



**Kansas** HOUSING  
FORECAST

A NEW PERSPECTIVE

# Thanks to the sponsors of this year's Kansas Housing Forecast...



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# Thanks also to the following REALTOR® boards and MLS systems:



South Central Kansas MLS



LAWRENCE  
Board of REALTORS®



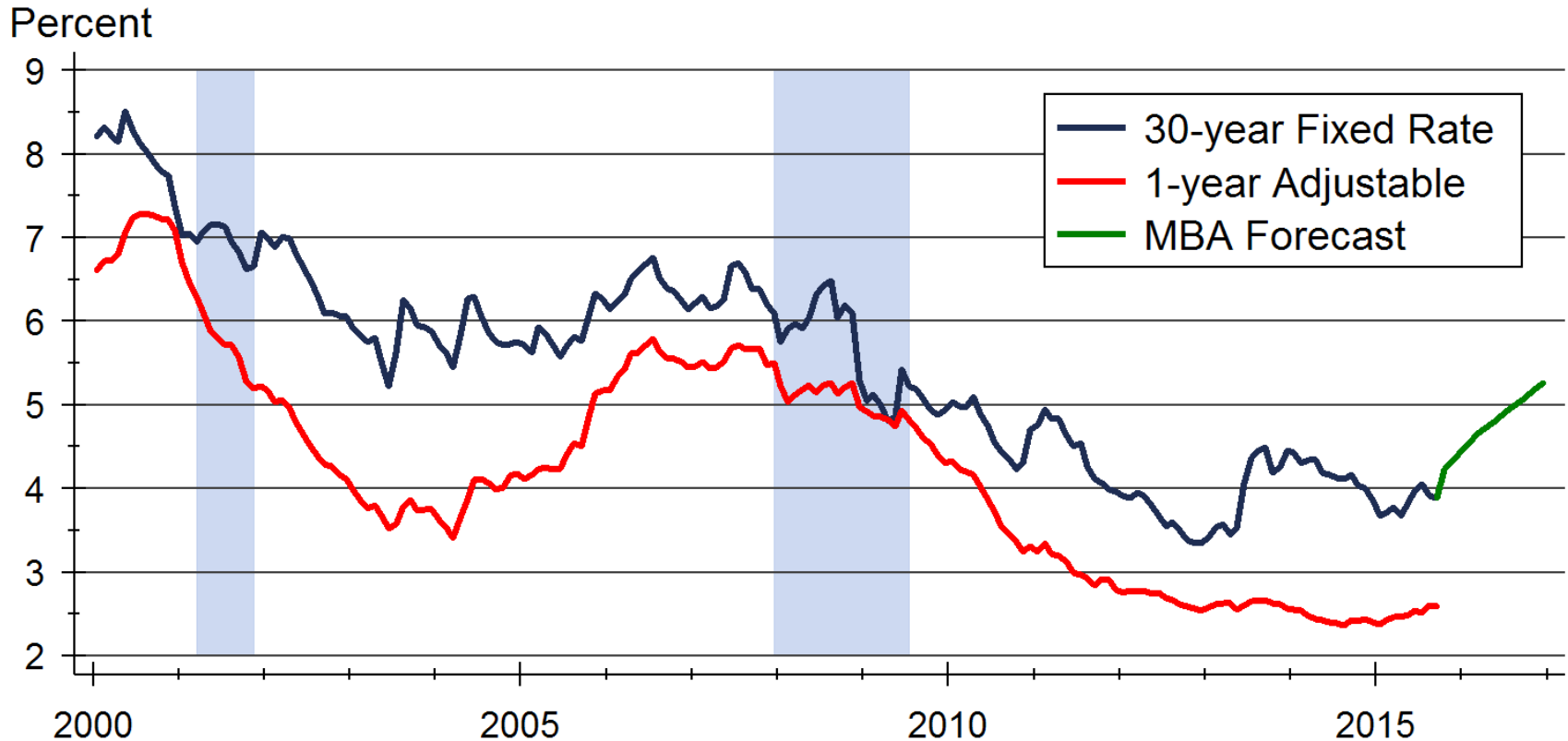
HEARTLAND MLS

KANSAS ASSOCIATION  
OF REALTORS®

and participating  
REALTOR® MLS systems  
across Kansas

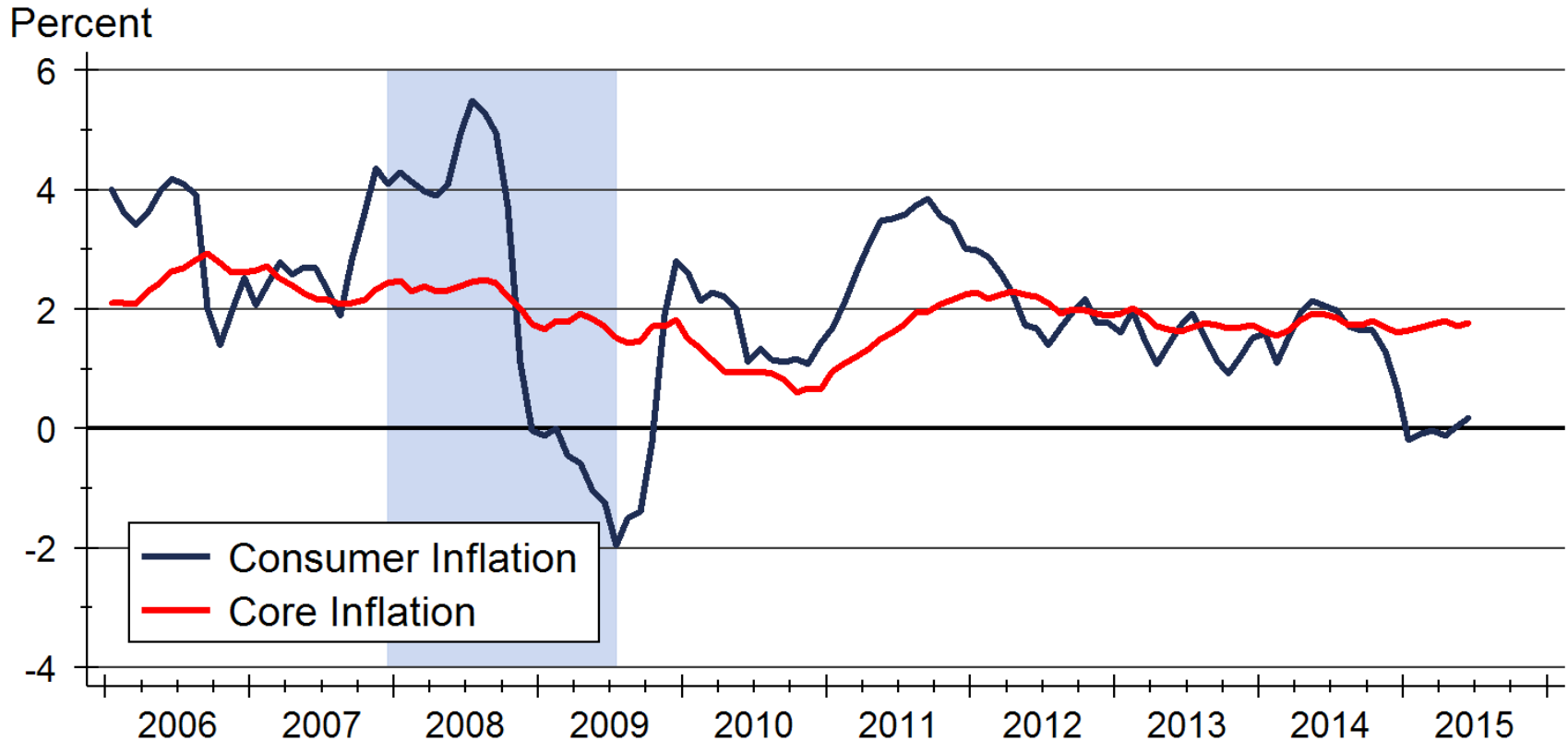


# Mortgage Rate Forecast



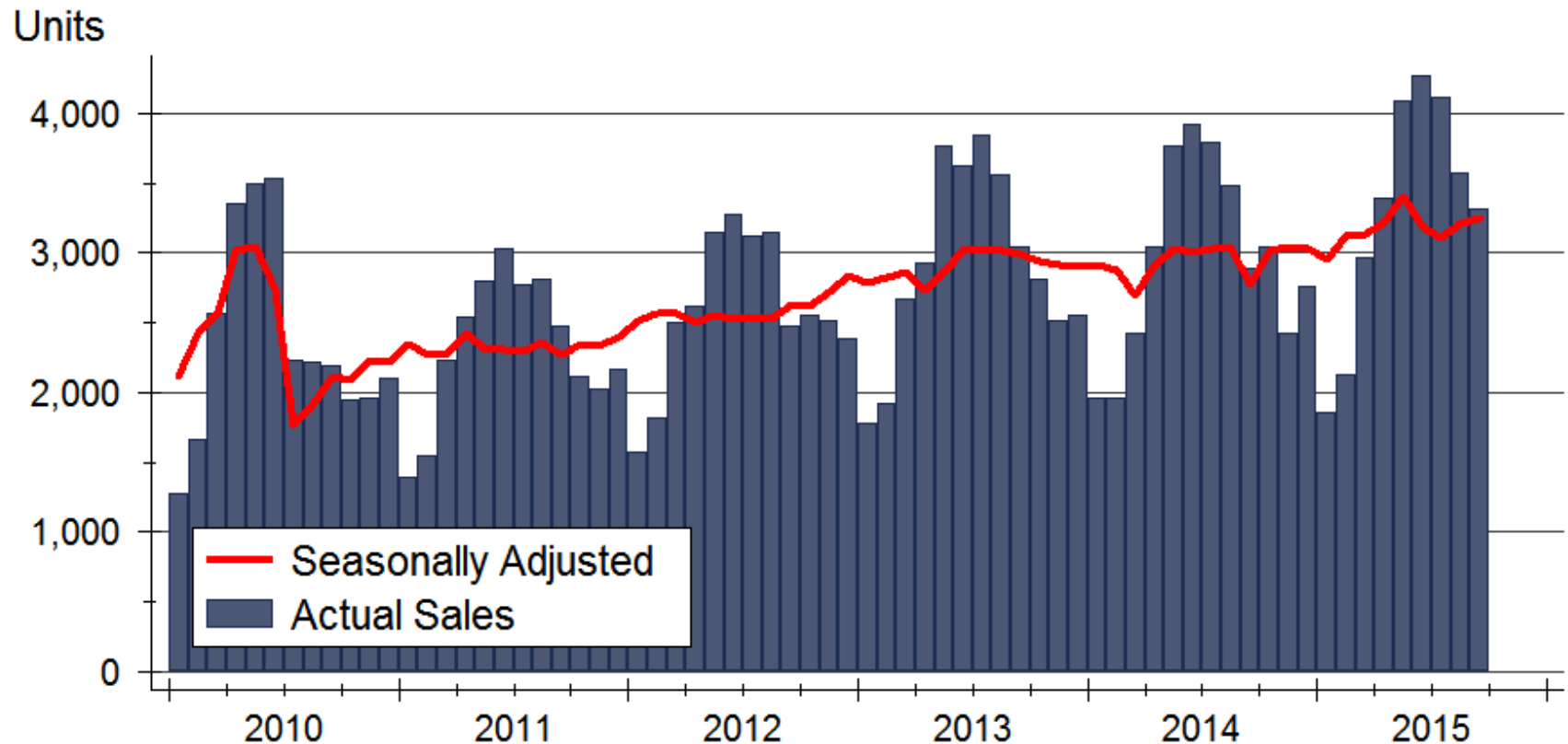
Sources: Freddie Mac; Mortgage Bankers Association

