The Hunt is on!

2018 Kansas Housing Markets Forecast

Dr. Stanley D. Longhofer – WSU Center for Real Estate

Hays Economic outlook Conference

November 3, 2017

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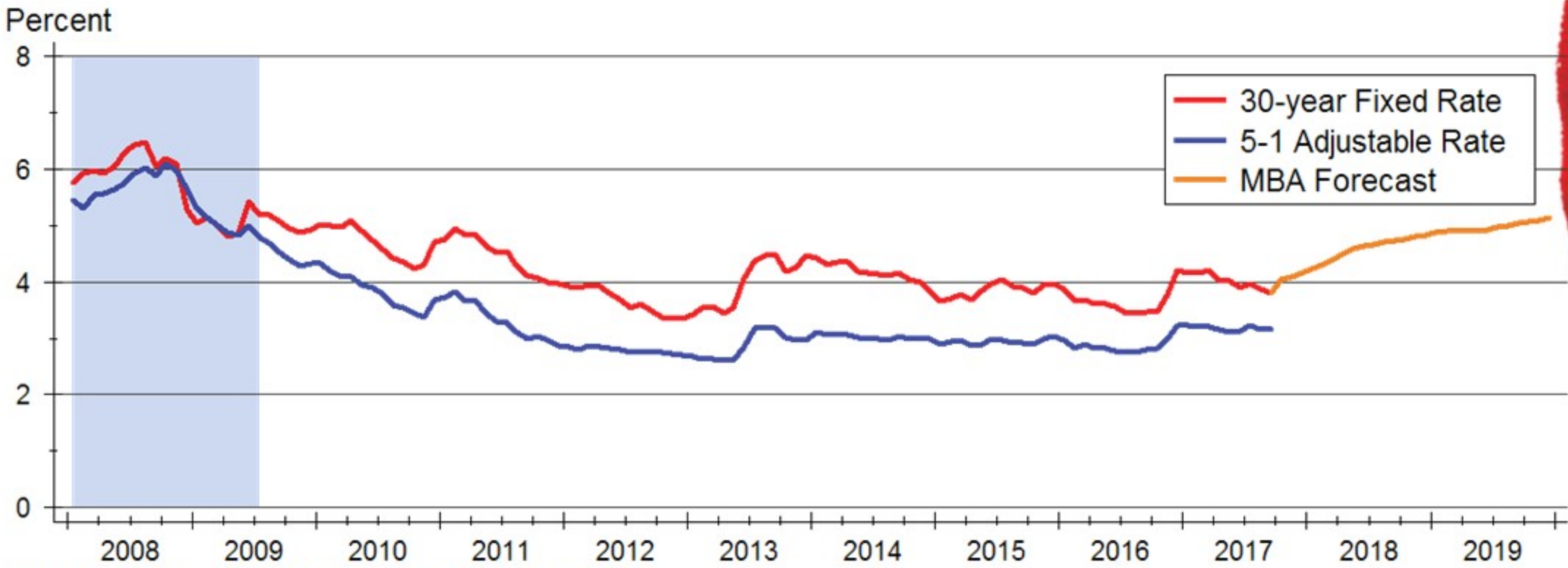
Mortgage Rates Forecast



Sources: Freddie Mac; Mortgage Bankers Association

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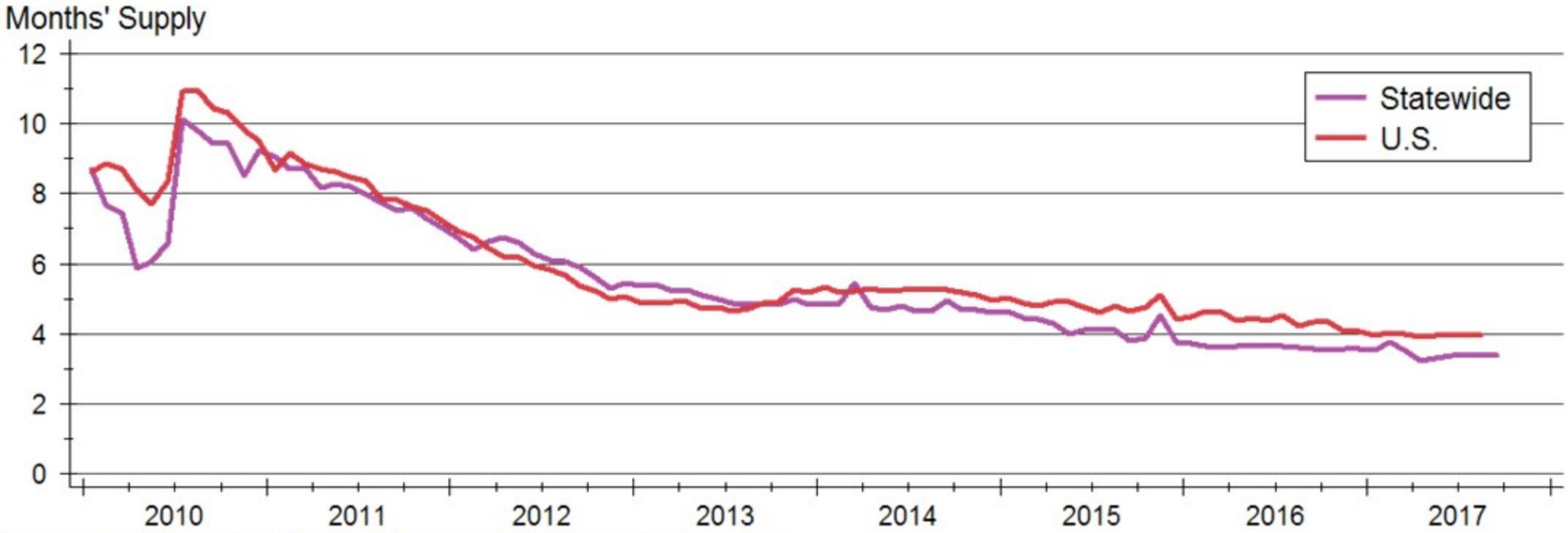
Inventory of Homes for Sale



