

# Topeka Housing Outlook in the New Year

Topeka Economic Outlook Conference

January 31, 2024

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WSU Center for Real Estate



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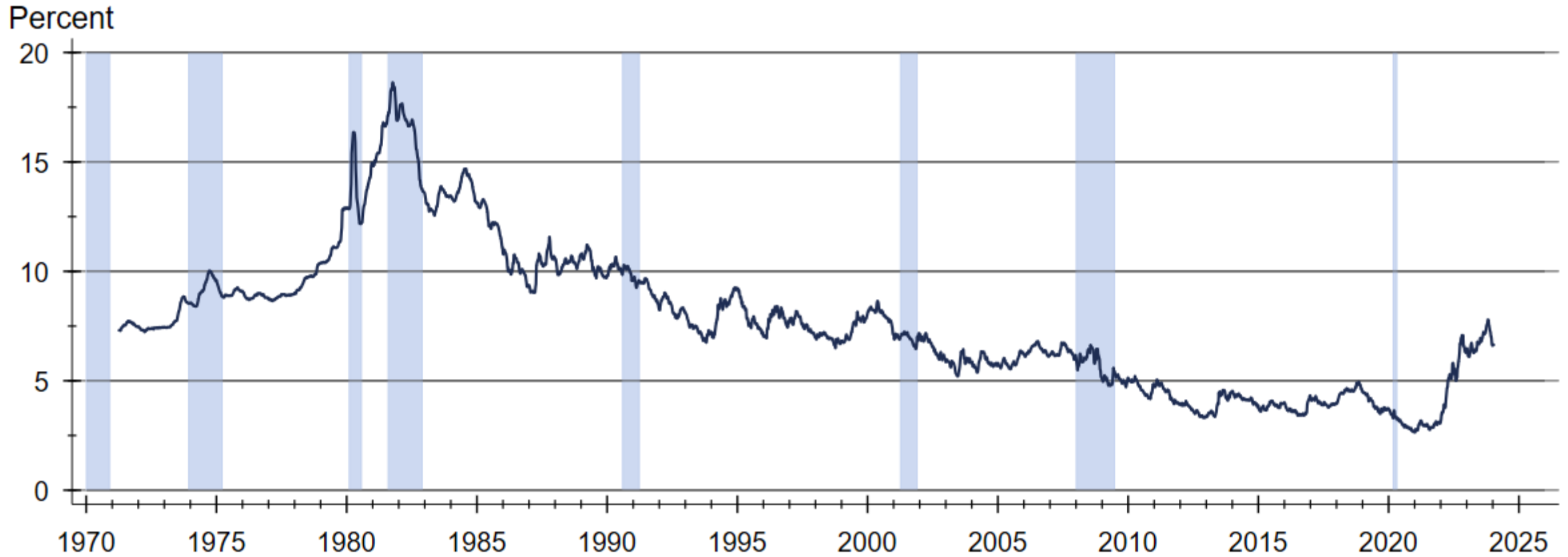
The slides from today's presentation  
are available now at  
[realestate.wichita.edu](http://realestate.wichita.edu)



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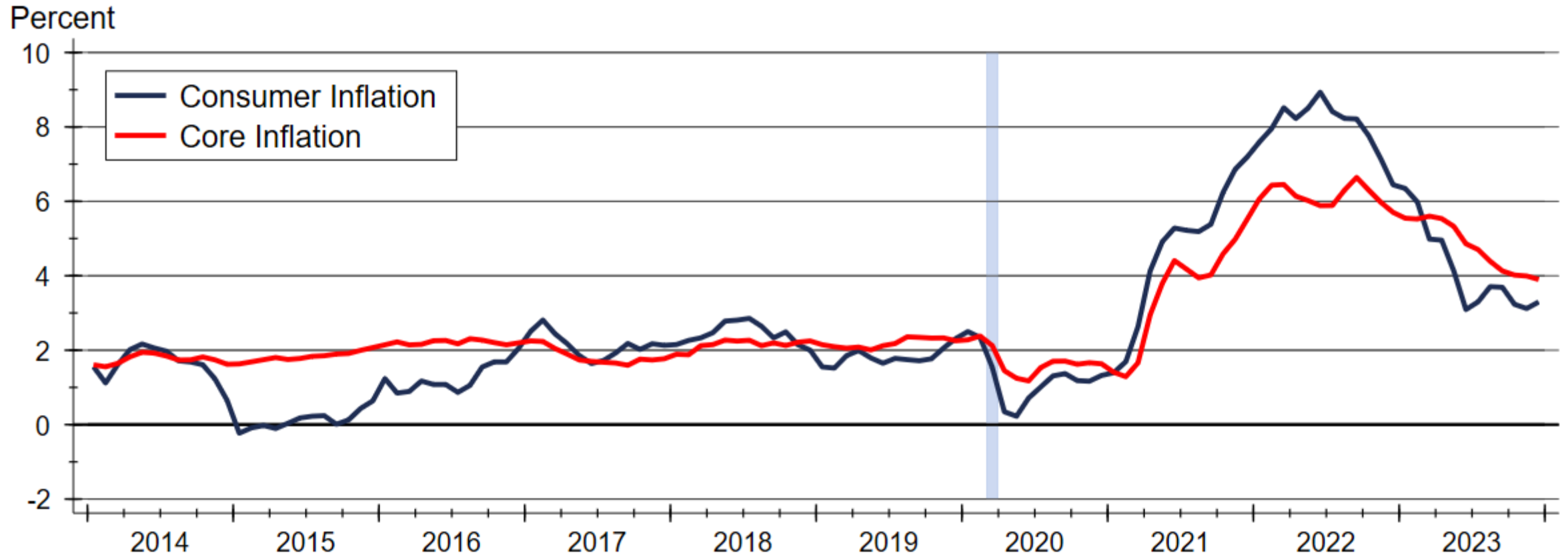