# Consumer Inflation



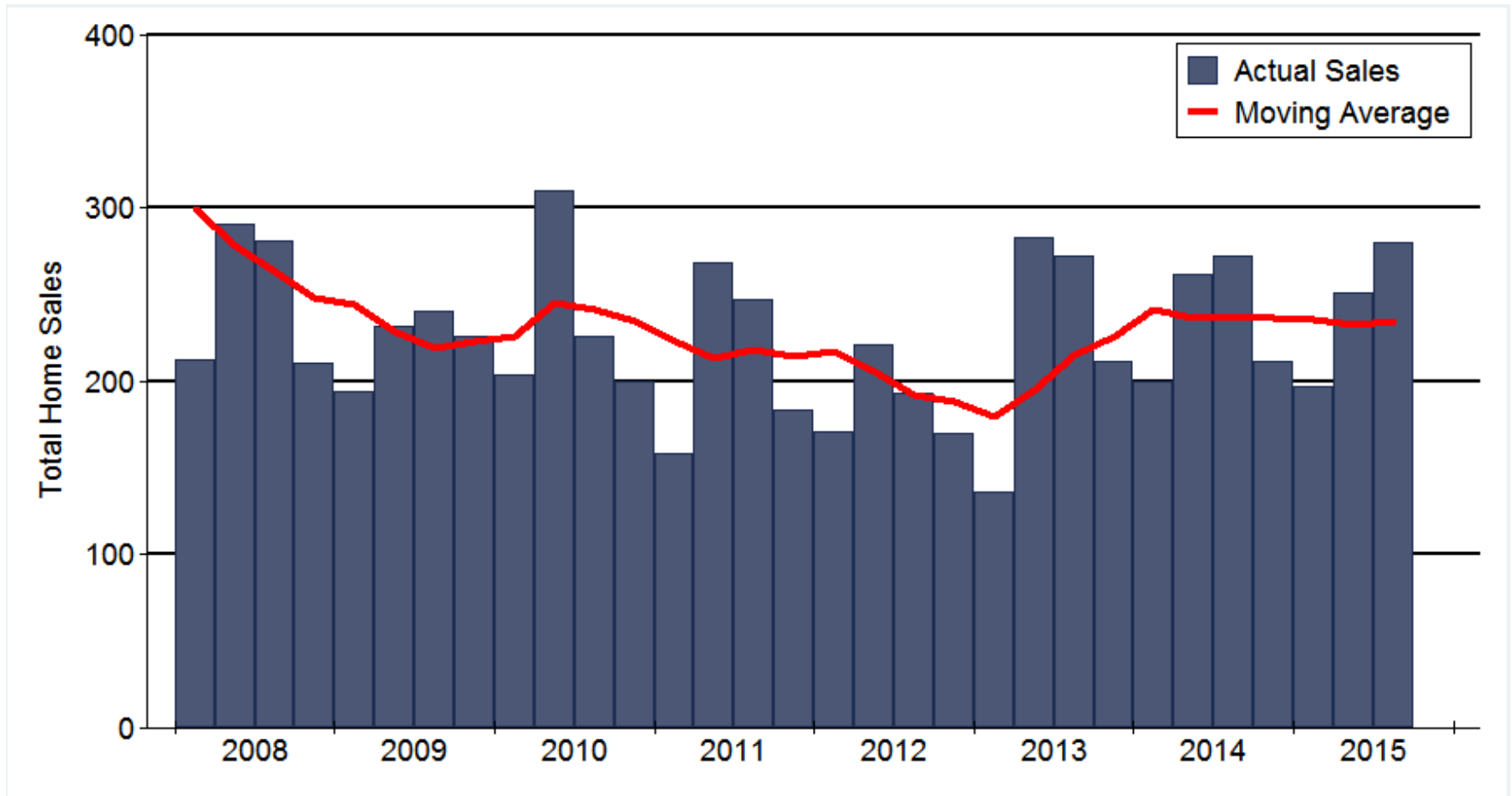
Source: U.S. Bureau of Labor Statistics

# Kansas Home Sales Activity