Sources: NAR and Participating Kansas REALTOR® MLS systems

Note: Data are seasonally adjusted

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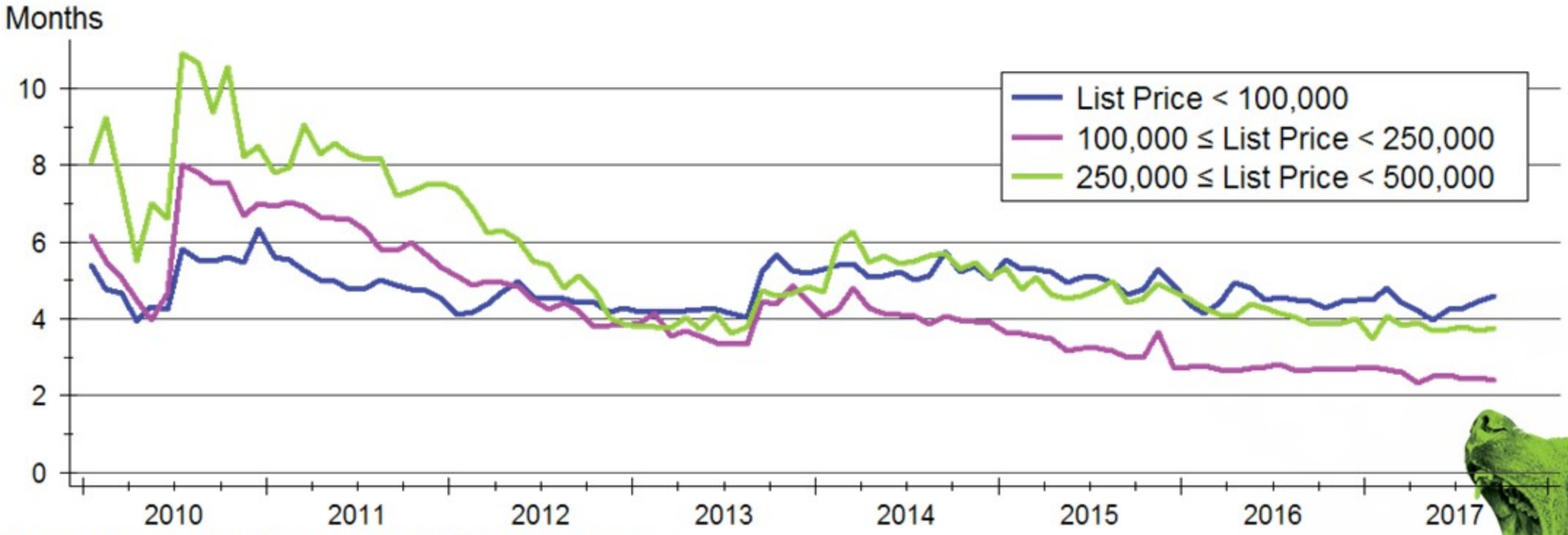
Home Inventories by Price Range



