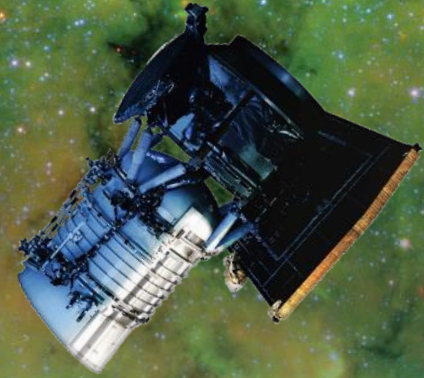


2022 TOPEKA HOUSING FORECAST

Dr. Stanley D. Longhofer
January 26, 2022



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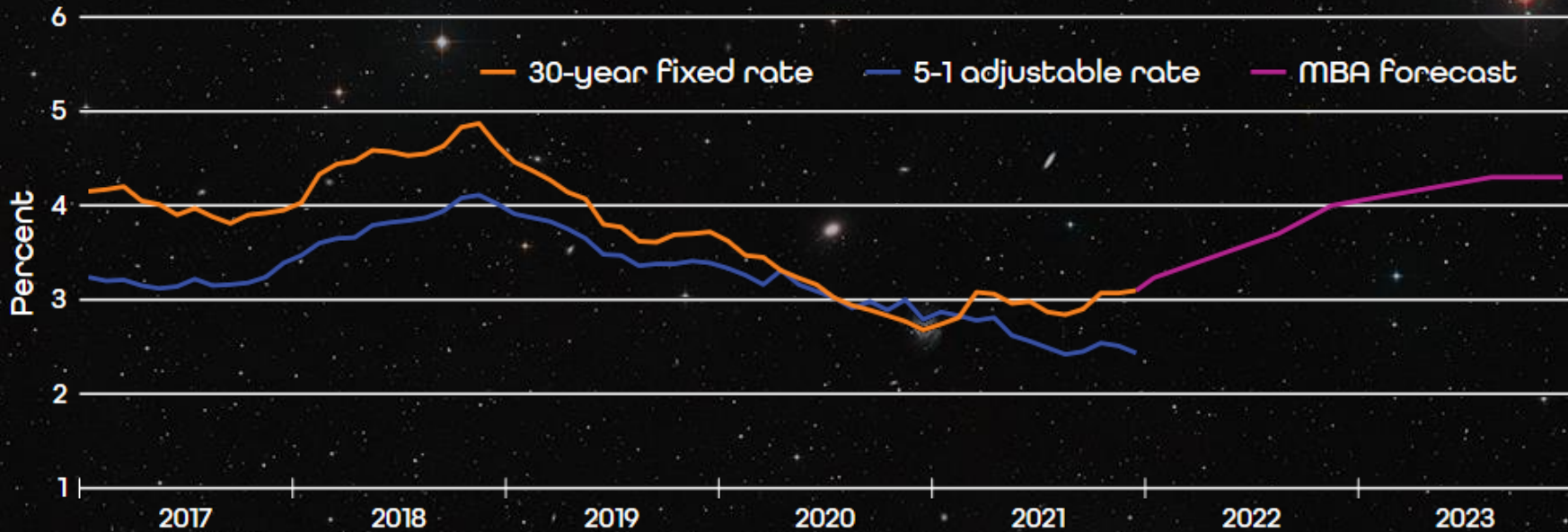