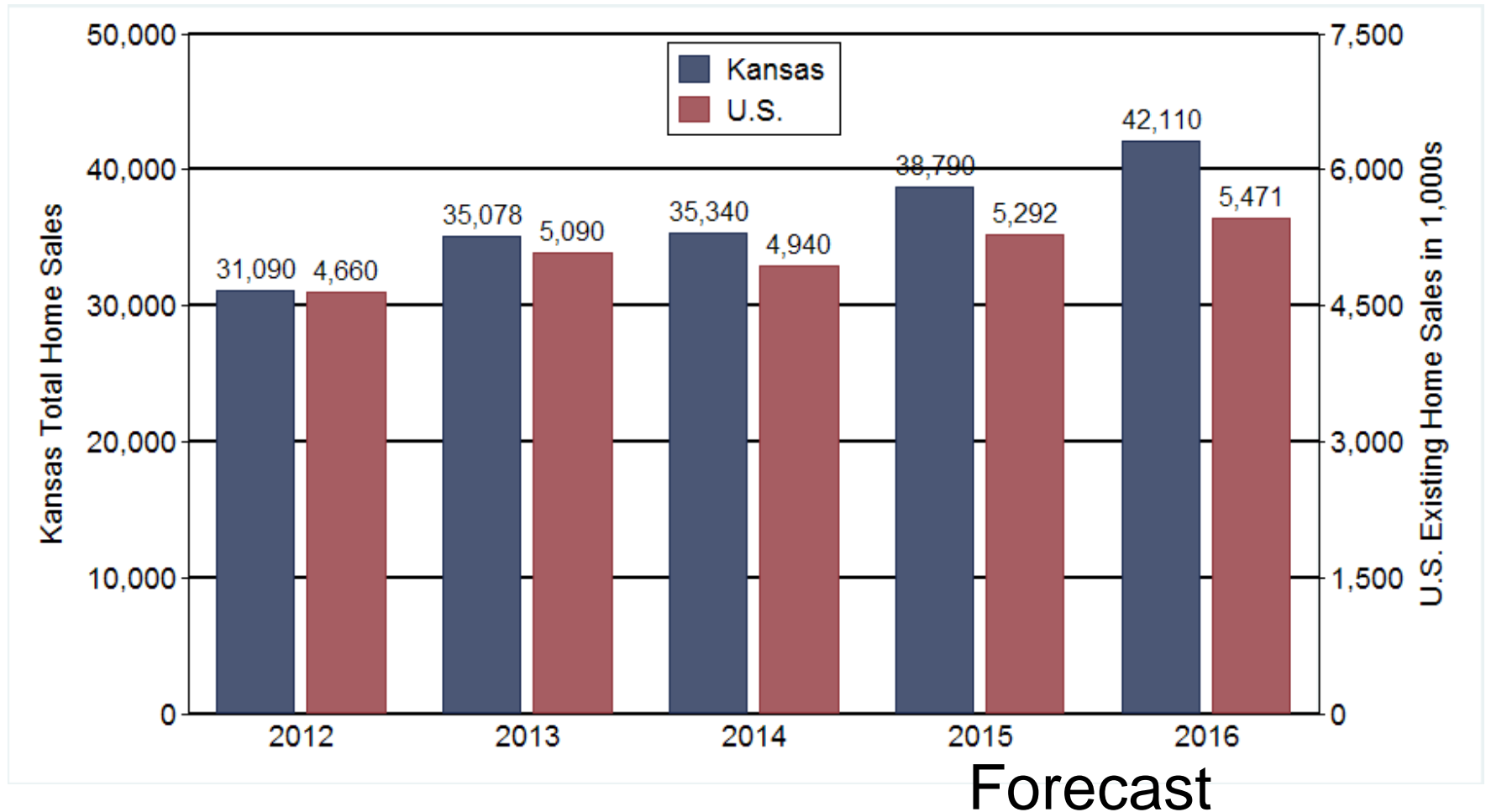


Source: Participating Kansas REALTOR® MLS systems

# Western Kansas Quarterly Home Sales Activity