# History of 30-year Fixed Mortgage Rates



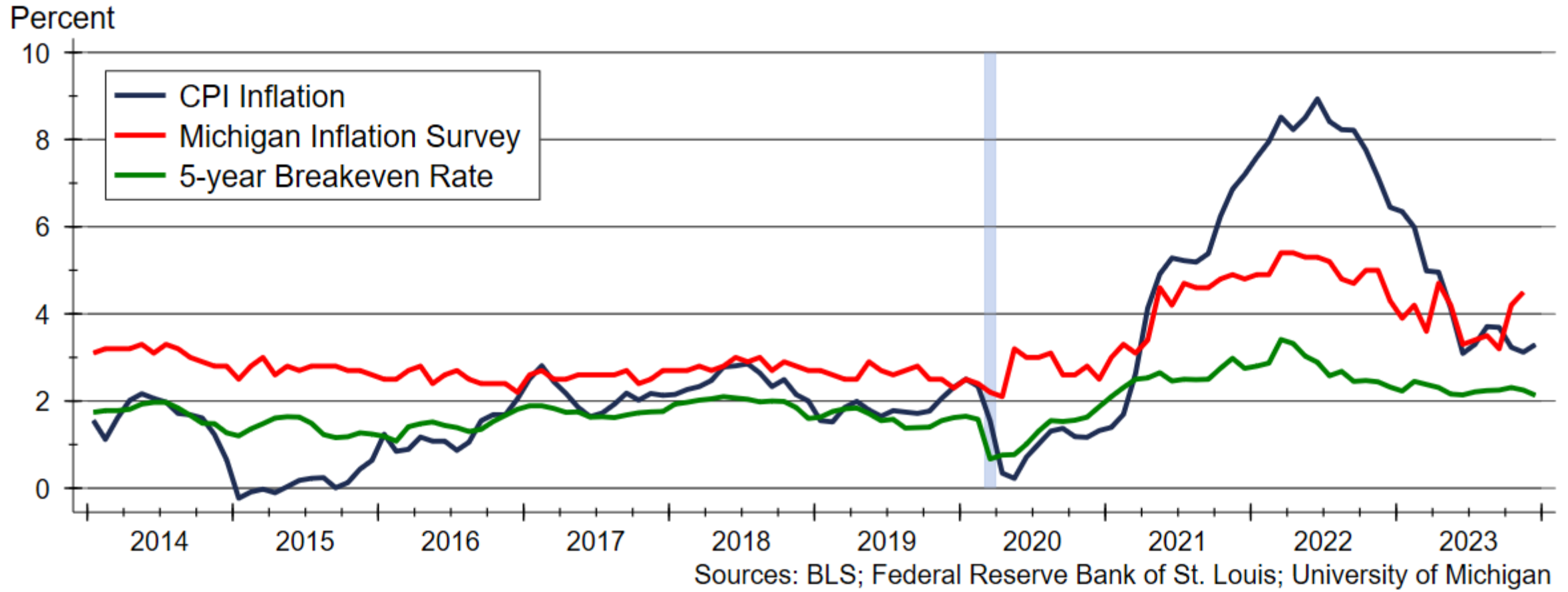
Source: Freddie Mac

# Inflation Has Been Slowing

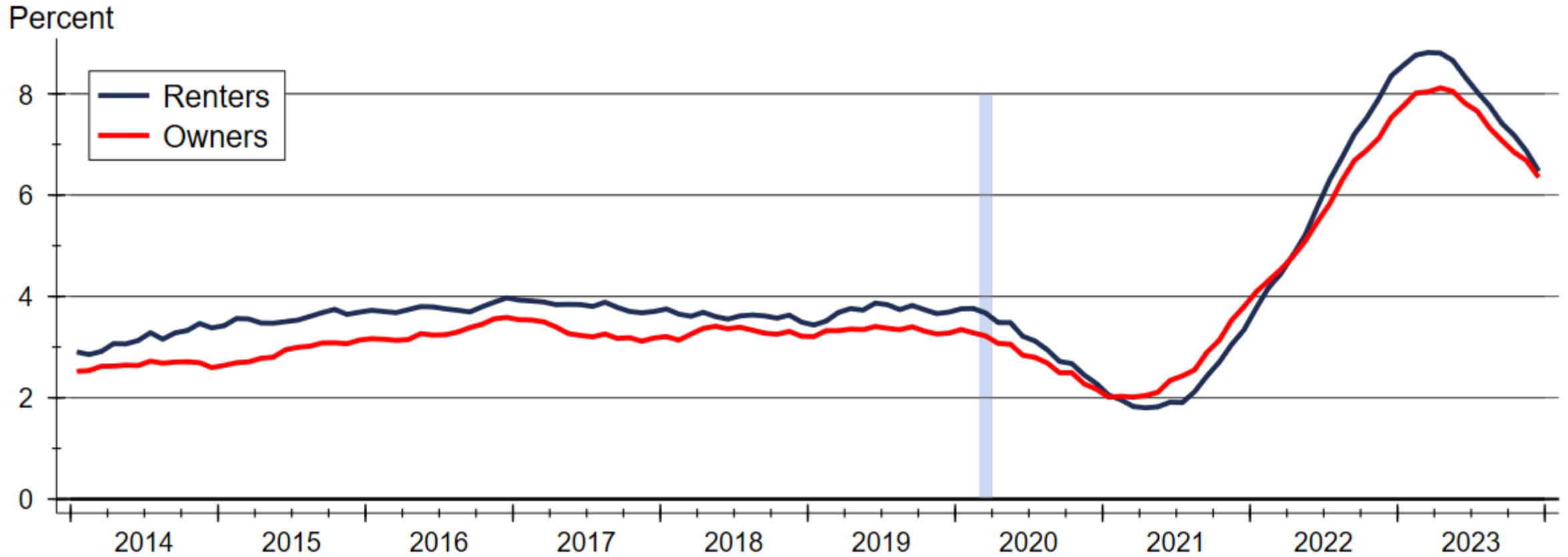


Source: U.S. Bureau of Labor Statistics