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MORTGAGE RATES FORECAST

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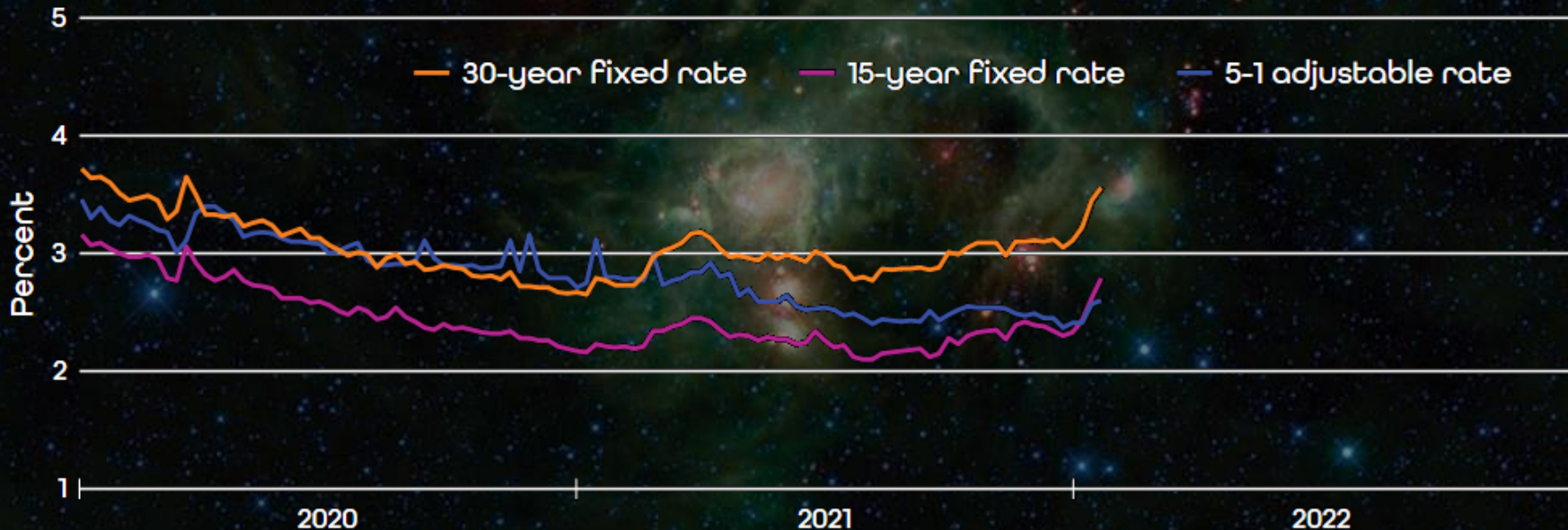


Sources: Freddie Mac; Mortgage Bankers Association

WEEKLY MORTGAGE RATES

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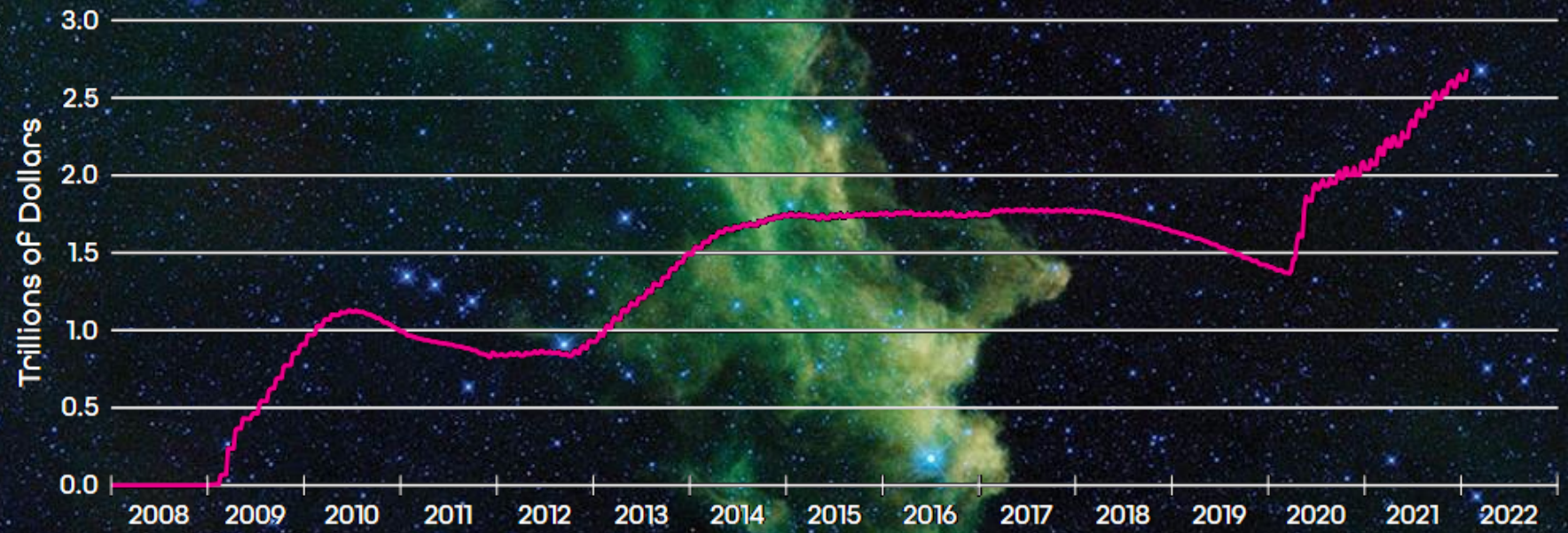


