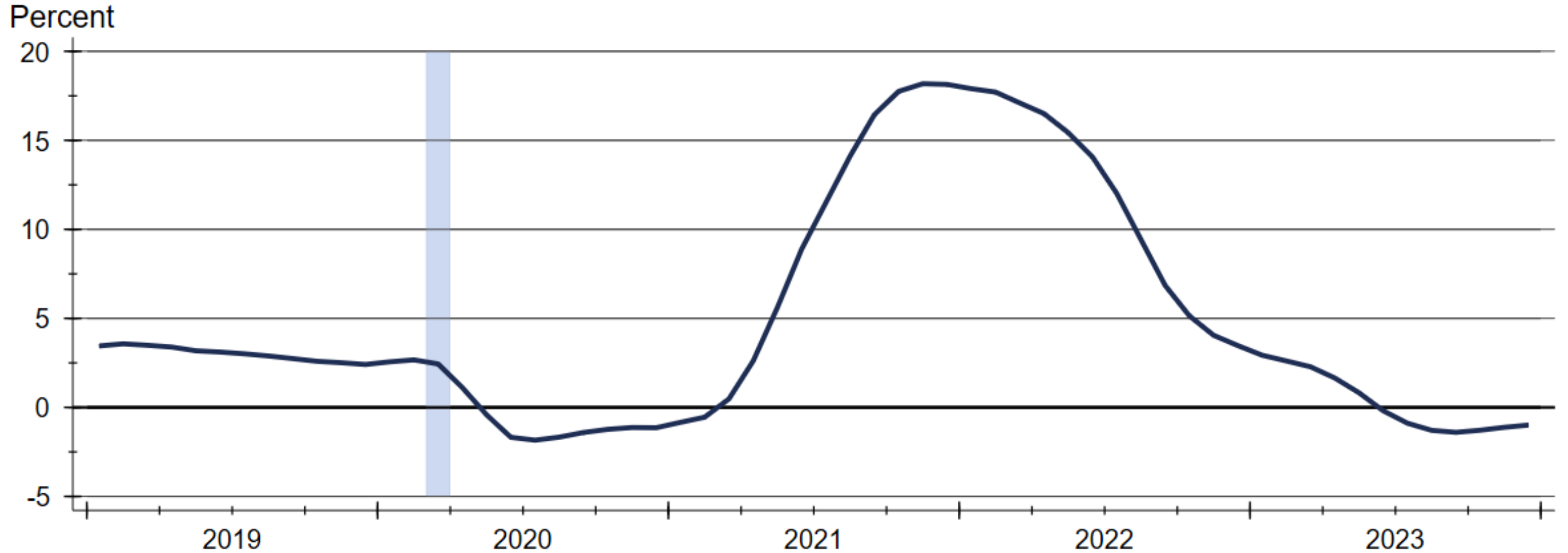


Housing Components of Inflation are Easing



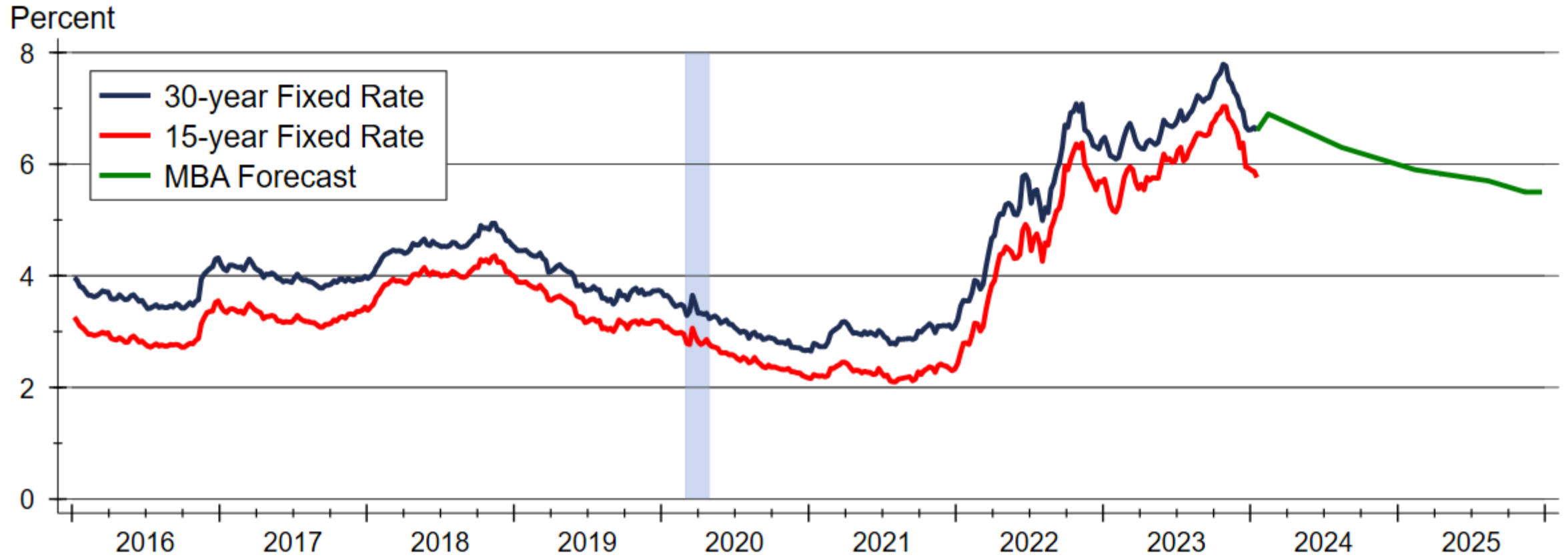
Source: U.S. Bureau of Labor Statistics