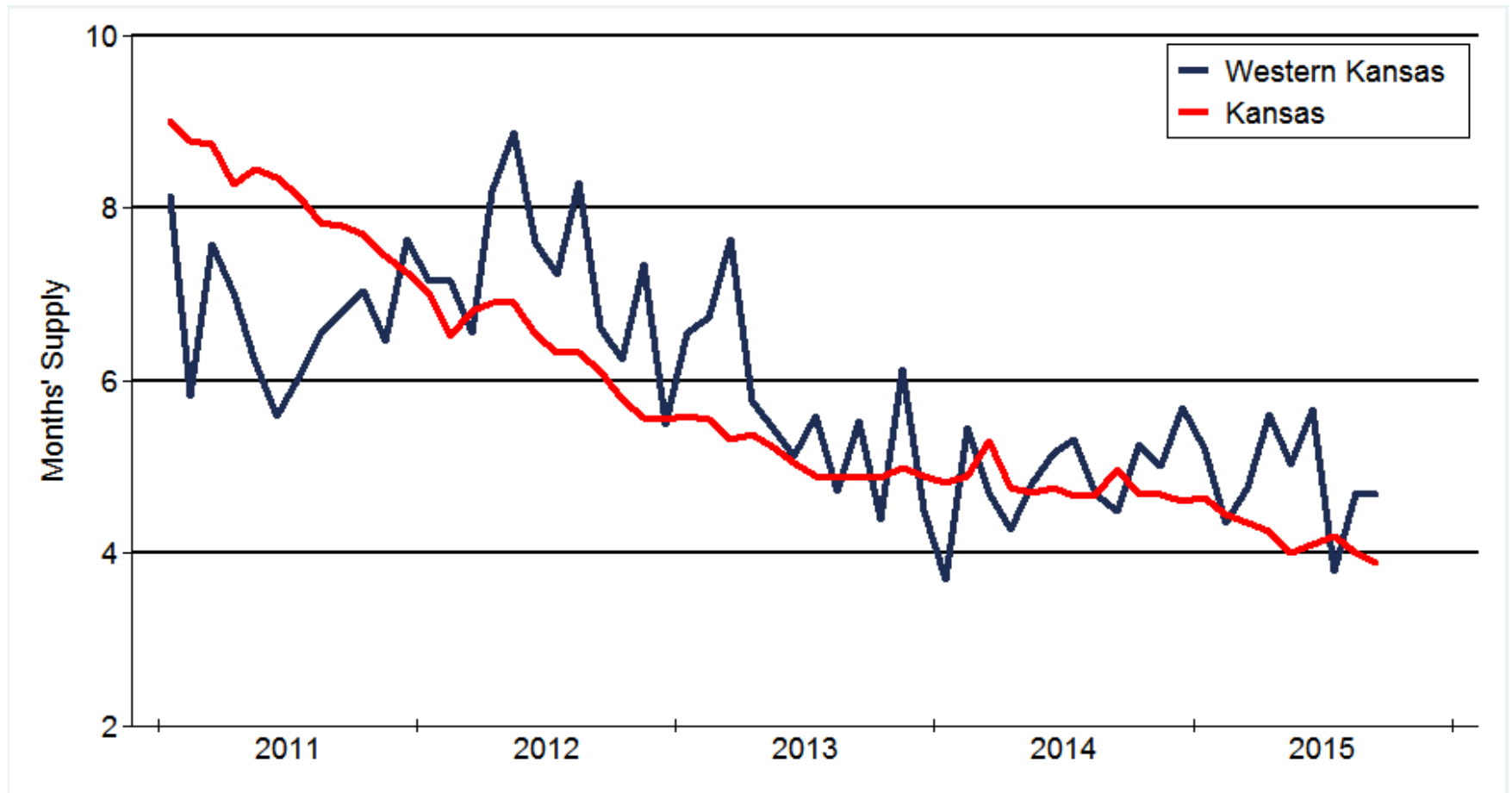


# Kansas Home Sales Forecast

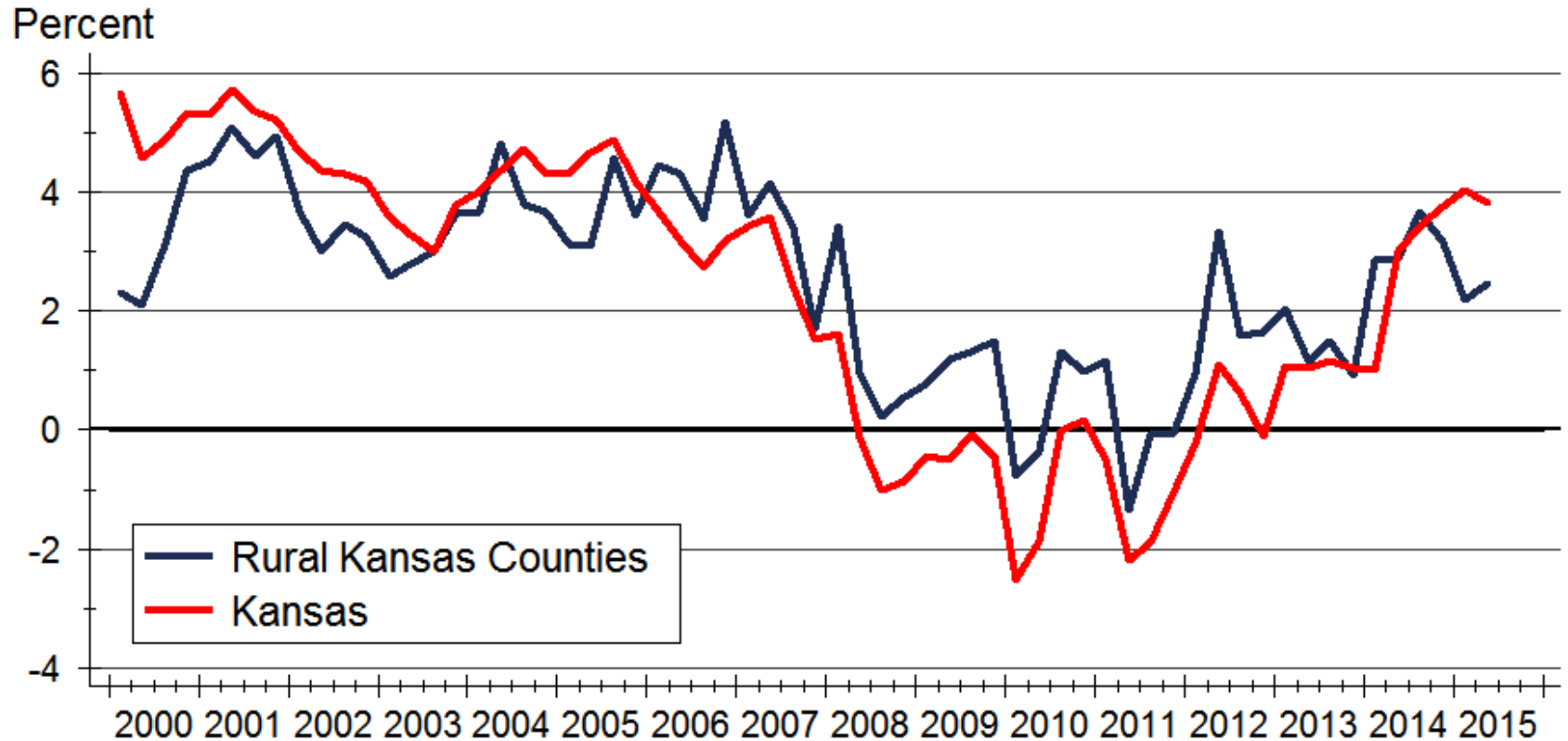




# Inventories of Homes Available