



**Pittsburg Economic Outlook  
Conference  
October 9, 2020**

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WSU Center for Real Estate**



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# CRAWFORD COUNTY HOUSING OUTLOOK SPONSOR



Security 1<sup>st</sup> Title



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# THANKS ALSO TO:



and participating REALTOR® MLS systems across Kansas



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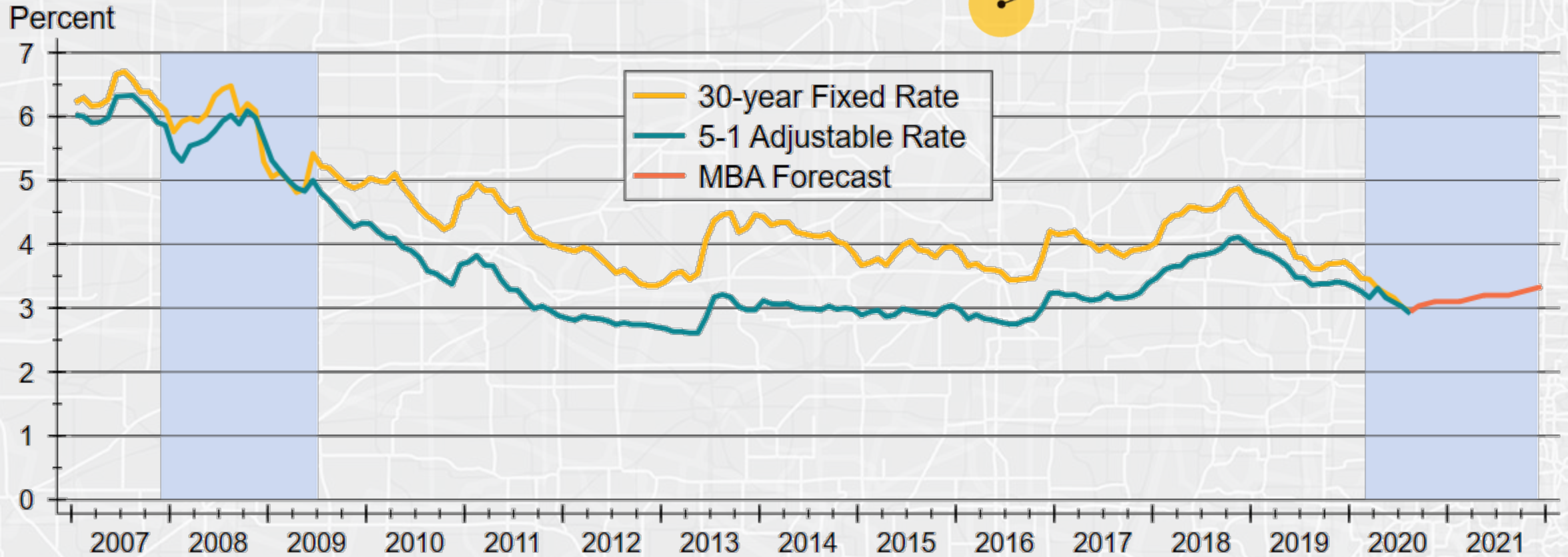


# 2020 Forecast - Labor and Mortgage Market Summary

- Current fundamentals are solid
  - Mortgage financing is widely available..and *cheap!*
  - Labor markets are fairly healthy
- *All of this could change quick!*