Apartment Rents are Beginning to Drop



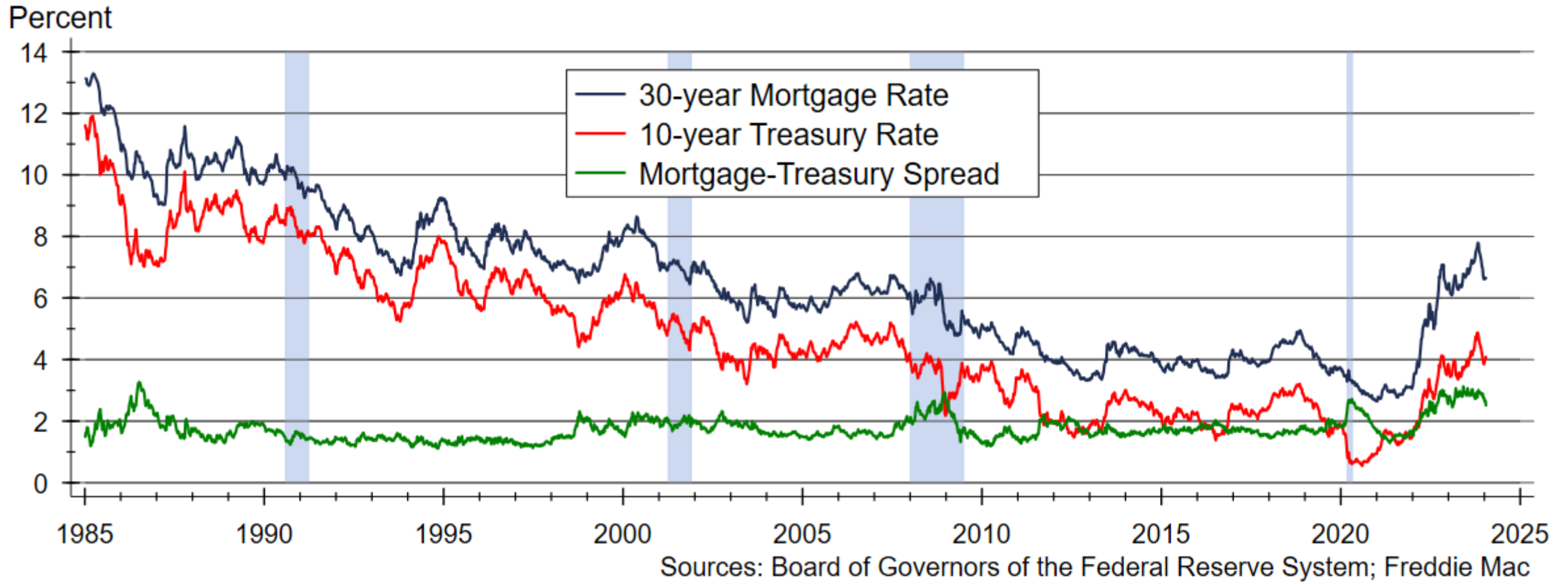
Source: Apartment List Rent Estimates

MBA 30-Year Mortgage Rate Forecast