for Sale

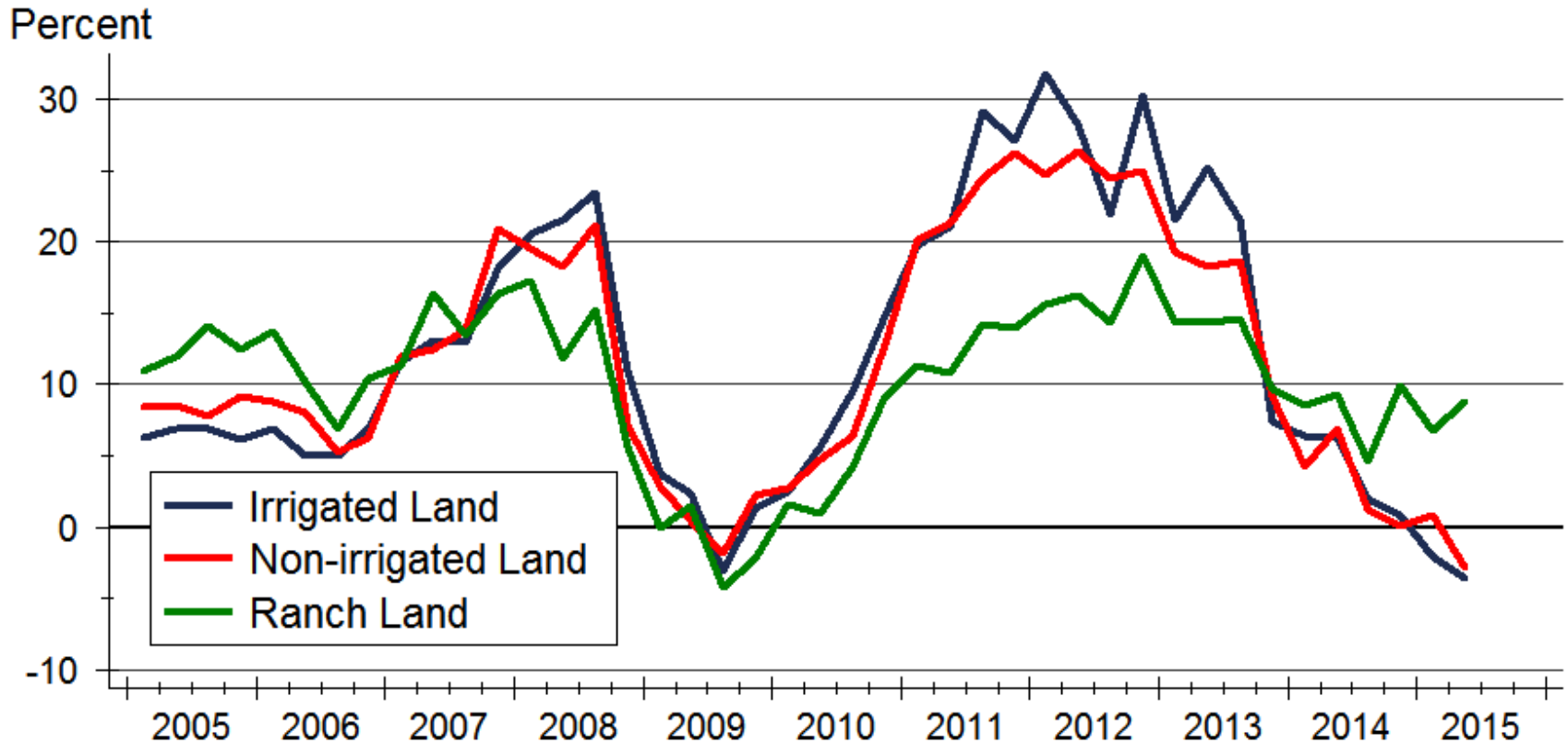


# Home Price Appreciation



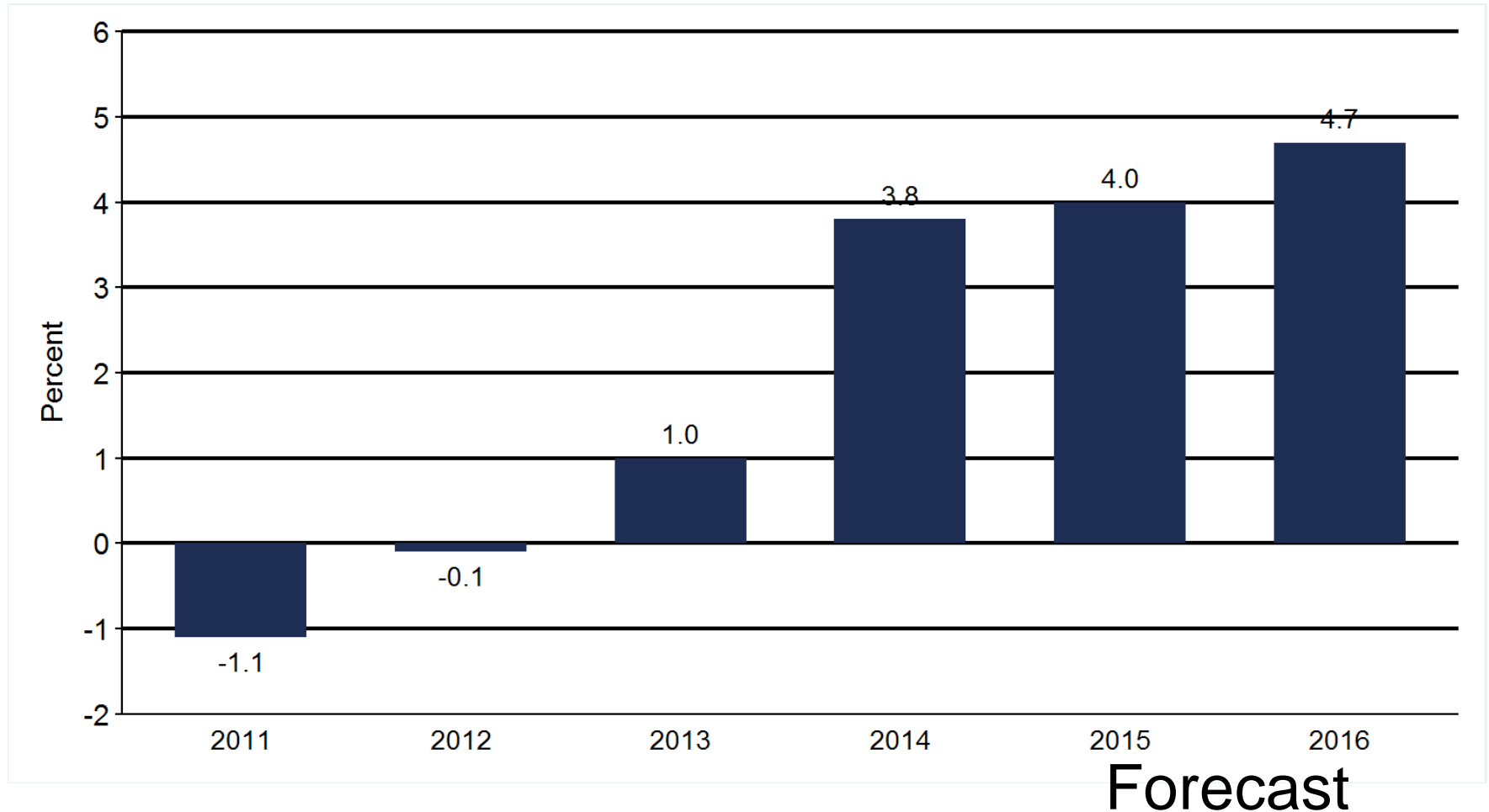