Source: Freddie Mac

FEDERAL RESERVE HOLDINGS OF MORTGAGE-BACKED SECURITIES

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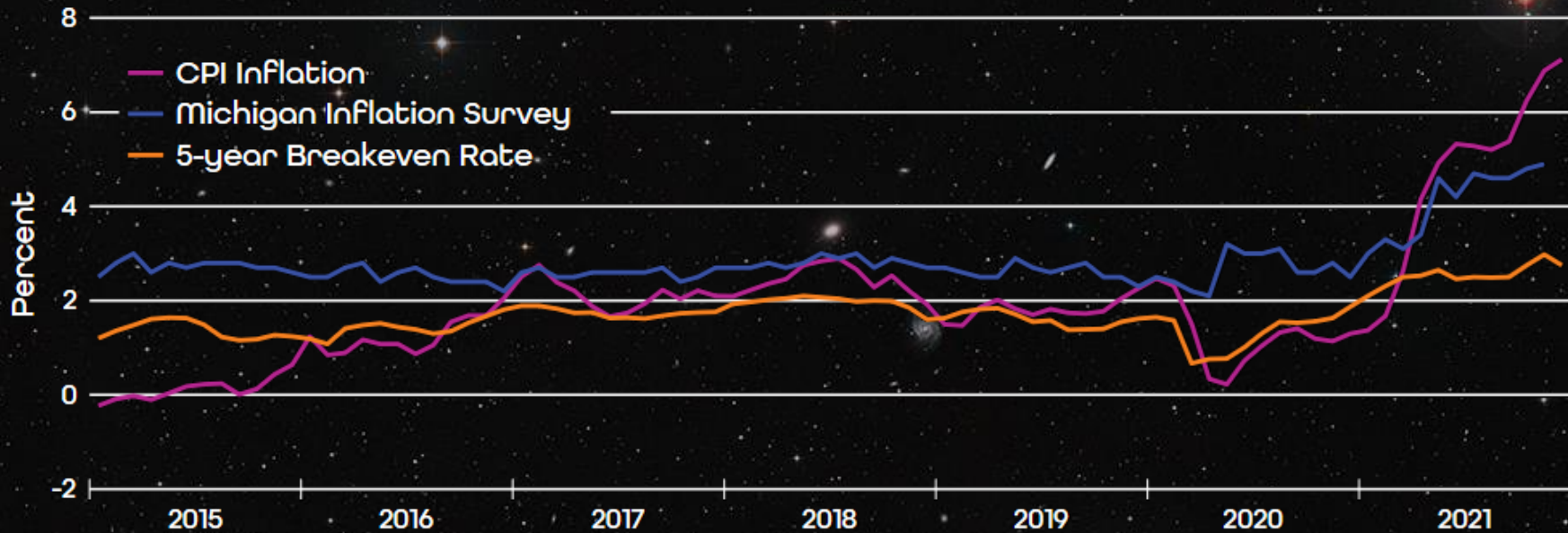