# Inflation Expectations

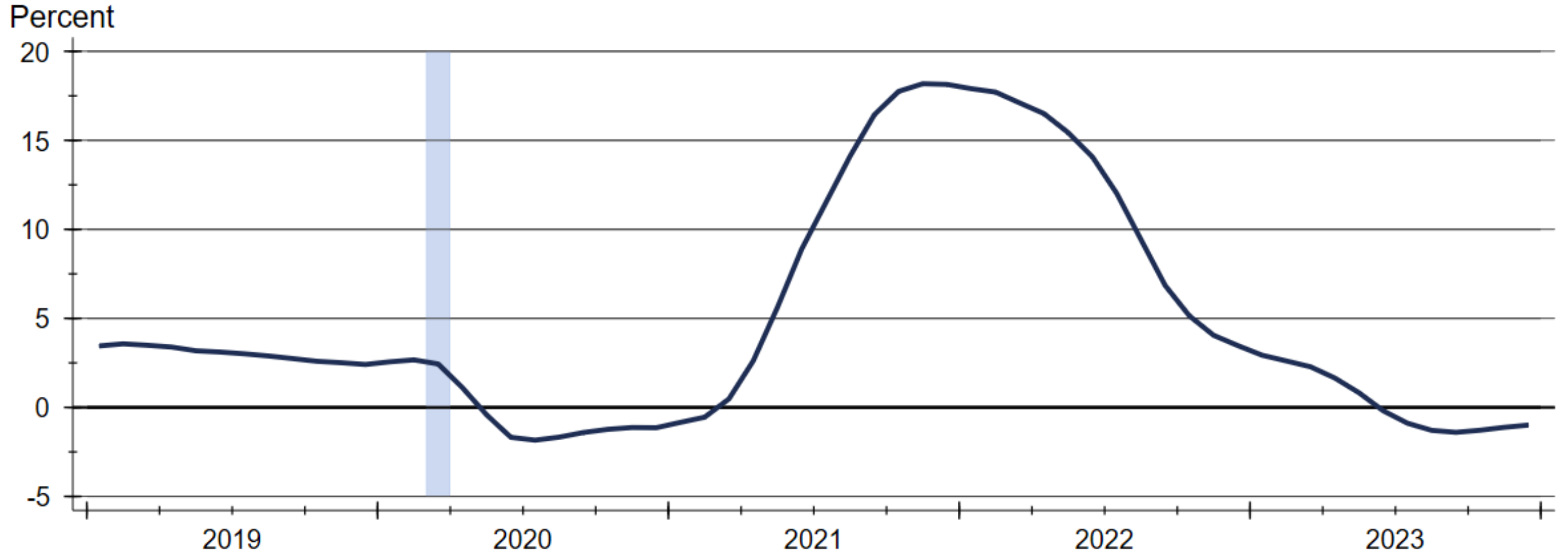


# Housing Components of Inflation are Easing



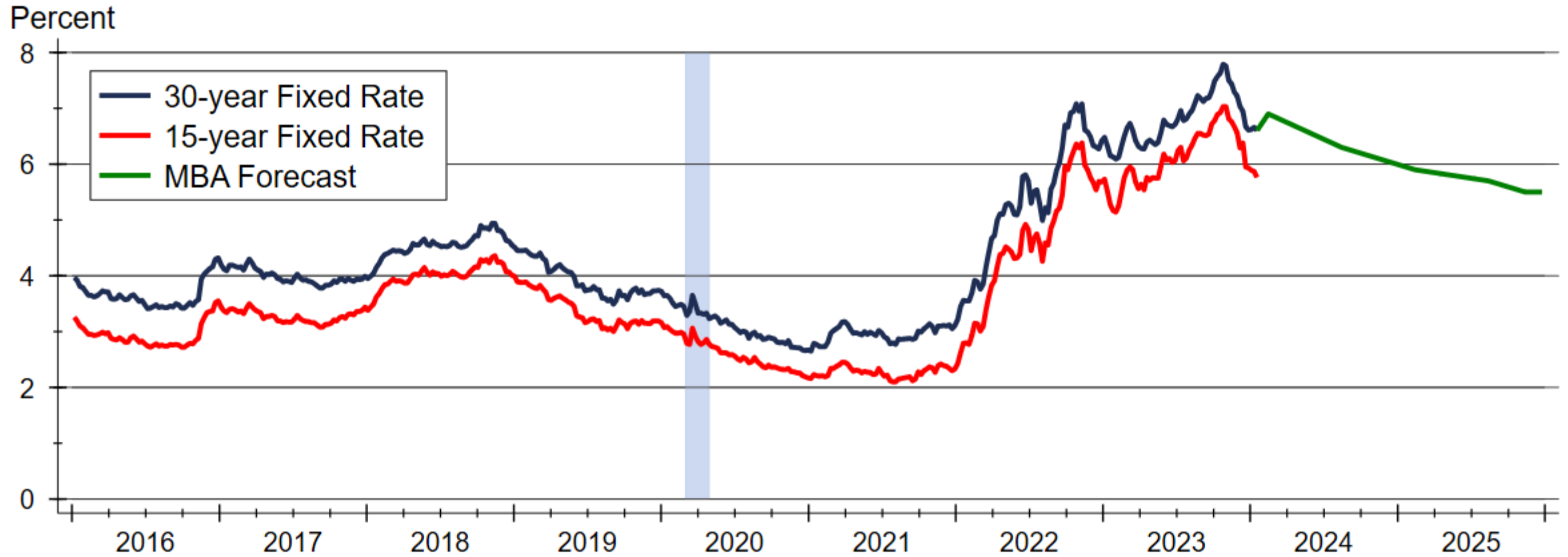
Source: U.S. Bureau of Labor Statistics