Source: Participating Kansas REALTOR® MLS Systems
Data are seasonally adjusted

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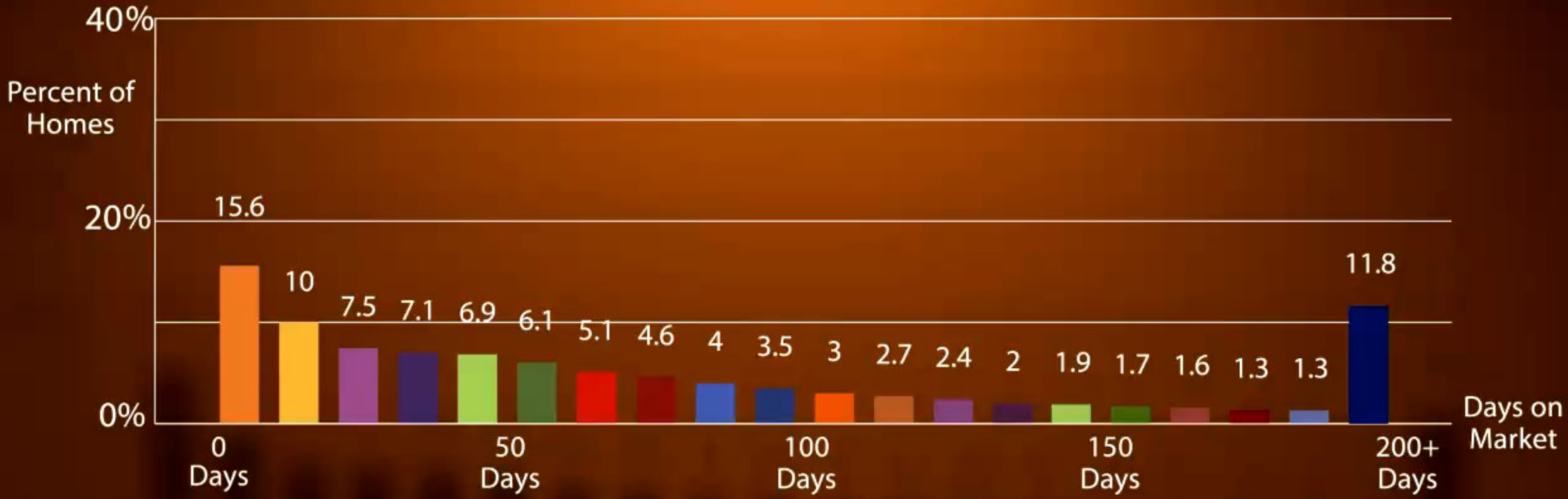
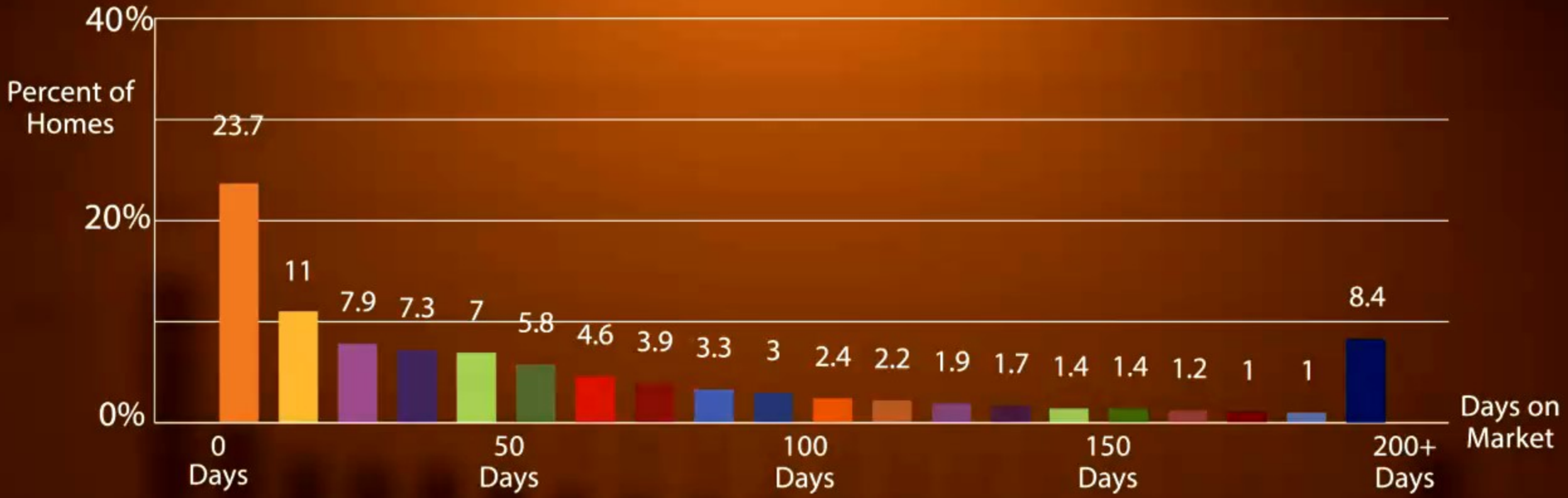
HOMES ARE SELLING FASTER THAN EVER