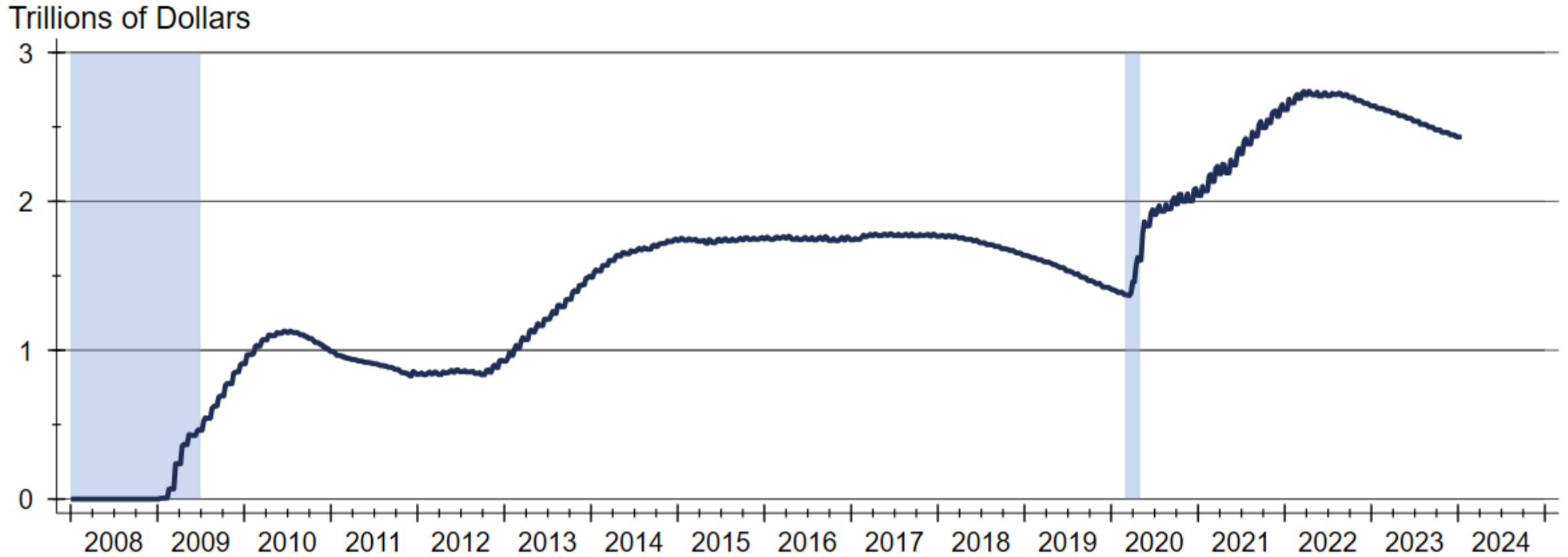


Sources: Freddie Mac; Mortgage Bankers Association

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