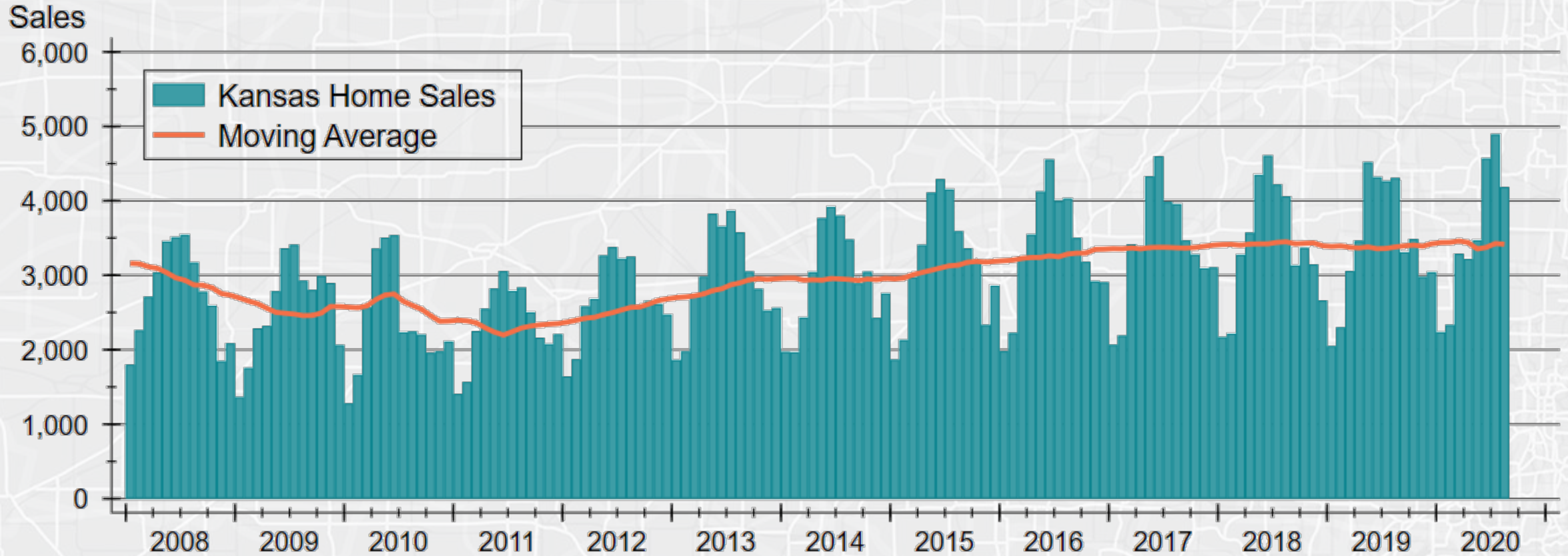


# MORTGAGE RATES FORECAST



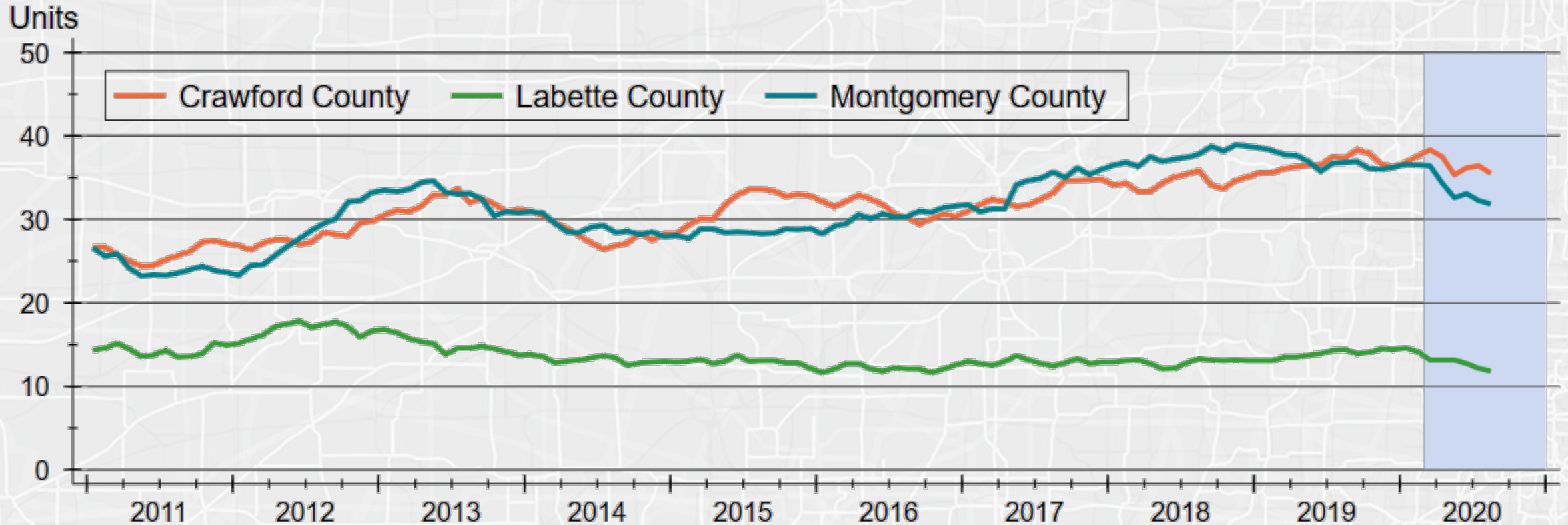
Sources: Freddie Mac; Mortgage Bankers Association