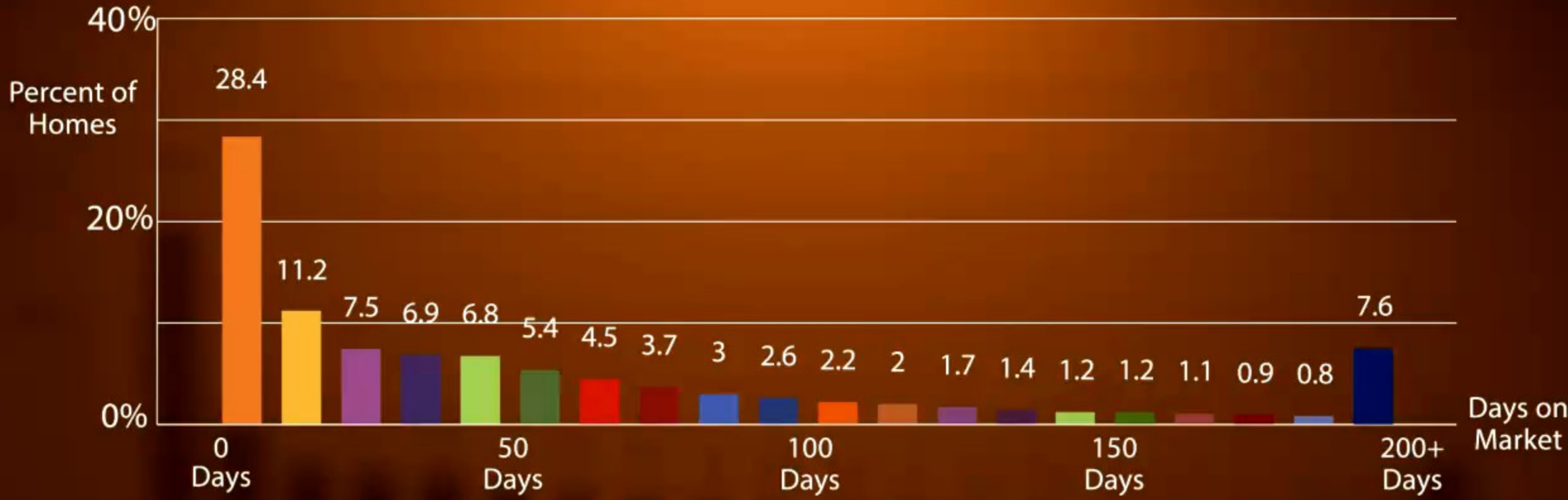
2011 - 2014

HOMES ARE SELLING FASTER THAN EVER



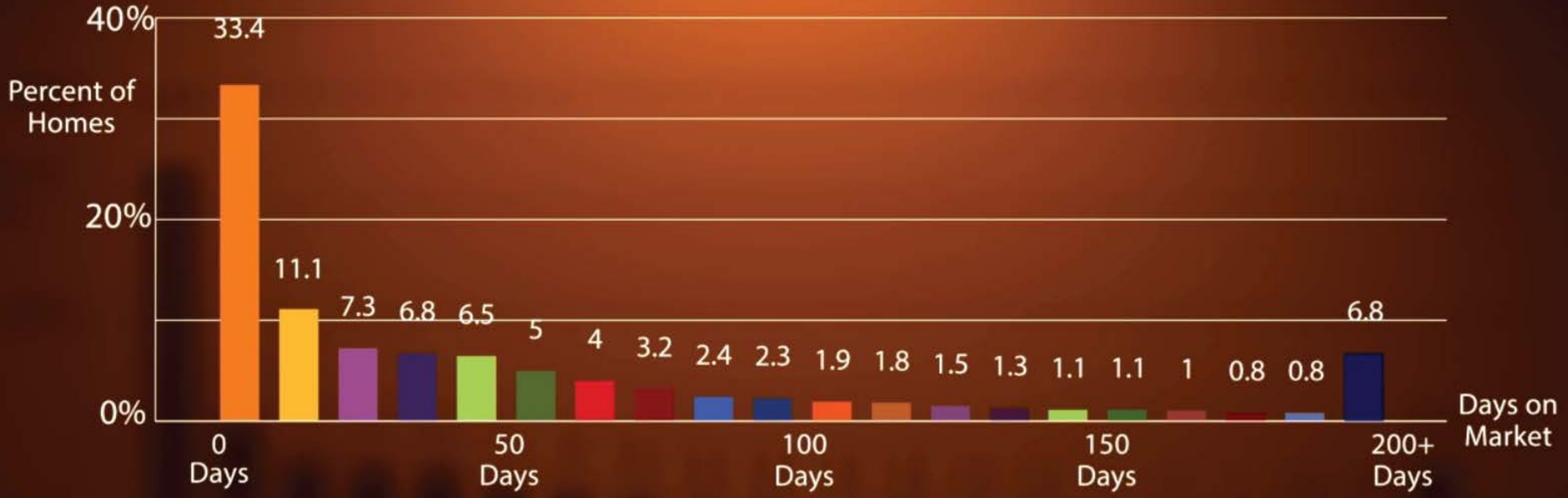
2015

HOMES ARE SELLING FASTER THAN EVER



2016

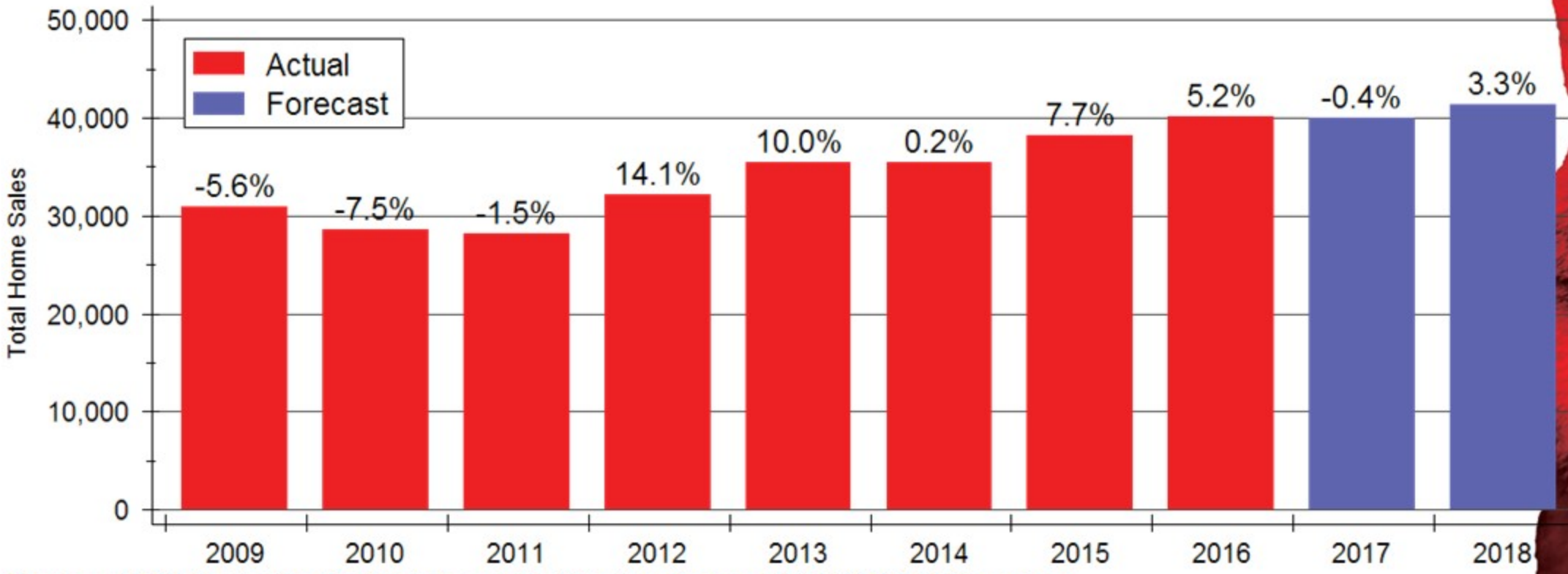
HOMES ARE SELLING FASTER THAN EVER



2017

THIS YEAR, 1/3 OF HOMES HAVE SOLD IN LESS THAN 10 DAYS
40%
20%
0%
Percent of Homes
33.4
11.1
7.3
6.8
6.5
5
4
3.2
2.4
2.3
1.9
1.8
1.5
1.3
1.1
1.1
1
0.8
0.8
6.8
0 Days
50 Days
100 Days
150 Days
200+ Days
Days on Market