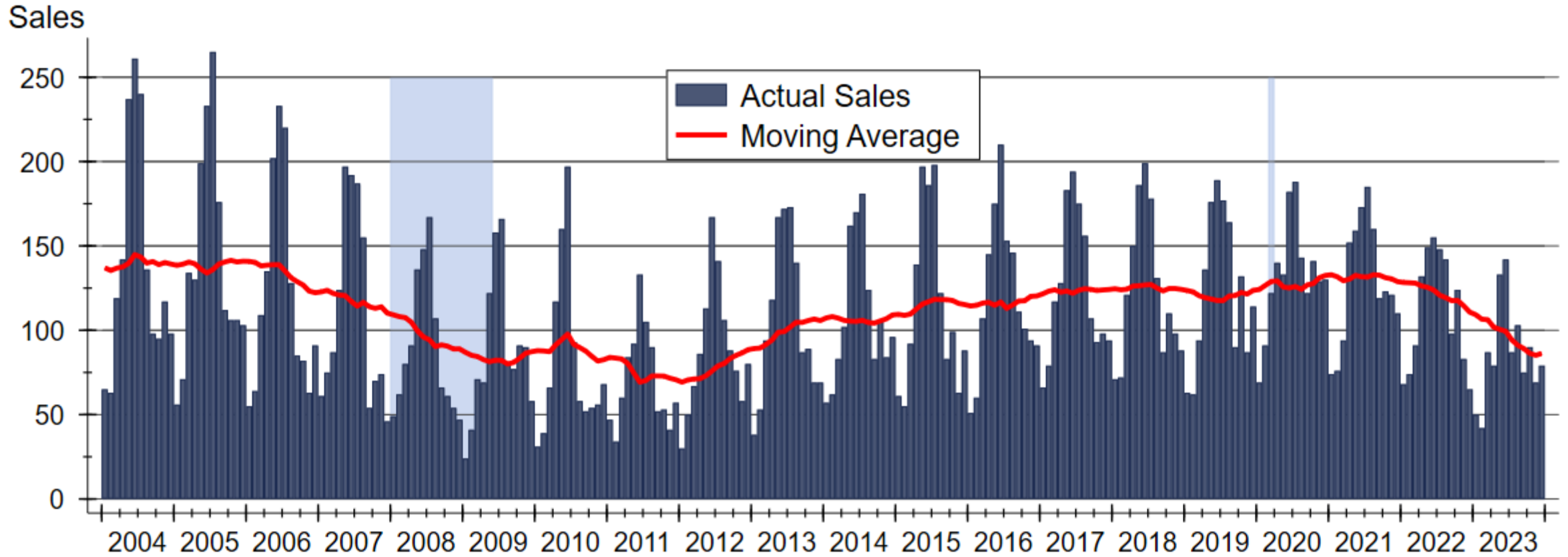


Federal Reserve MBS Holdings



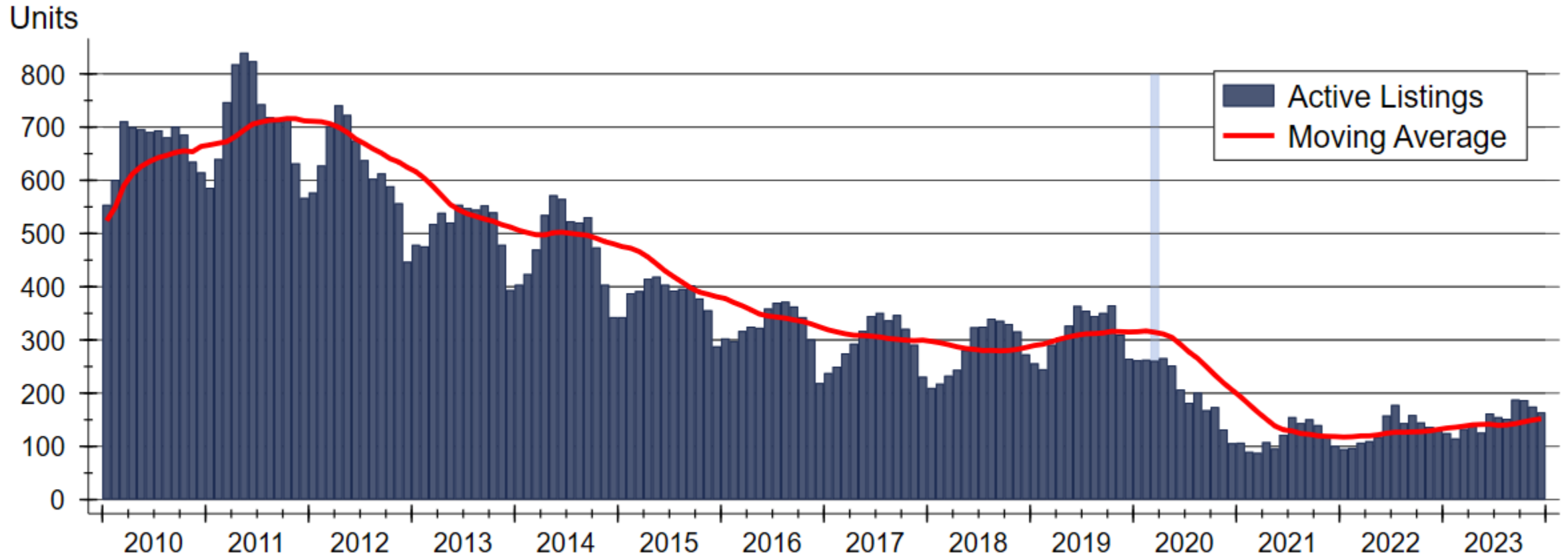
Source: Federal Reserve Board of Governors