Sources: Federal Reserve Board of Governors

INFLATION EXPECTATIONS

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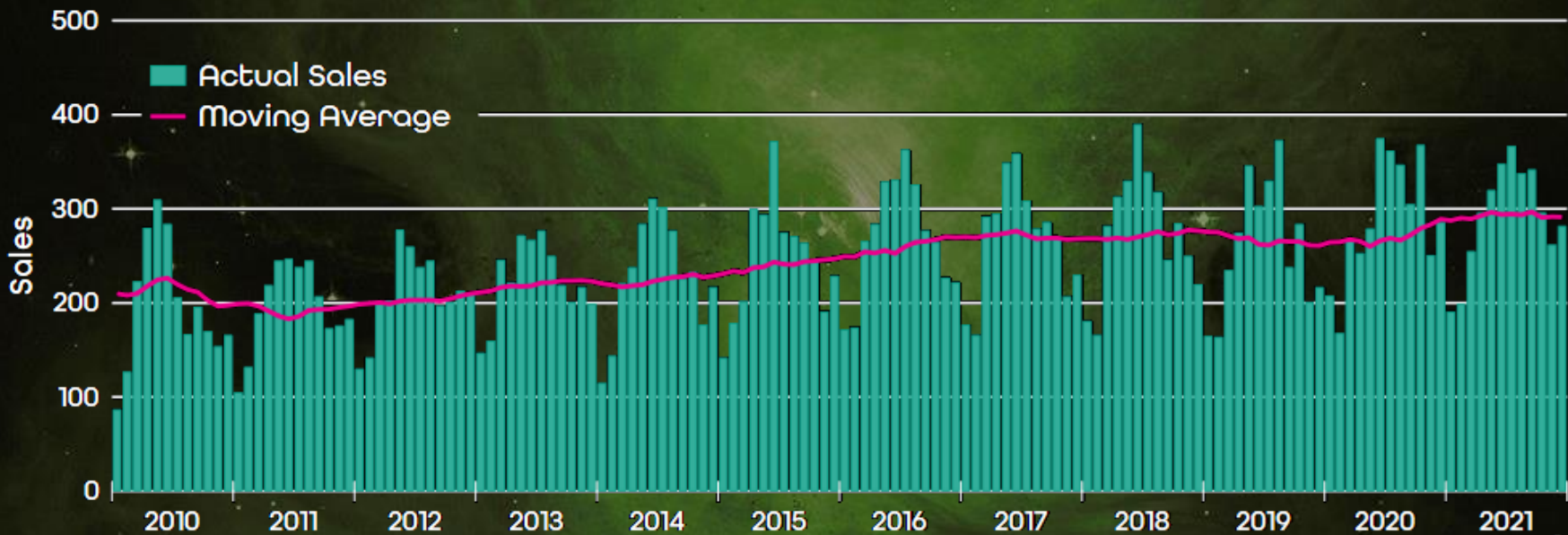


Sources: BLS; Federal Reserve Bank of St. Louis; University of Michigan

TOPEKA HOME SALES ACTIVITY

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KANSAS HOUSING MARKETS FORECAST SERIES