# Apartment Rents are Beginning to Drop



Source: Apartment List Rent Estimates

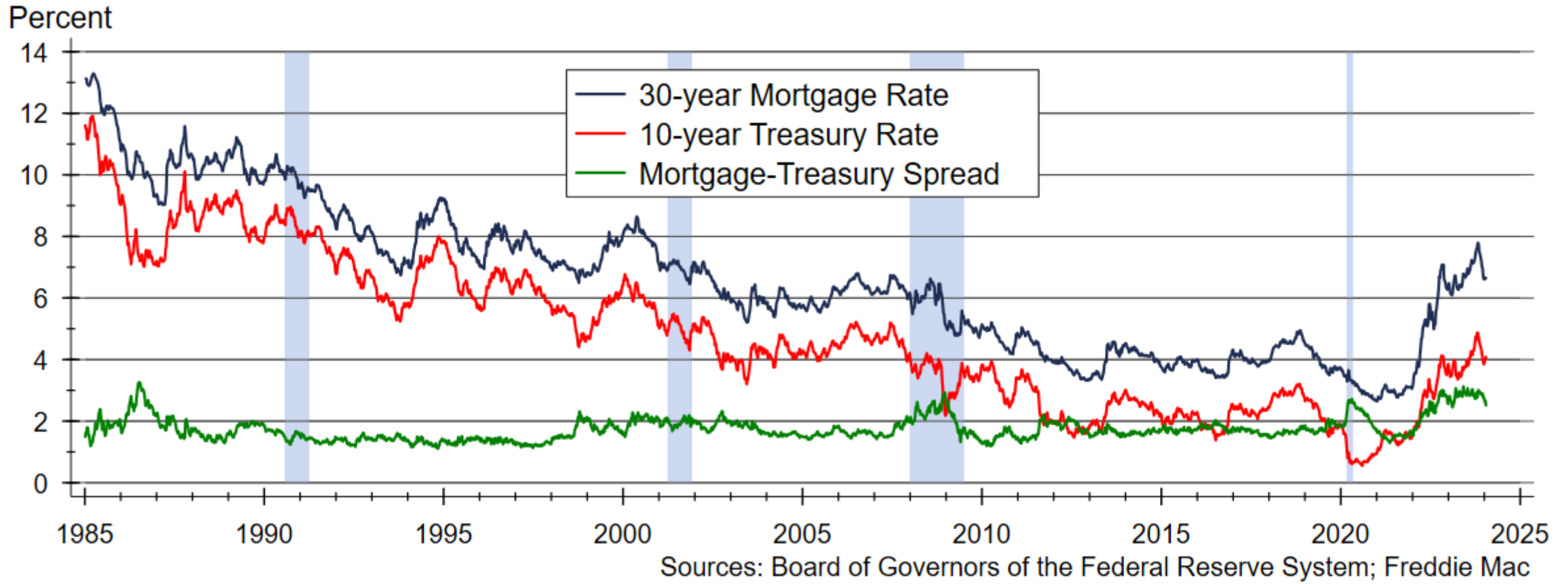
# MBA 30-Year Mortgage Rate Forecast



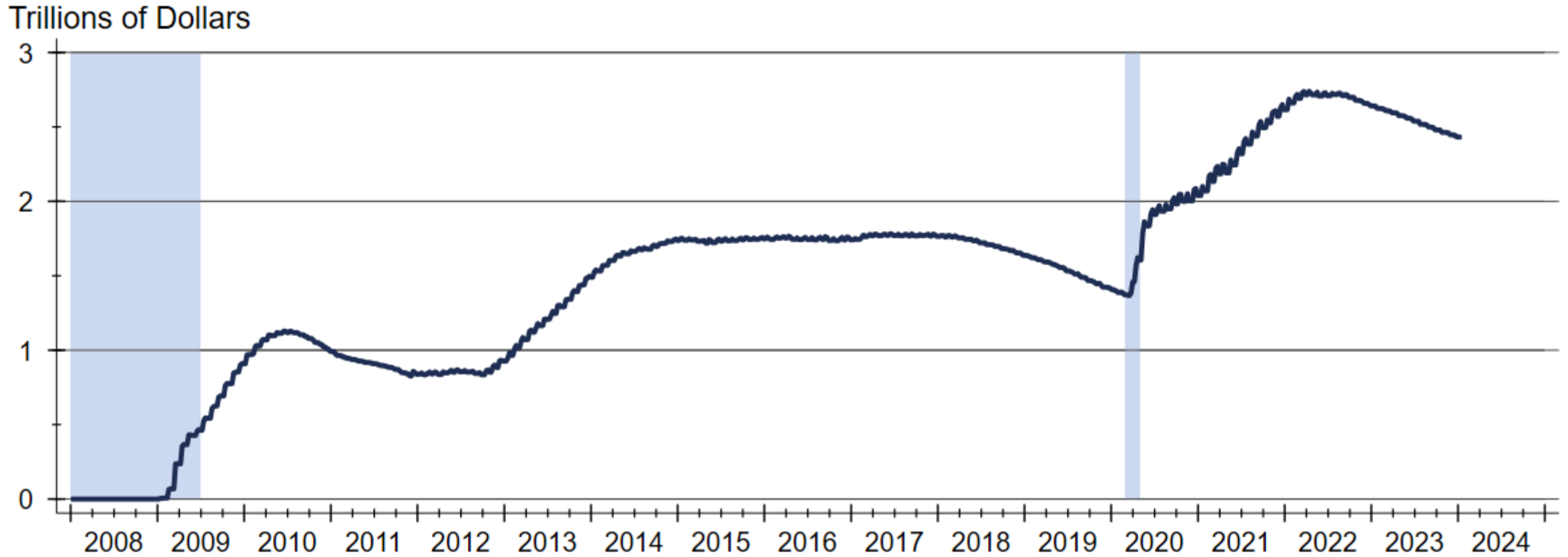
Sources: Freddie Mac; Mortgage Bankers Association