Lawrence MSA Total Home Sales



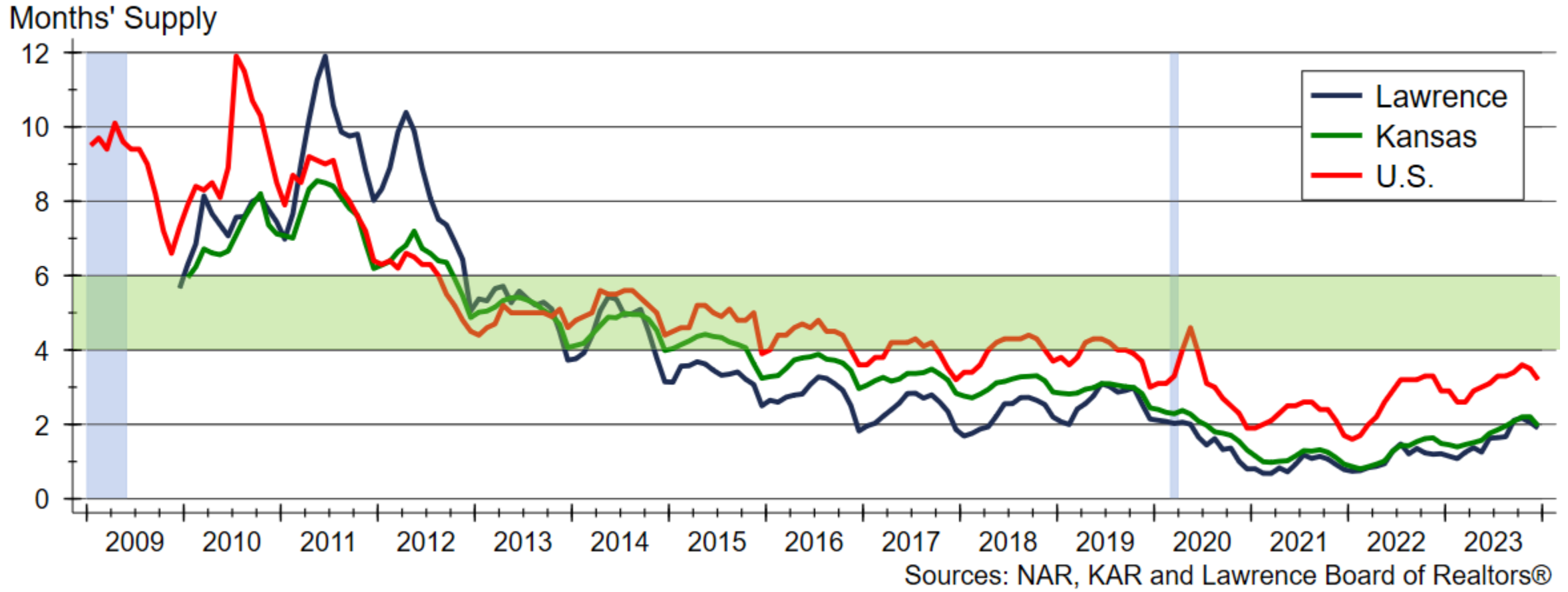
Source: Lawrence Board of Realtors®

Lawrence MSA Total Active Listings