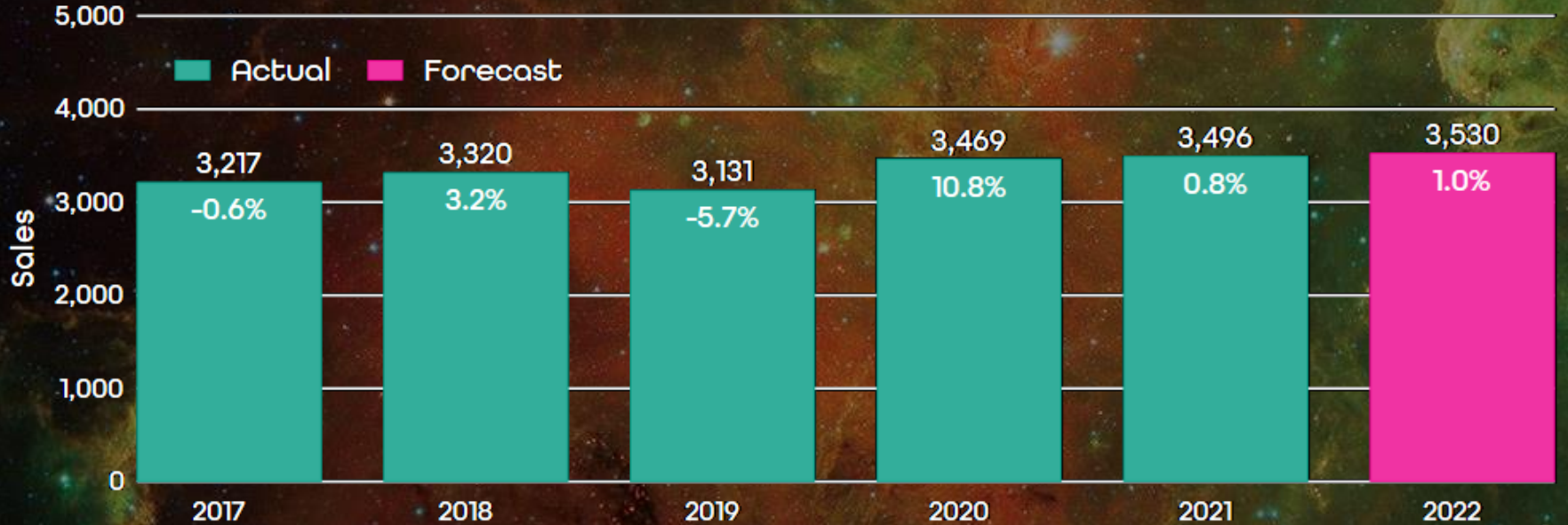


Source: SunFlower Association of REALTORS®

TOPEKA HOME SALES FORECAST

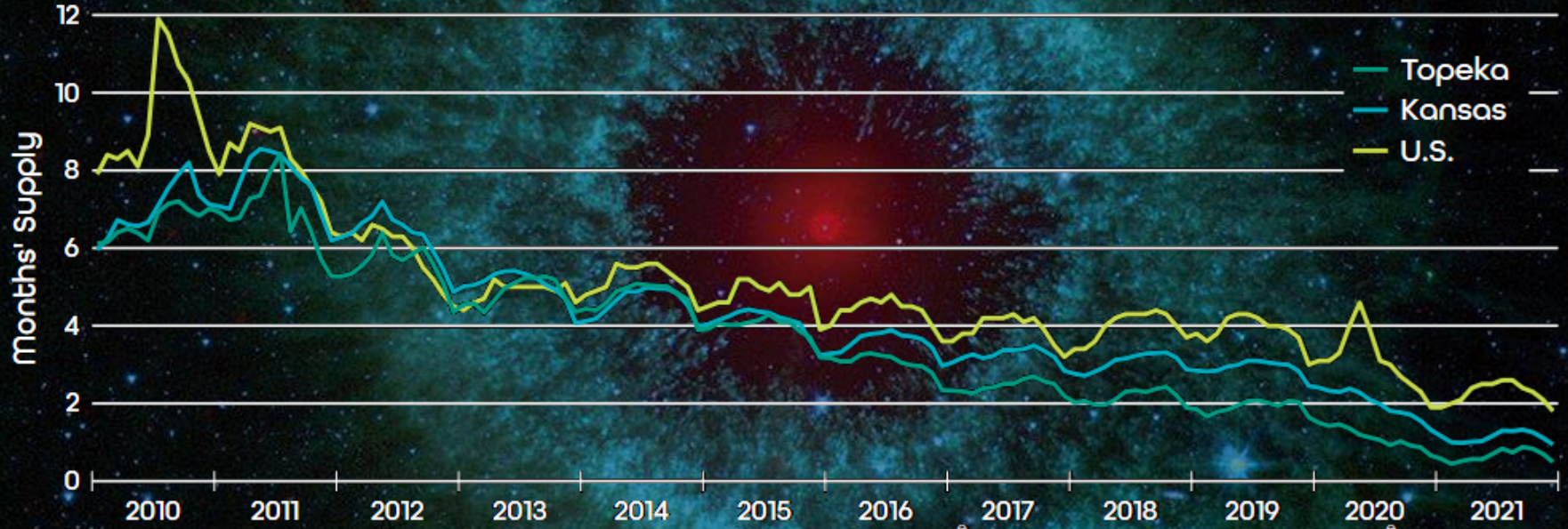
2022

KANSAS HOUSING MARKETS FORECAST SERIES



Sources: WSU Center for Real Estate and Sunflower Association of REALTORS®