Kansas Home Sales Forecast



Sources: WSU Center for Real Estate and Participating Kansas REALTOR® MLS systems

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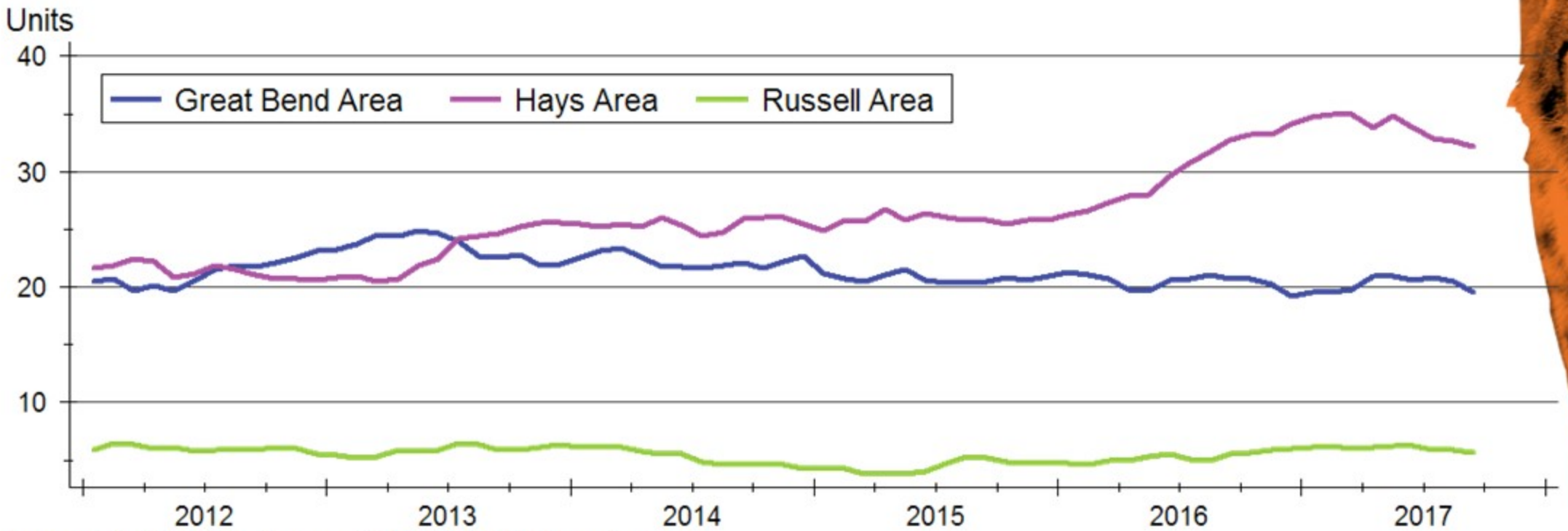
Northwest Kansas Home Sales