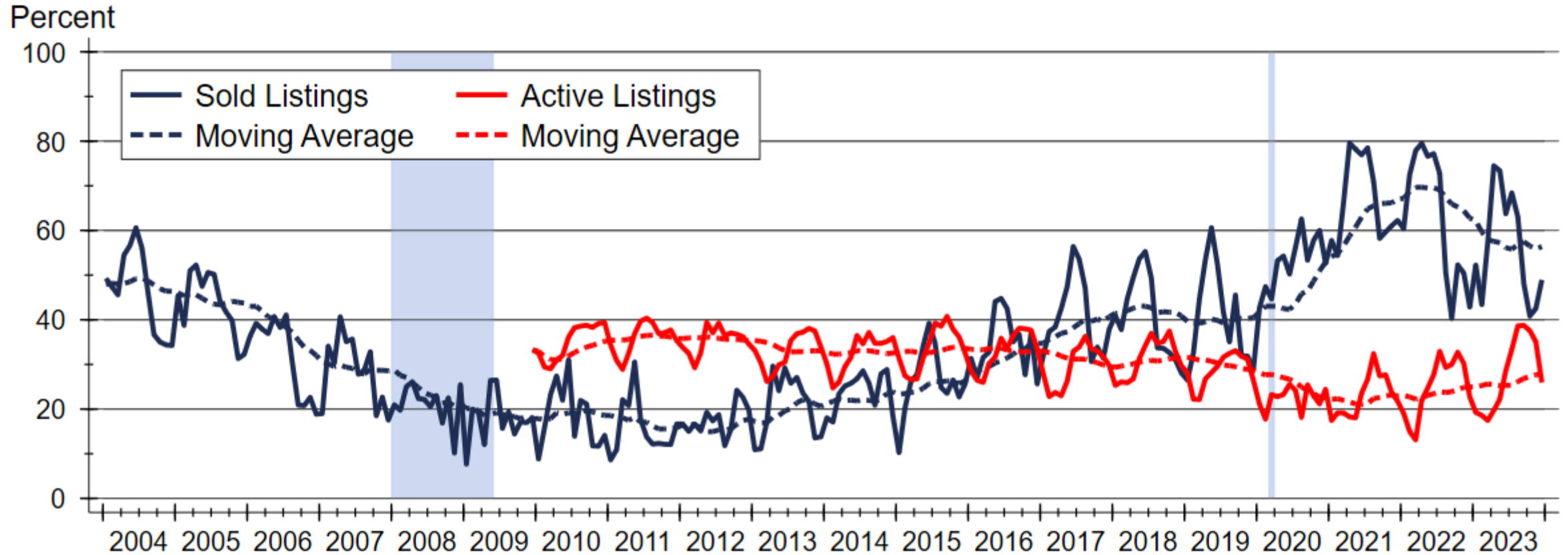


Source: Lawrence Board of Realtors®

Months' Supply of Homes Available for Sale

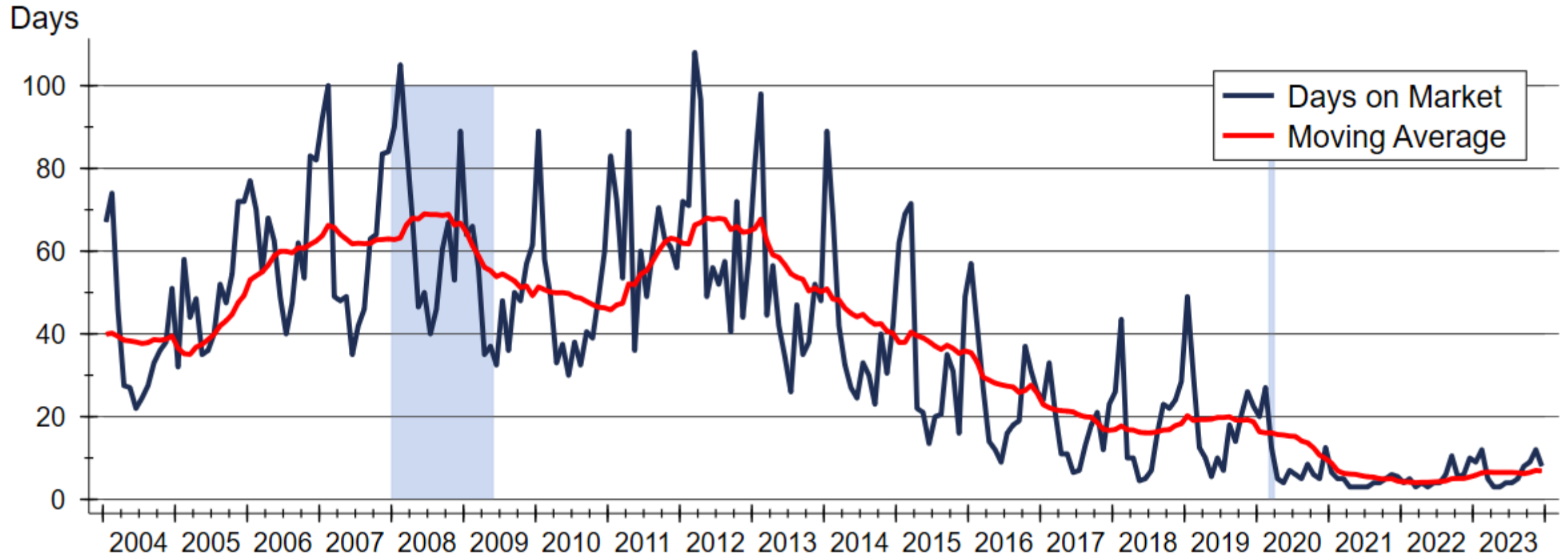