INVENTORY OF HOMES FOR SALE

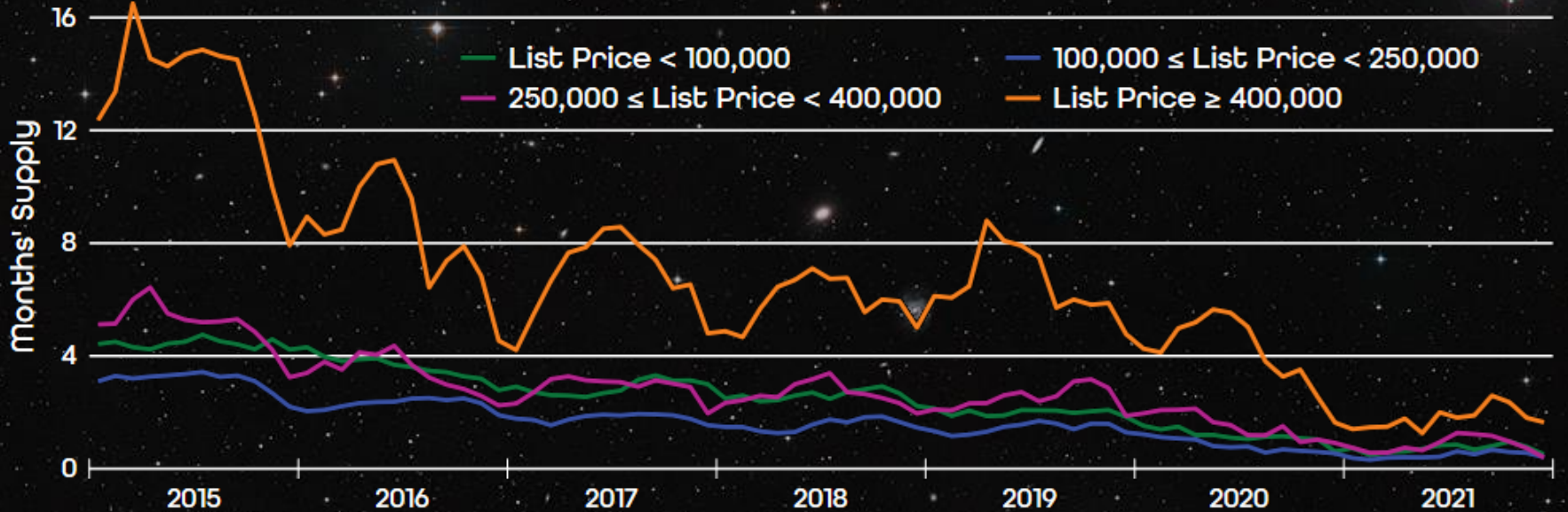


Sources: Sunflower Association of REALTORS®; NAR; Participating Kansas REALTOR® MLS Systems

TOPEKA INVENTORIES BY LIST PRICE

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KANSAS HOUSING MARKETS FORECAST SERIES