Source: Federal Housing Finance Agency (FHFA)

# Rural Land Values



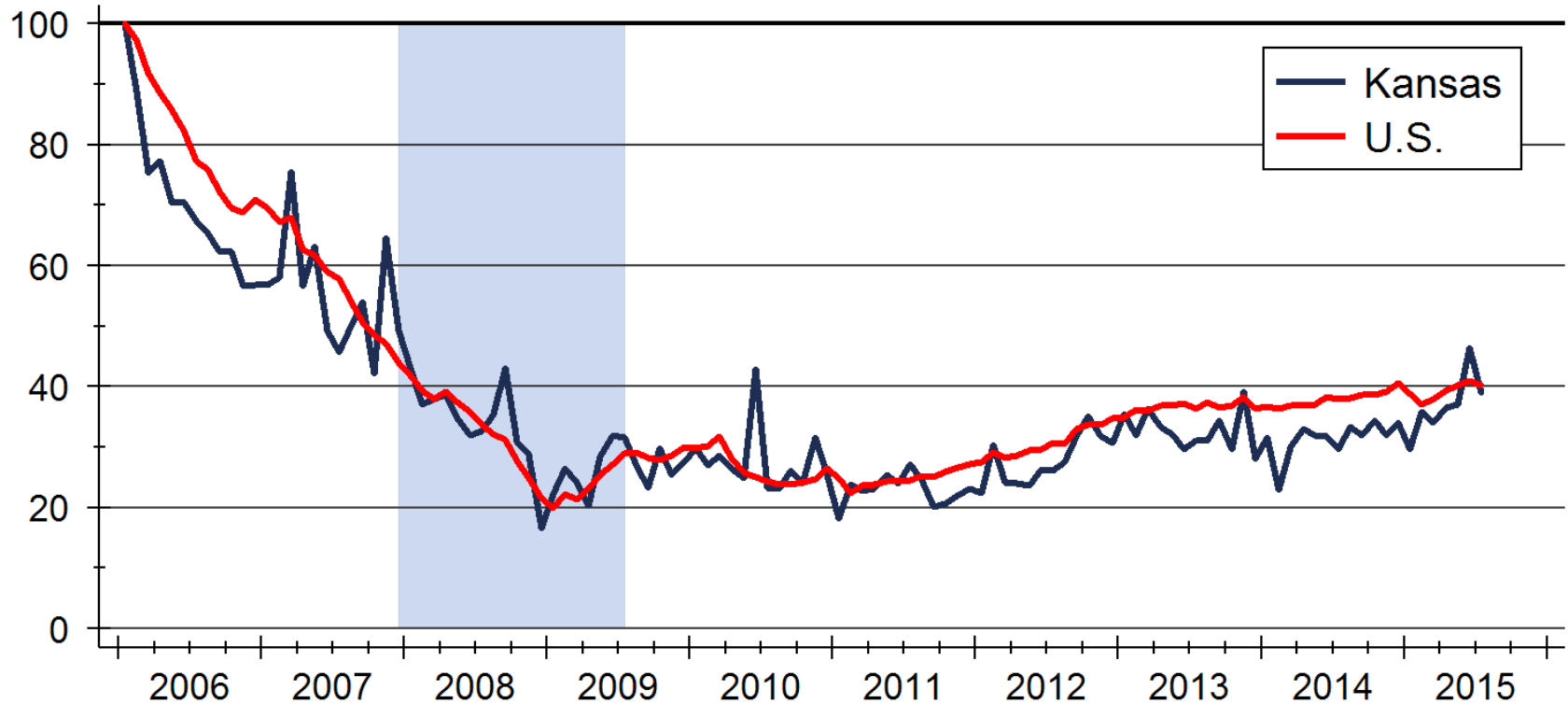
Source: Federal Reserve Bank of Kansas City