Source: Participating Kansas REALTOR® MLS systems

Note: Sales data are 12-month trailing moving averages

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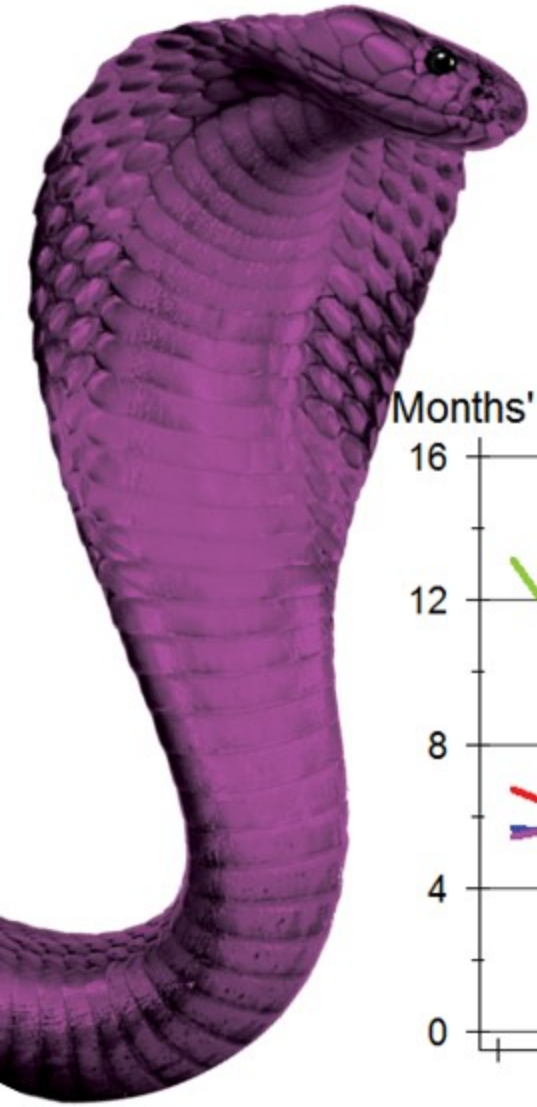
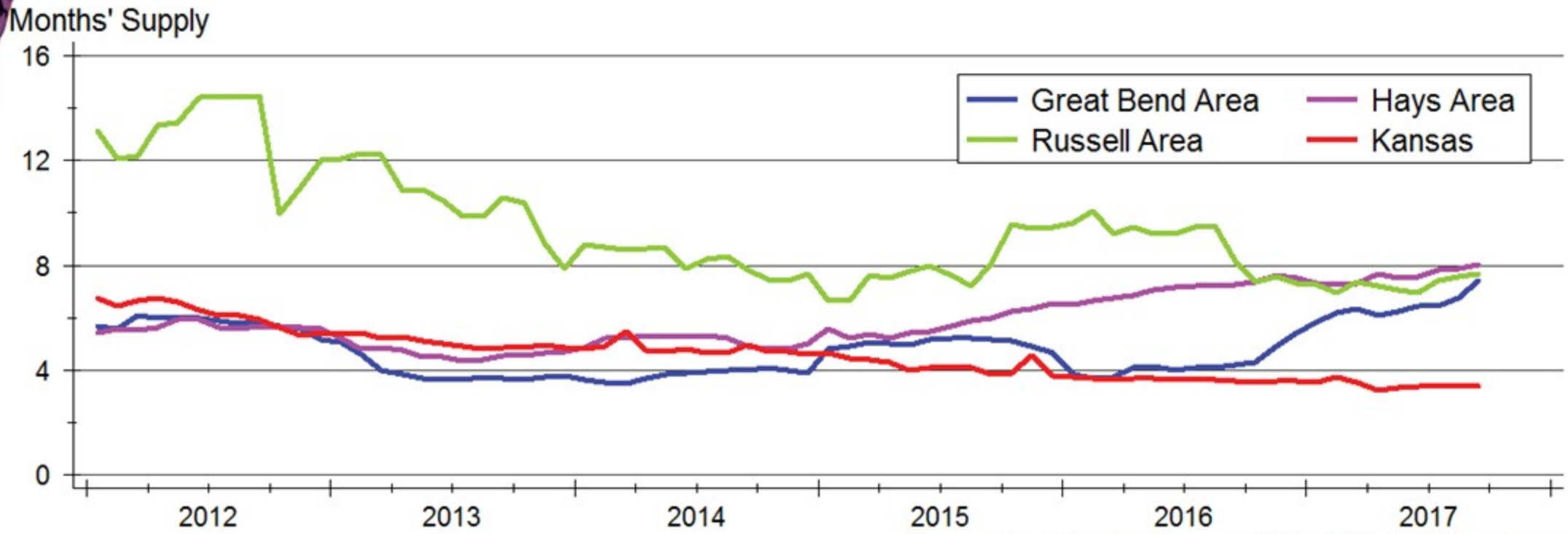


Northwest Kansas Inventories



Source: Participating Kansas REALTOR® MLS systems

Note: Local data are 12-month trailing moving averages; Kansas data are seasonally adjusted

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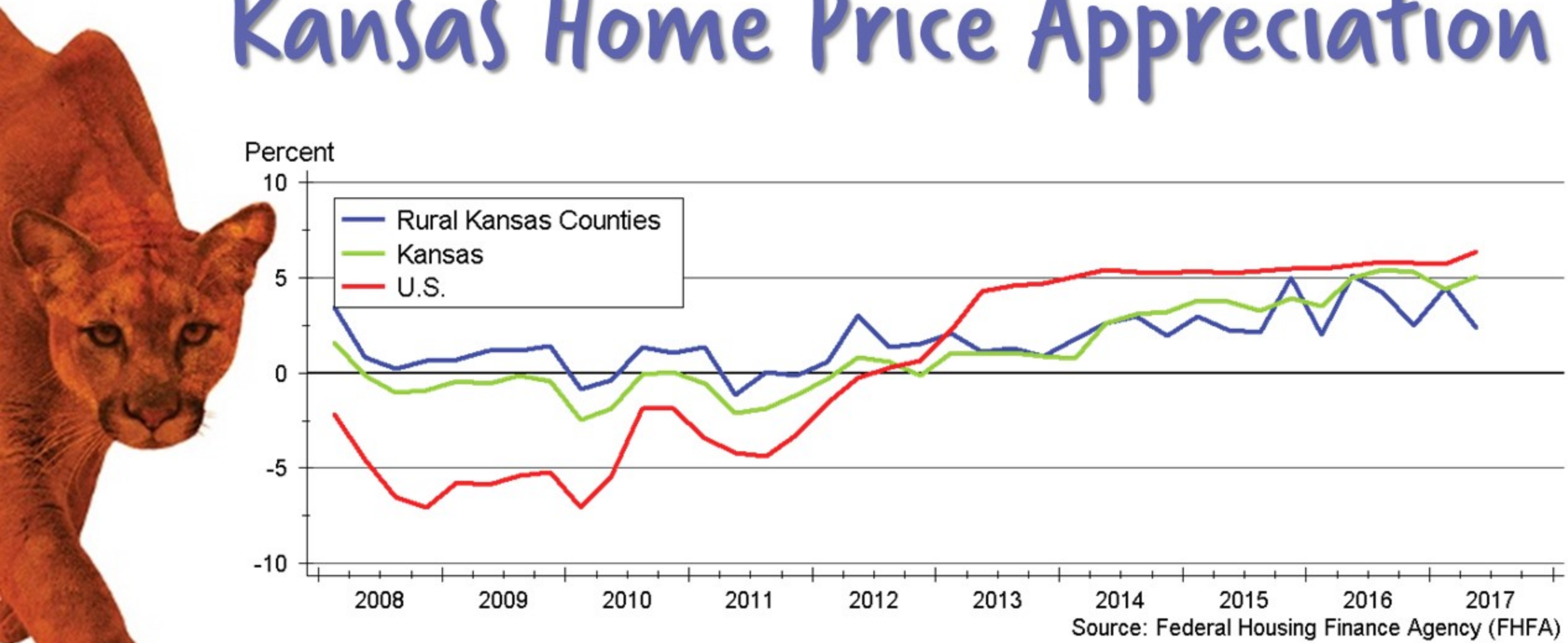
Kansas Home Price Appreciation