Premium Sales and Active Listings



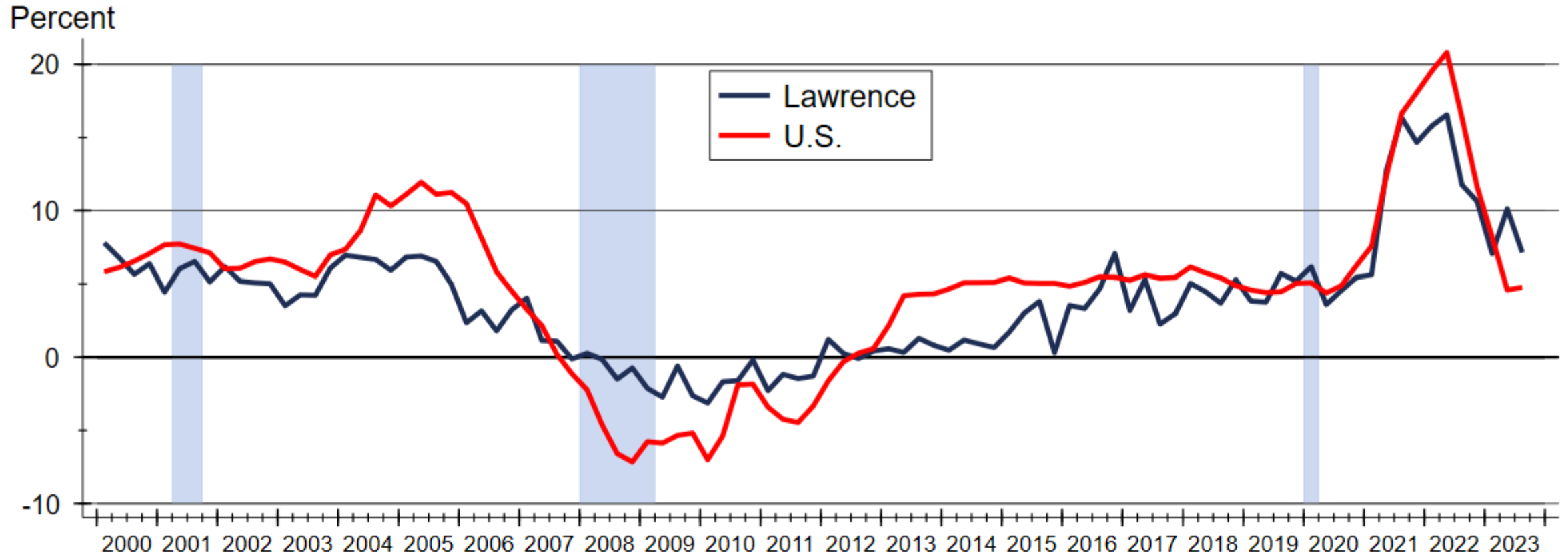
Source: CRE using data from Lawrence Board of Realtors®