# Home Price Appreciation Forecast



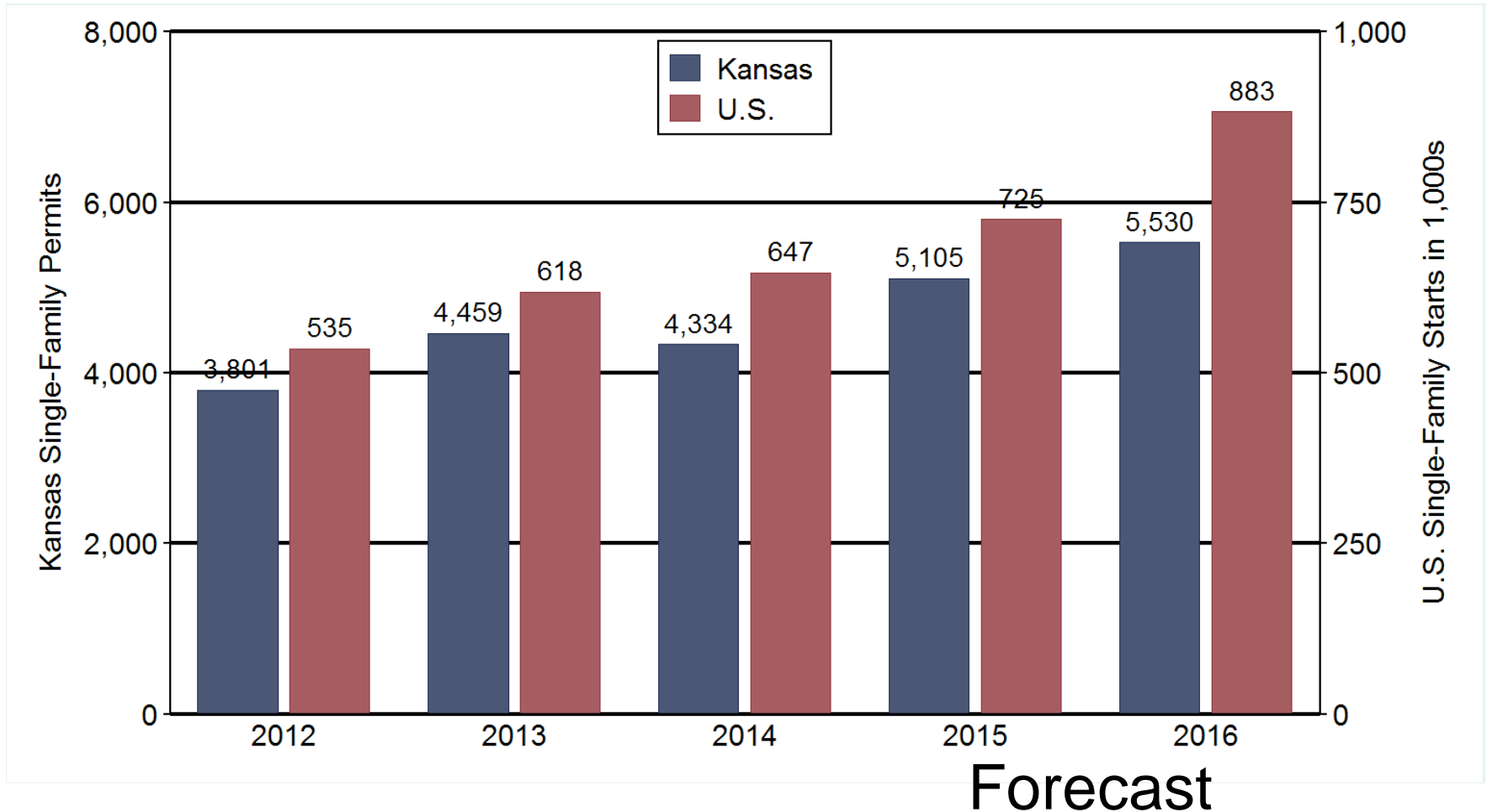
# New Single-Family Building Permits

Index: 2006m1 = 100



Source: U.S. Bureau of the Census

# Kansas Construction Forecast



# 2016 Housing Forecast

|             | <b>Kansas City</b>    | <b>Lawrence</b>      | <b>Manhattan</b>   | <b>Topeka</b>        | <b>Wichita</b>      |
|-------------|-----------------------|----------------------|--------------------|----------------------|---------------------|
| Sales       | 38,280 units<br>+7.3% | 2,020 units<br>+7.4% | 950 units<br>+9.2% | 3,430 units<br>+4.6% | 9,970 units<br>+3.3 |
| Permits     | 5,260 units<br>+11.0% | 225 units<br>-4.3%   | 175 units<br>+6.1% | 315 units<br>+3.3%   | 1,065 units<br>+4.9 |
| Home Prices | +6.3%                 | +3.0%                | +4.9%              | +0.9%                | +3.0%               |

Sources: Heartland MLS; Lawrence Board of REALTORS®; Manhattan Association of REALTORS®; Sunflower Association of REALTORS®; South Central Kansas MLS; U.S. Bureau of the Census; City of Manhattan; Federal Housing Finance Agency; WSU Center for Real Estate

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You can download a copy of the complete  
**2016 Kansas Housing Forecast**  
with specific information about Western Kansas at  
[www.wichita.edu/realestate](http://www.wichita.edu/realestate)



# WSU Center for Real Estate

## Laying a Foundation for Real Estate in Kansas



WICHITA STATE  
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