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

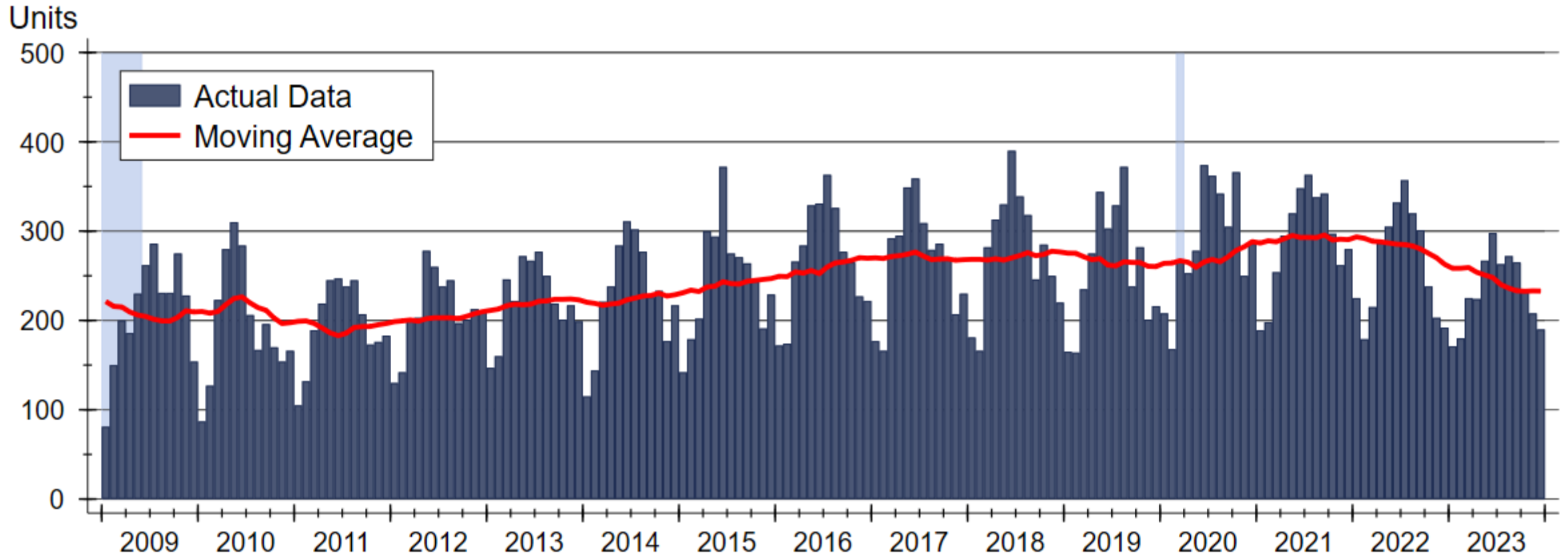


# Federal Reserve MBS Holdings



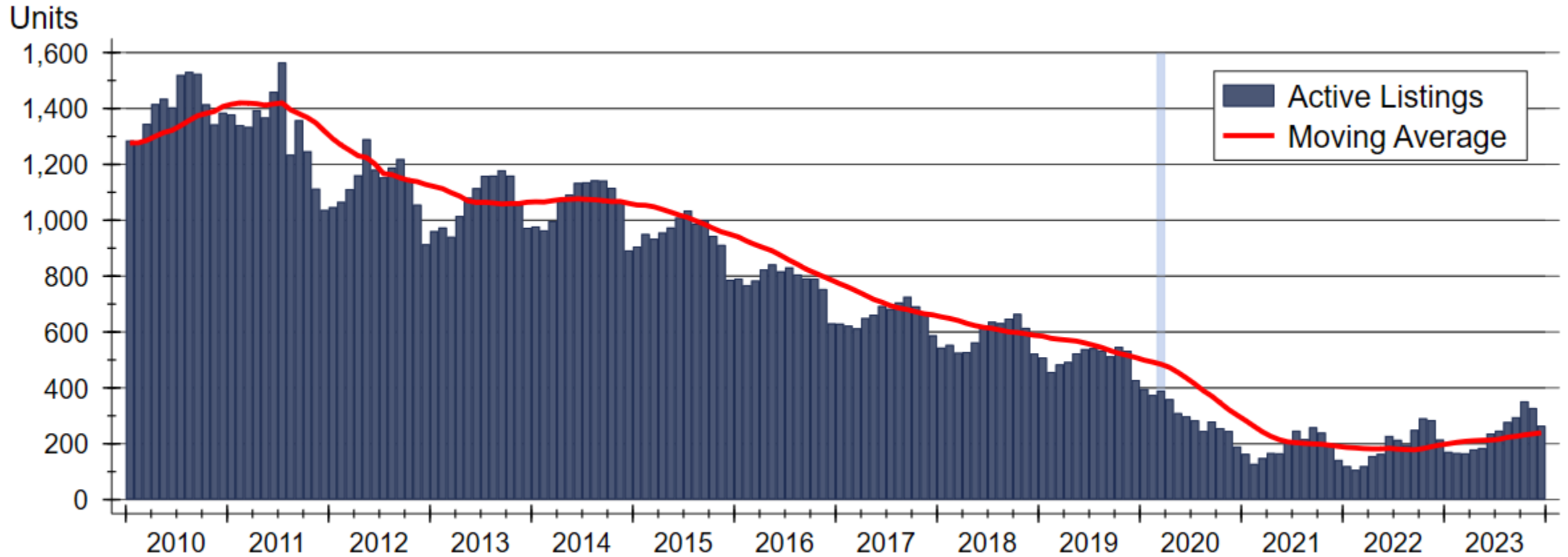