# KANSAS TOTAL HOME SALES



Source: Participating Kansas REALTOR® MLS Systems

# SOUTHEAST KANSAS HOME SALES

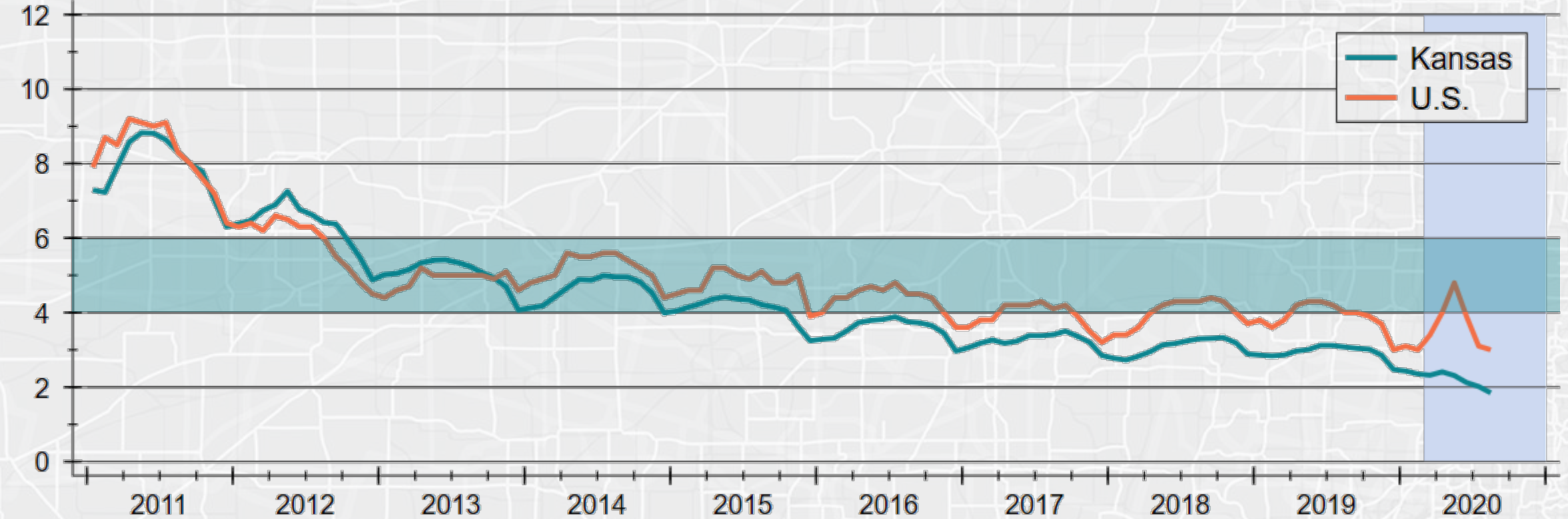


Source: Participating Kansas REALTOR® MLS systems

Note: Sales data are 12-month trailing moving averages

# INVENTORY OF HOMES FOR SALE

Months' Supply

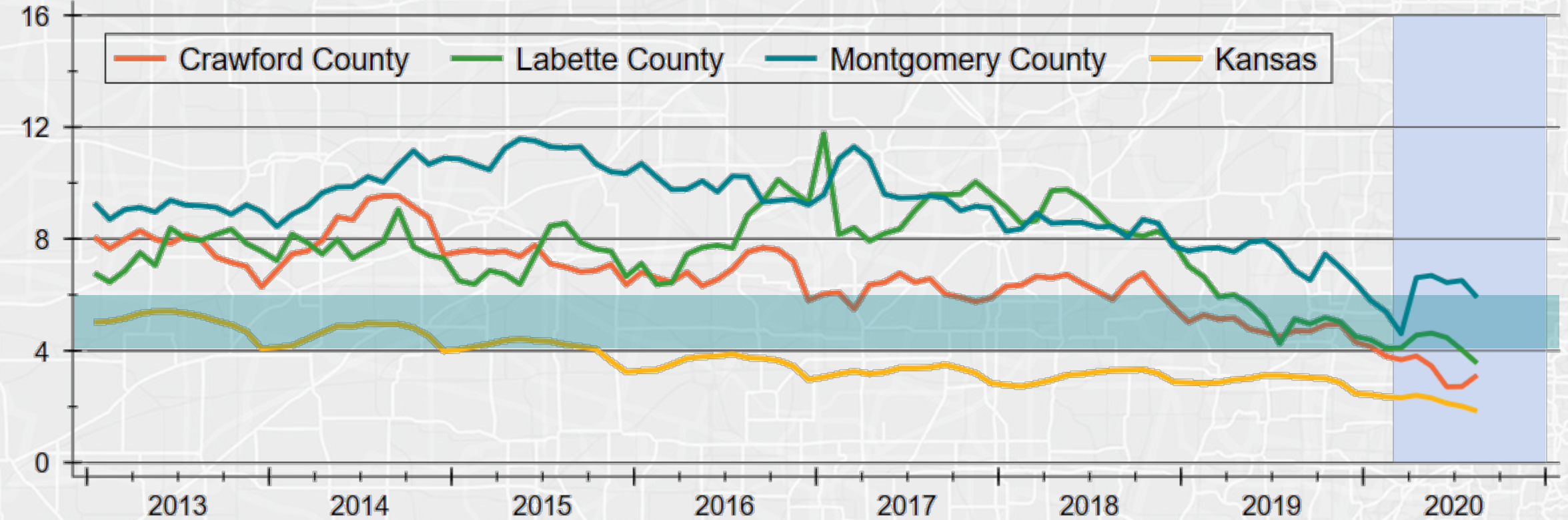


Sources: NAR and Participating Kansas REALTOR® MLS Systems