Lawrence MSA Median Days on Market



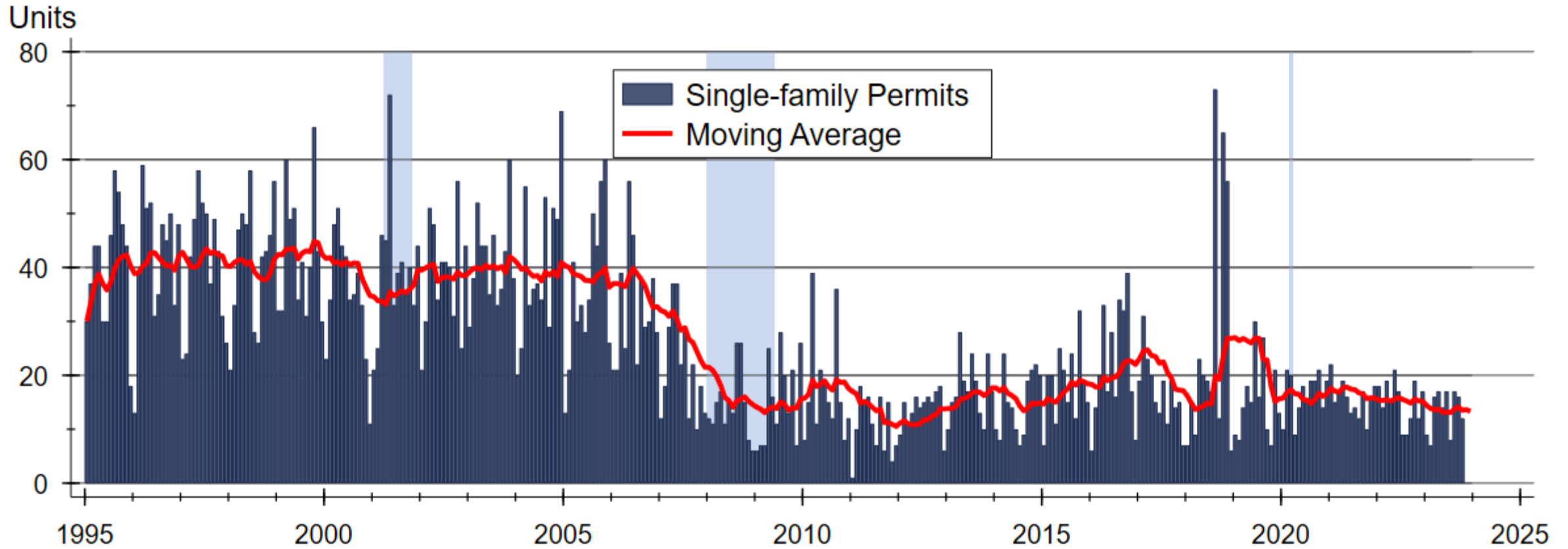
Source: Lawrence Board of Realtors®

Home Price Appreciation



Source: Federal Housing Finance Agency (FHFA)

Lawrence MSA New Home Construction



Source: U.S. Bureau of the Census

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Laying a Foundation for Real Estate in Kansas

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