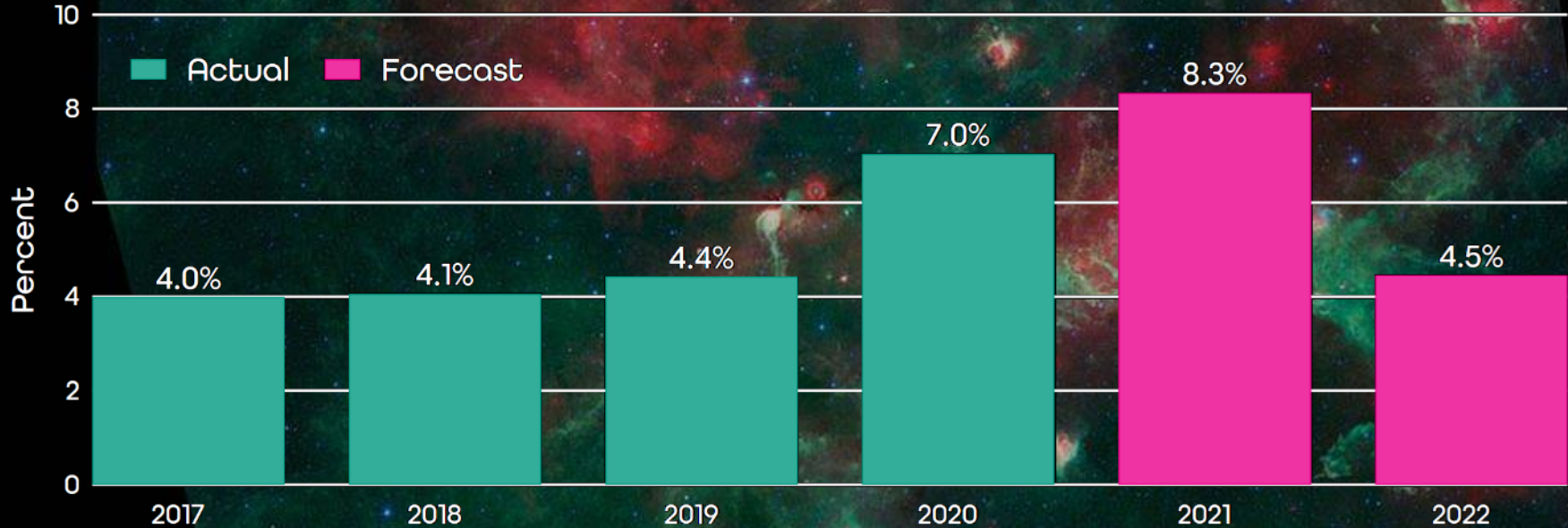


Source: SunFlower Association of REALTORS®

TOPEKA HOME PRICES FORECAST

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KANSAS HOUSING MARKETS FORECAST SERIES