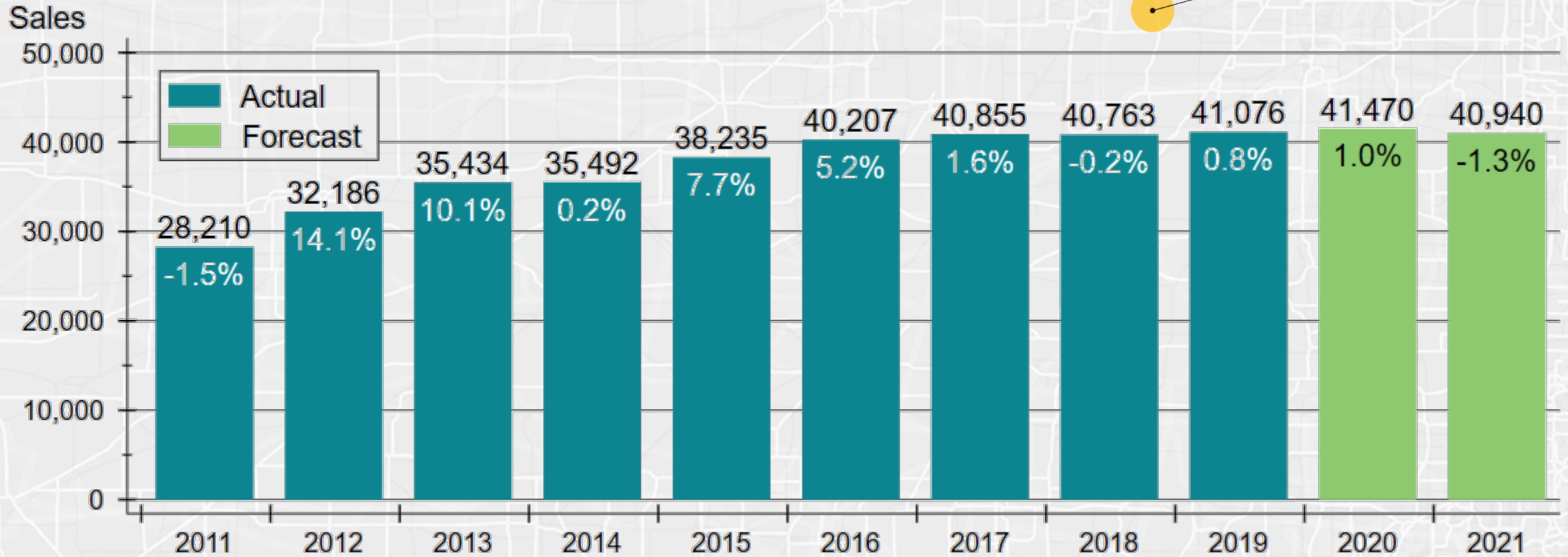
# SOUTHEAST KANSAS INVENTORIES

Months' Supply



Source: Participating Kansas REALTOR® MLS systems

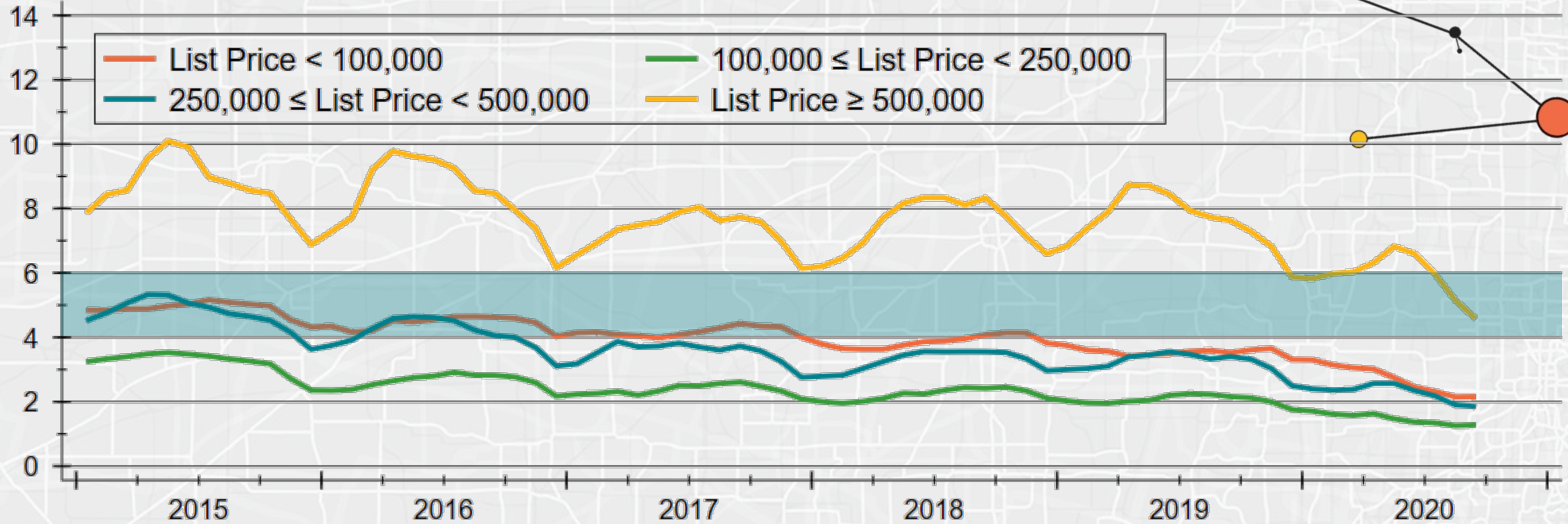
# KANSAS HOME SALES FORECAST



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

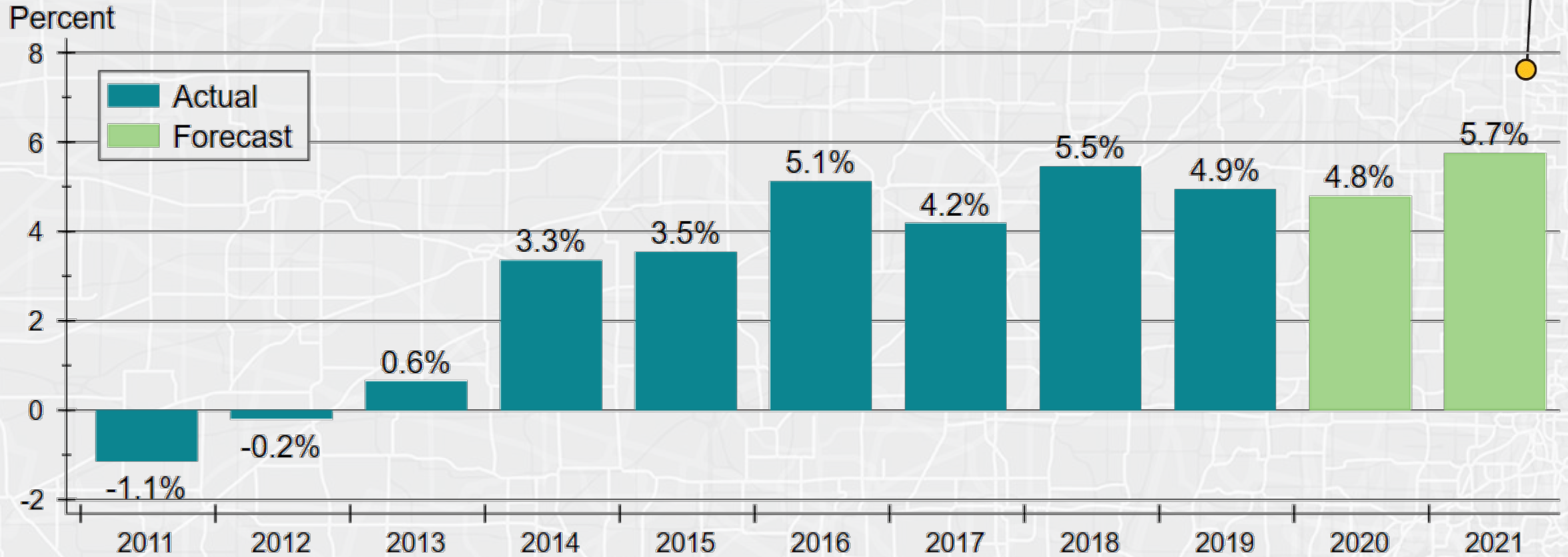
# KANSAS INVENTORIES BY LIST PRICE

Months' Supply