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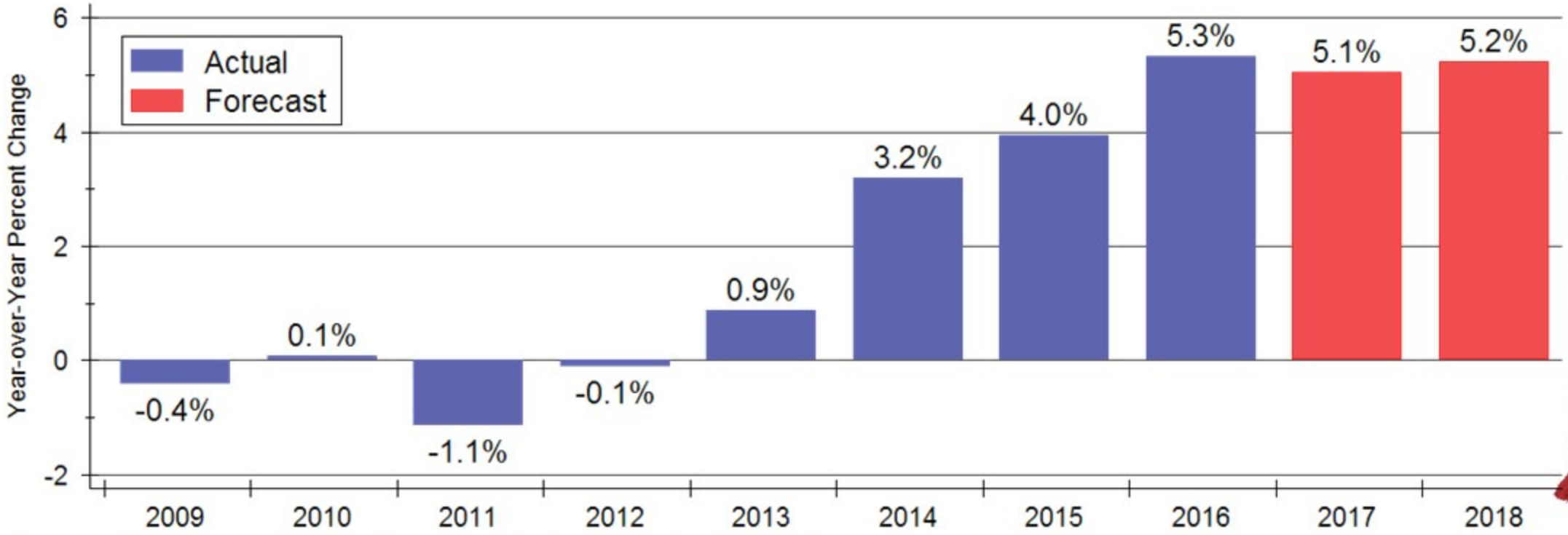
Home Price Appreciation Forecast



Sources: WSU Center for Real Estate and Federal Housing Finance Agency

Appcreciation calculated using 4th quarter values of the FHFA all-transactions house price index