Source: Federal Reserve Board of Governors

# Topeka Area Total Home Sales



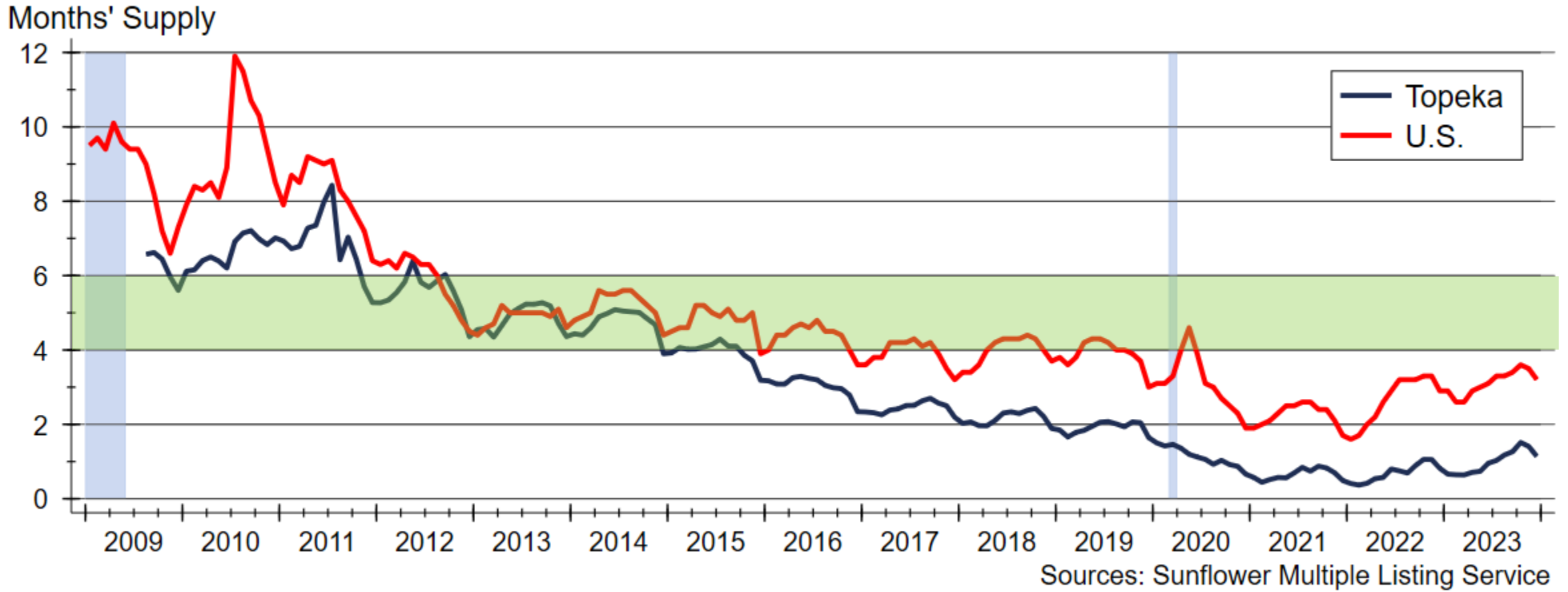
Source: Sunflower Multiple Listing Service