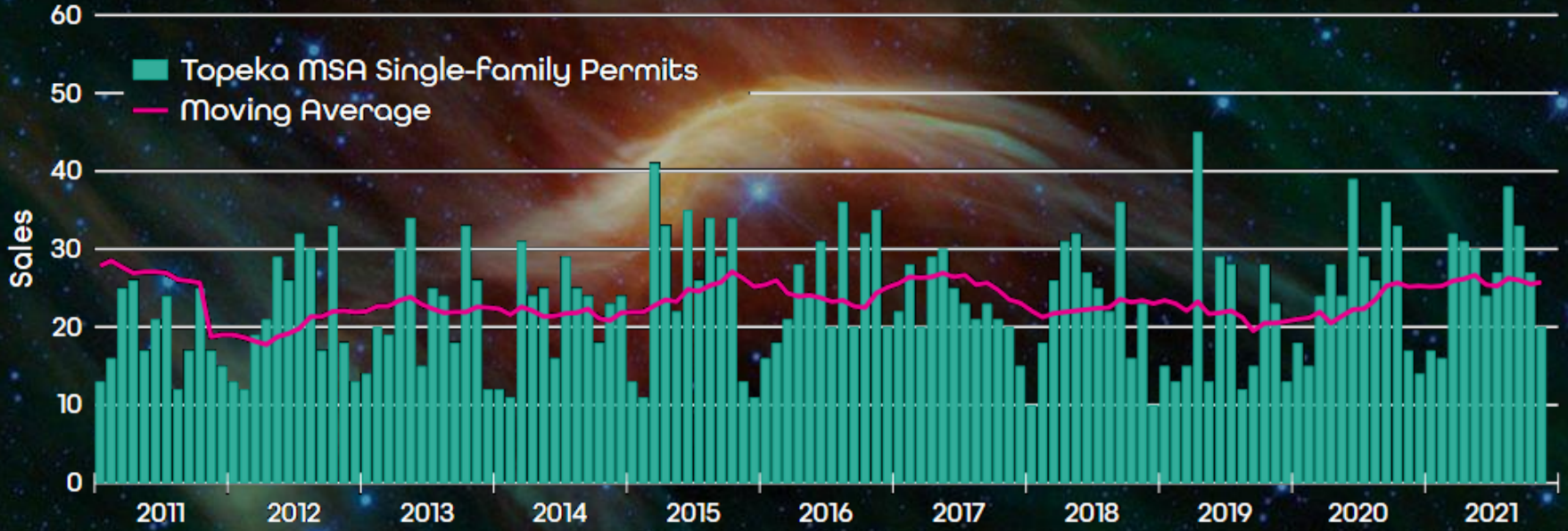


Sources: Federal Housing Finance Agency; WSU Center for Real Estate

TOPEKA NEW HOME CONSTRUCTION ACTIVITY

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KANSAS HOUSING MARKETS FORECAST SERIES

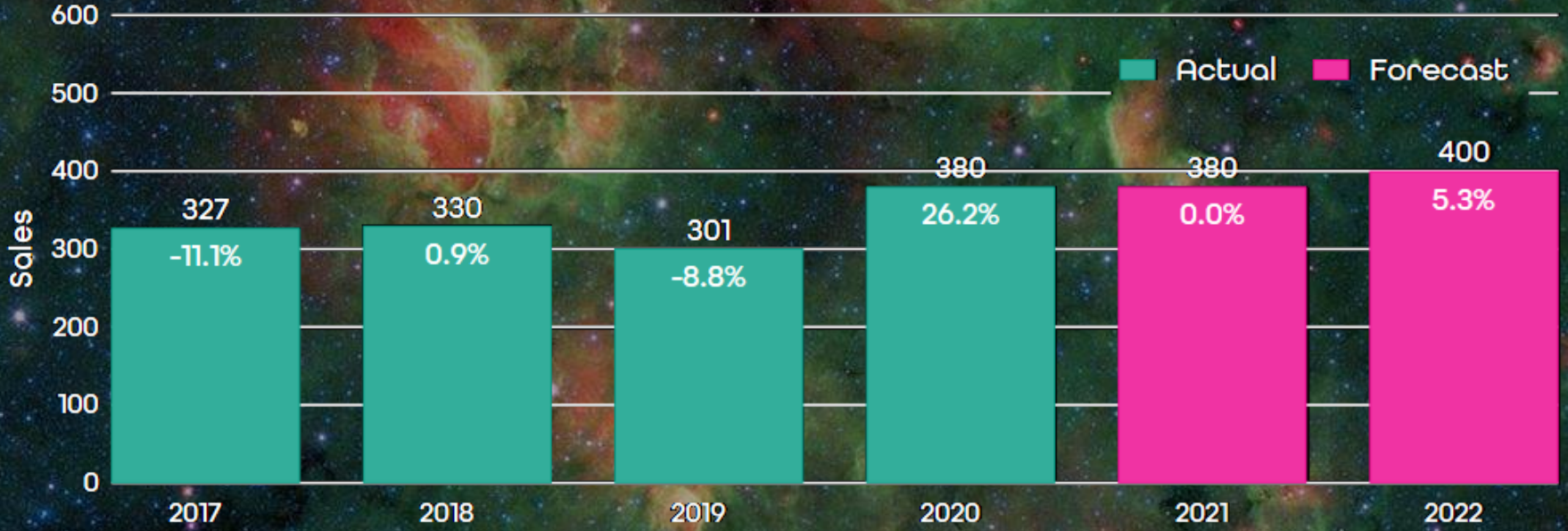


Source: U.S. Bureau of the Census

NEW HOME CONSTRUCTION FORECAST

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KANSAS HOUSING MARKETS FORECAST SERIES



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

2022 TOPEKA HOUSING FORECAST



	2019 Actual	2020 Actual	2021 Actual/Fcst.	2022 Forecast
Total Home Sales	3,131 units -5.7%	3,469 units +10.8%	3,496 units +0.8%	3,530 units +1.0%
SF Building Permits	301 units -8.8%	380 units +26.2%	380 units n/c	400 units +5.3%
Home Price Appreciation	+4.6%	+7.0%	+8.3%	+4.5%

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HOUSING FORECAST

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