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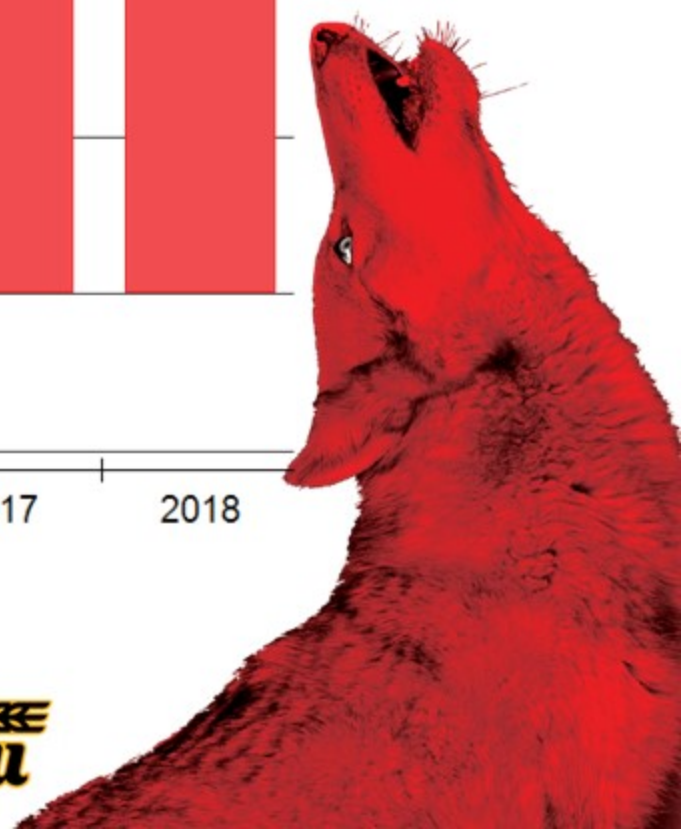
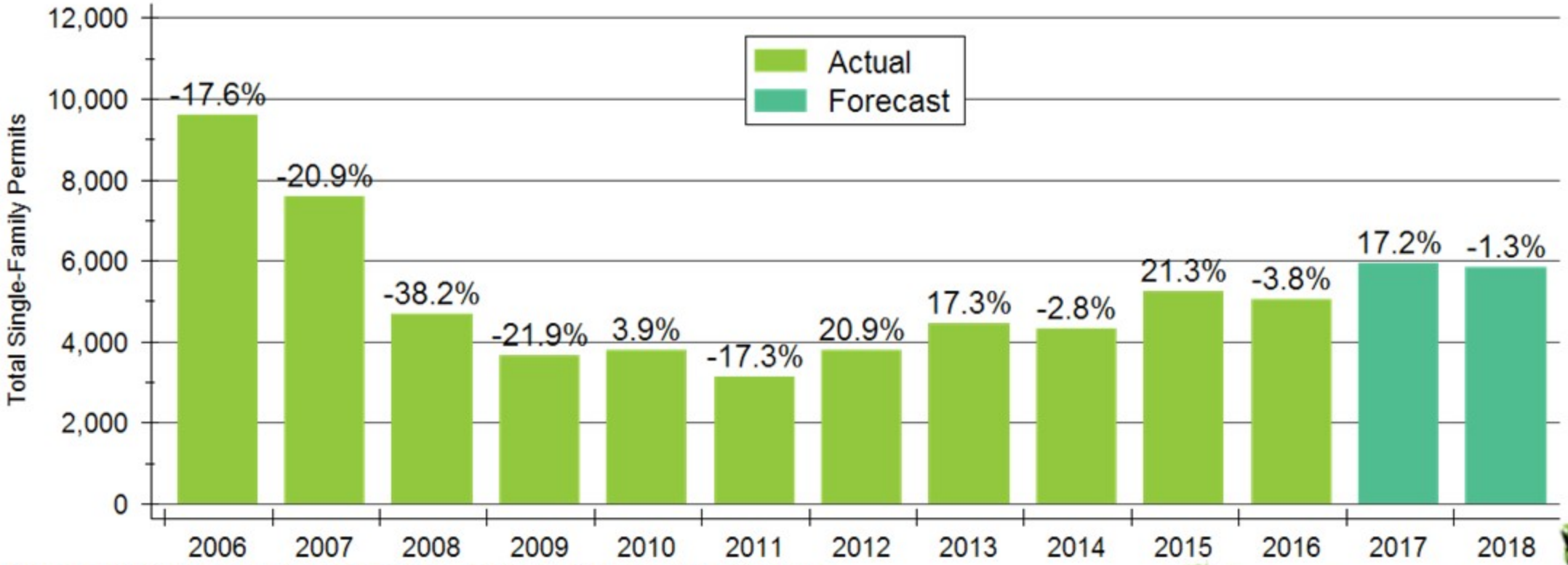


New Home Construction Forecast



Sources: WSU Center for Real Estate and U.S. Bureau of the Census

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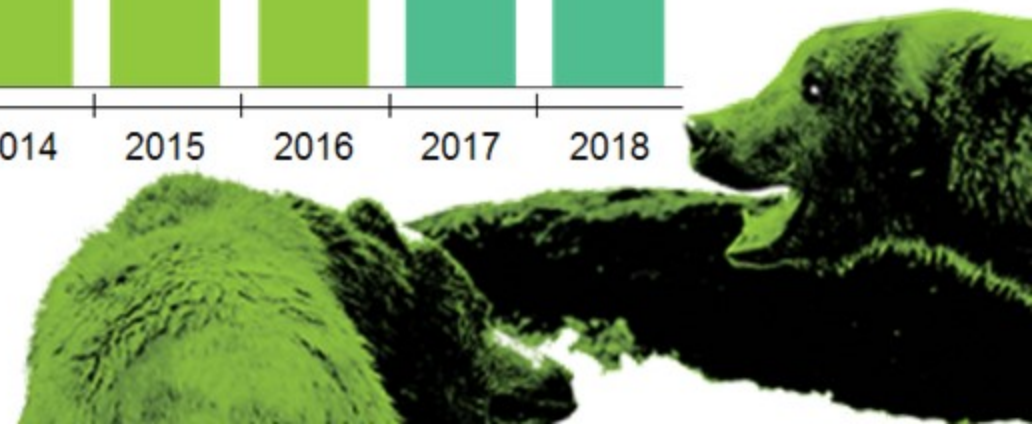

2018 Kansas Forecast

	2015 Actual	2016 Actual	2017 Forecast	2018 Forecast
Total Home Sales	38,213 units +7.7%	40,181 units +5.2%	40,040 units -0.4%	41,380 +3.3%
SF Building Permits	5,257 units 21.3%	5,058 units -3.8%	5,930 units +17.2%	5,850 units -1.3%
Home Price Appreciation	+4.0%	+5.3%	+5.1	+5.2

Sources: Participating Kansas REALTOR® MLS Systems; U.S. Bureau of the Census; Federal Housing Finance Agency; WSU Center for Real Estate

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2018 Major Market Forecasts

	KC	Lawrence	Manhattan	Topeka	Wichita
Total Home Sales	38,520 units +3.6%	1,560 units +4.0%	1,010 units +9.8%	3,200 units +0.6%	10,450 units +1.5%
SF Building Permits	6,005 units +2.0%	250 units -5.7%	275 units +5.8%	270 units -5.3%	1,030 units -1.0%
Home Price Appreciation	+6.6%	+4.4%	+3.2%	+2.7%	+3.7%

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; Federal Housing Finance Agency; WSU Center for Real Estate

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