# Topeka Area Total Active Listings

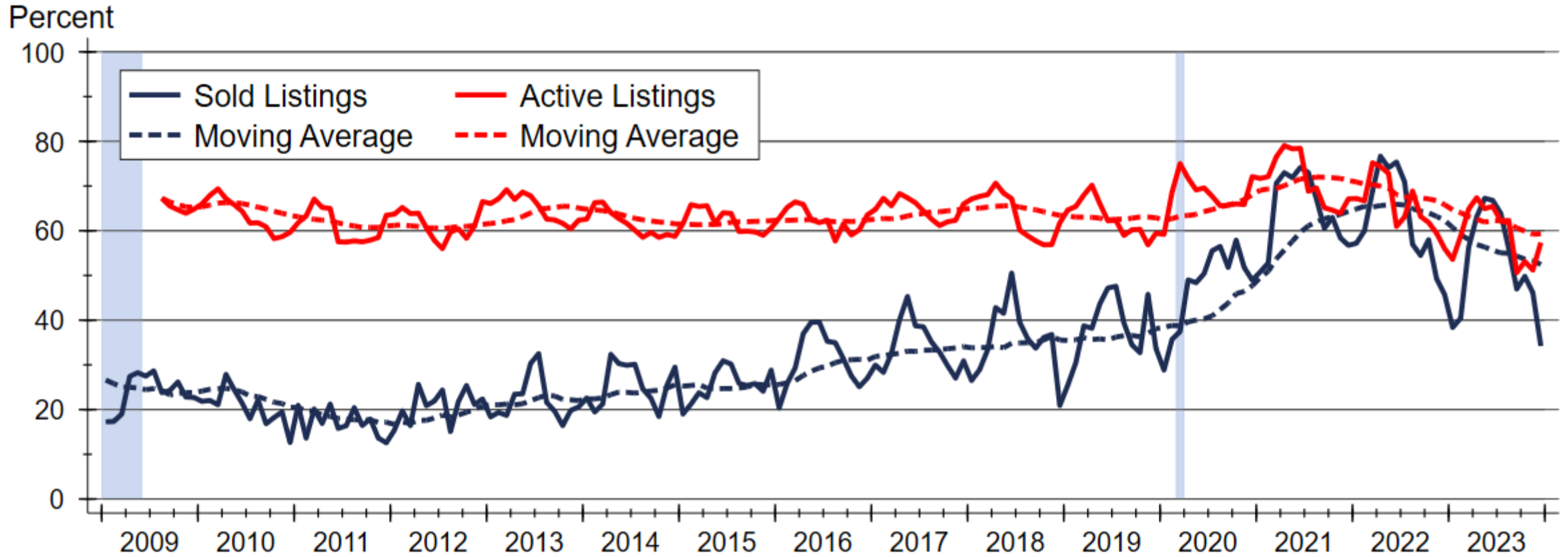


Source: Sunflower MLS

# Months' Supply of Homes Available for Sale

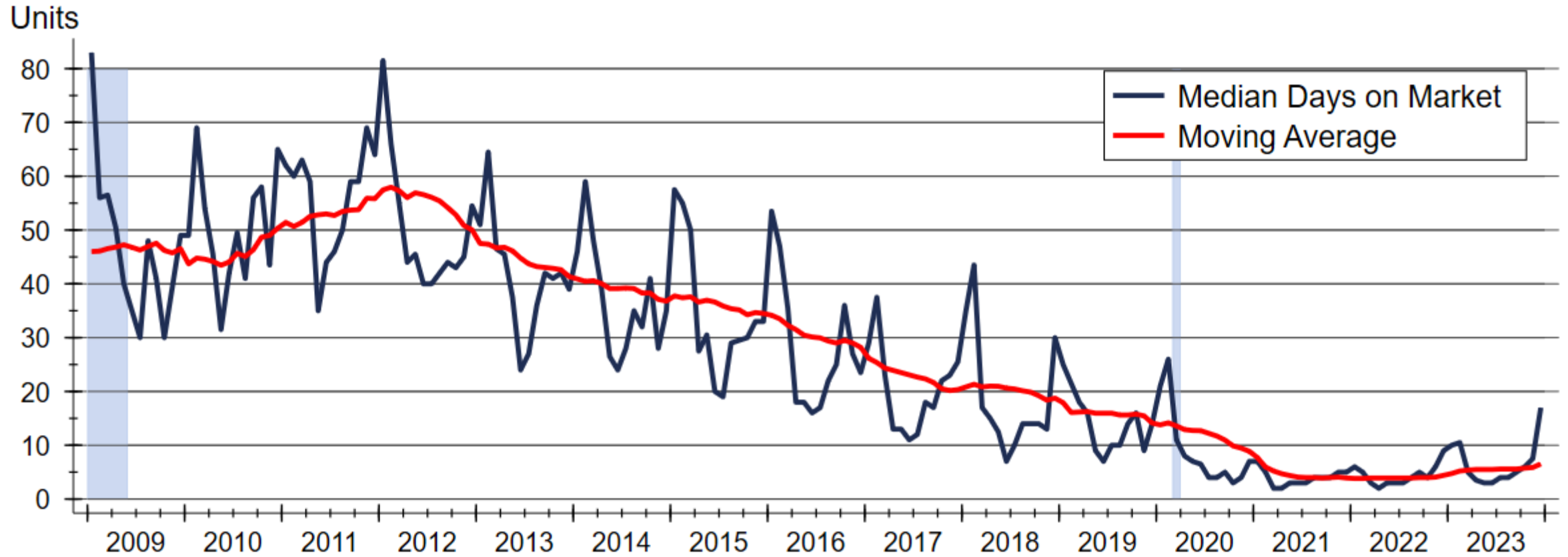


# Premium Sales and Active Listings



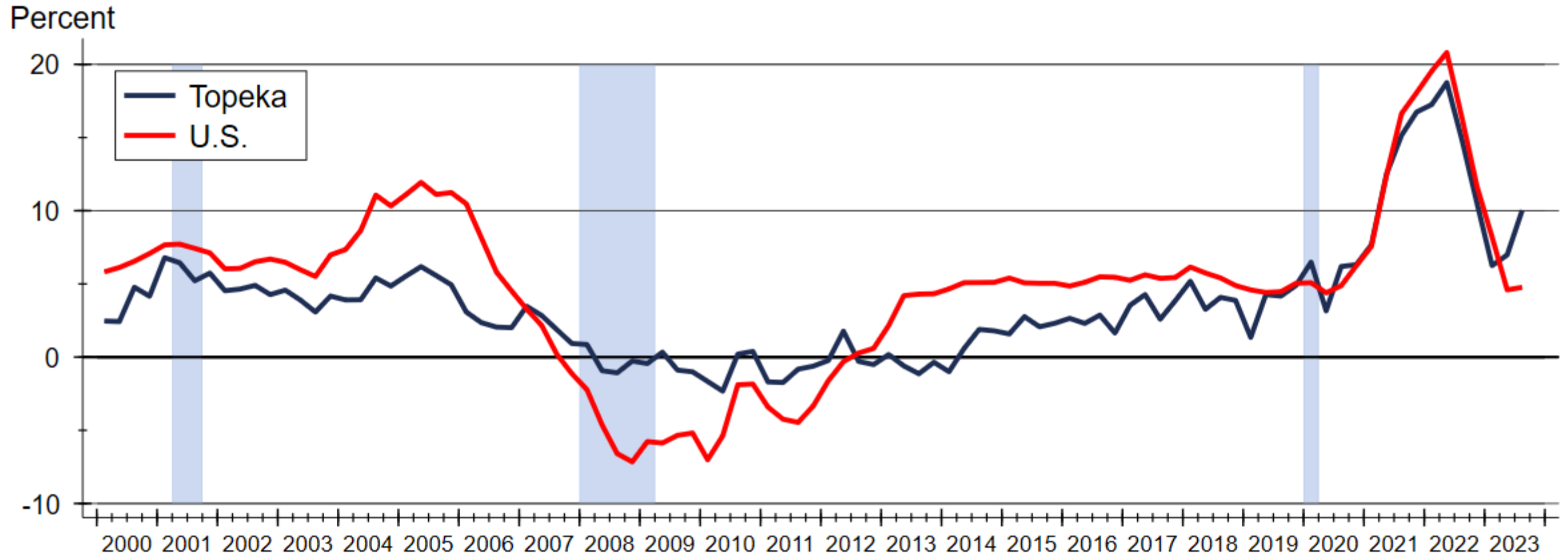
Source: CRE using data from Sunflower MLS

# Topeka-Area Median Days on Market



Source: Sunflower MLS