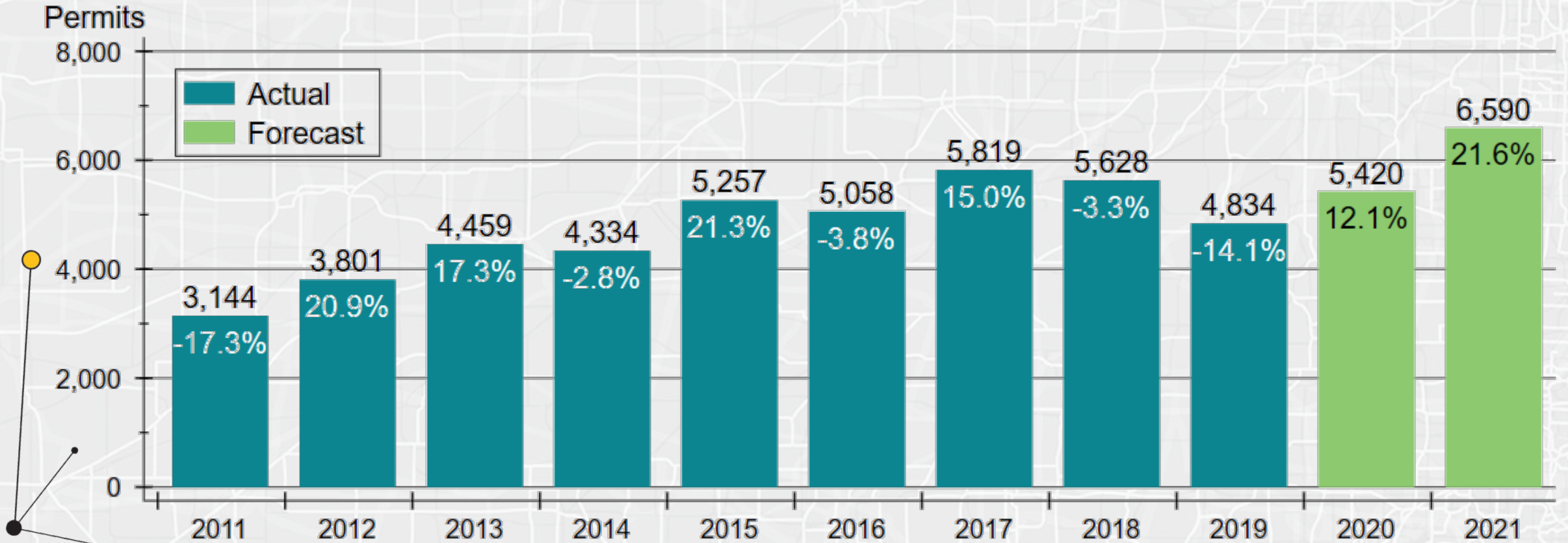
Source: Participating Kansas REALTOR® MLS Systems

# KANSAS HOME PRICES FORECAST



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

# KANSAS NEW HOME CONSTRUCTION



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

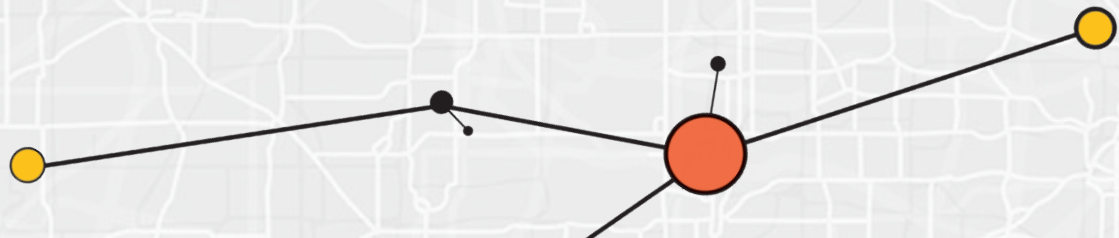
# 2021 KANSAS HOUSING FORECAST

	2018 Actual	2019 Actual	2020 Forecast	2021 Forecast
Total Home Sales	40,763 units -0.2%	41,076 units +0.8%	41,470 units +1.0%	40,940 units -1.3%
SF Building Permits	5,628 units -3.3%	4,834 units -14.1%	5,420 units +12.1%	6,590 units +21.6%
Home Price Appreciation	+5.5%	+4.9%	+4.8%	+5.7%



# 2021 MAJOR MARKETS FORECAST

	KC	Lawrence	Manhattan	Topeka	Wichita
Total Home Sales	39,500 units -1.0%	1,500 units +1.1%	1,790 units +16.6%	3,250 units +3.9%	10,790 units -0.2%
SF Building Permits	5,560 units +15.2%	265 units +41.0%	210 units -14.3%	305 units +22.5%	1,205 units +12.5%
Home Price Appreciation	+6.0%	+4.1%	+3.5%	+4.0%	+6.6%



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## Laying a Foundation for Real Estate in Kansas

*[www.wichita.edu/realestate](http://www.wichita.edu/realestate)*



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