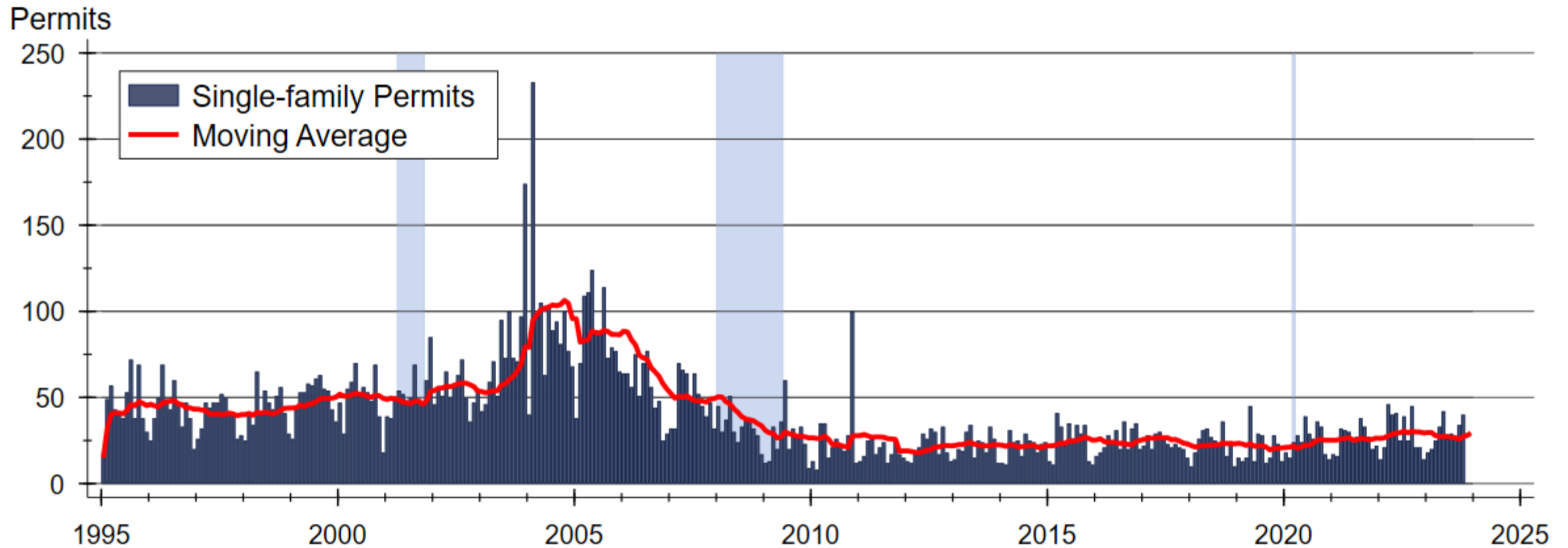
# Home Price Appreciation



Source: Federal Housing Finance Agency (FHFA)



# Topeka MSA New Home Construction



Source: U.S. Bureau of the Census

# WSU Center for Real Estate

## Laying a Foundation for Real Estate in Kansas

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