

# Wichita Housing Market 2007 Year-end Review

*South Central Kansas Regional  
Chapter of IAAO  
January 17, 2008*

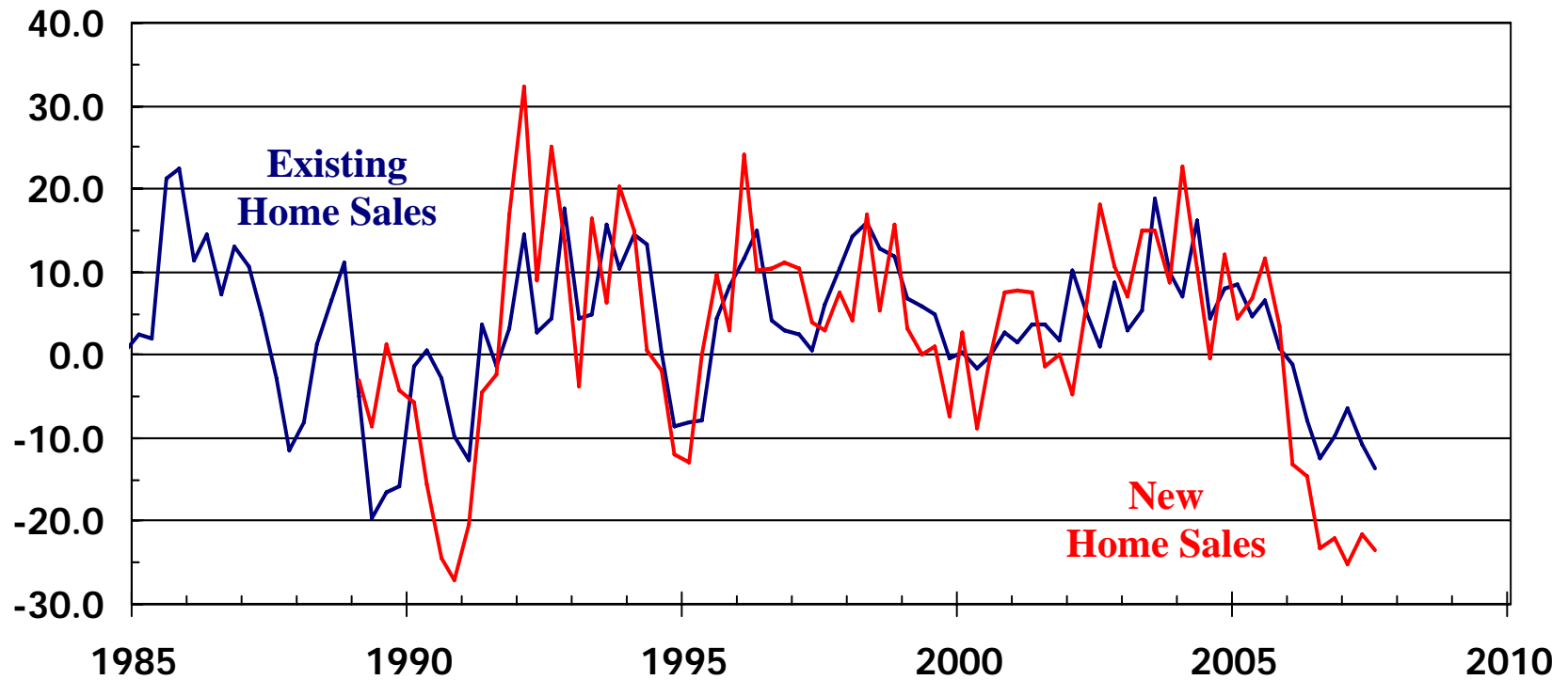


WICHITA STATE UNIVERSITY



# US Home Sales

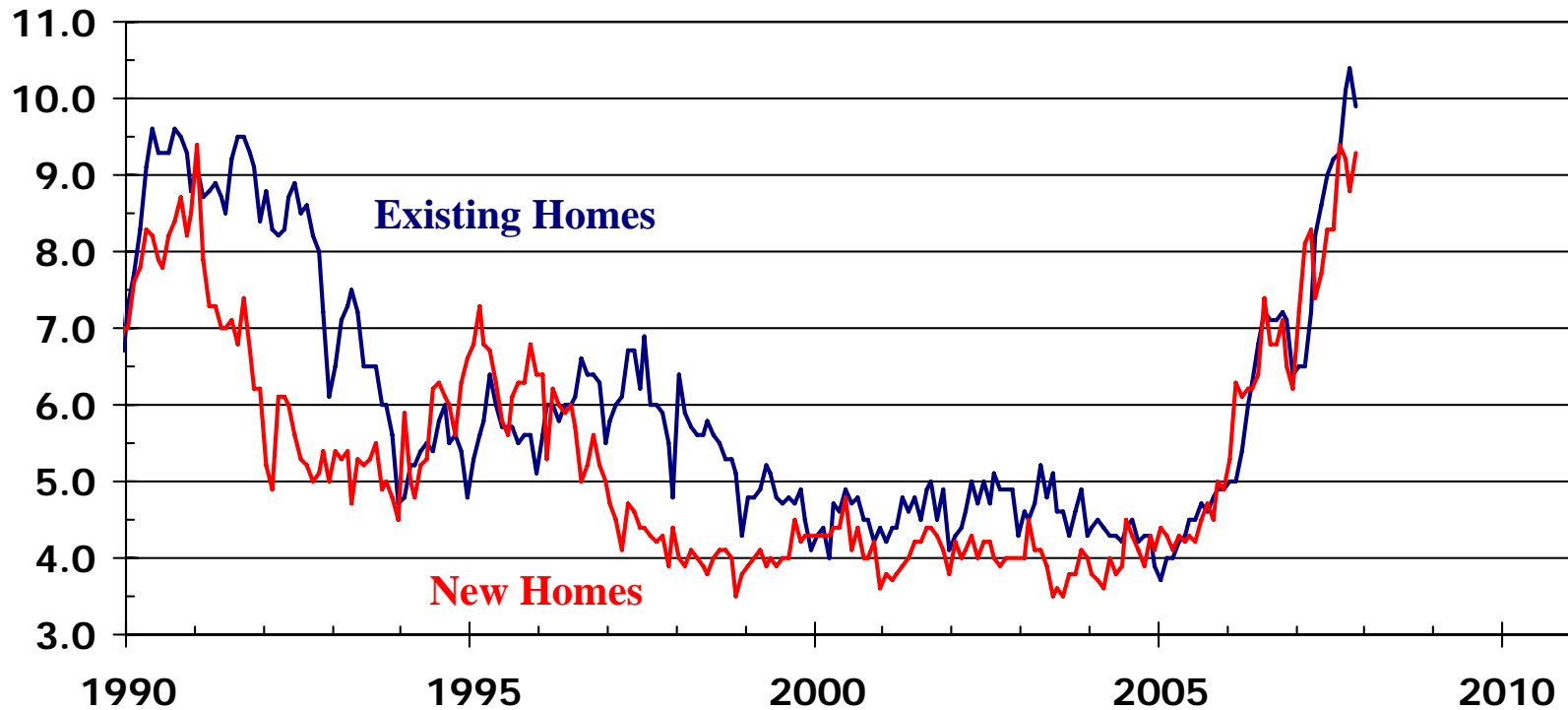
Year-over-year Percentage Change



Sources: NAR; U.S. Census Bureau

# US Housing Inventories

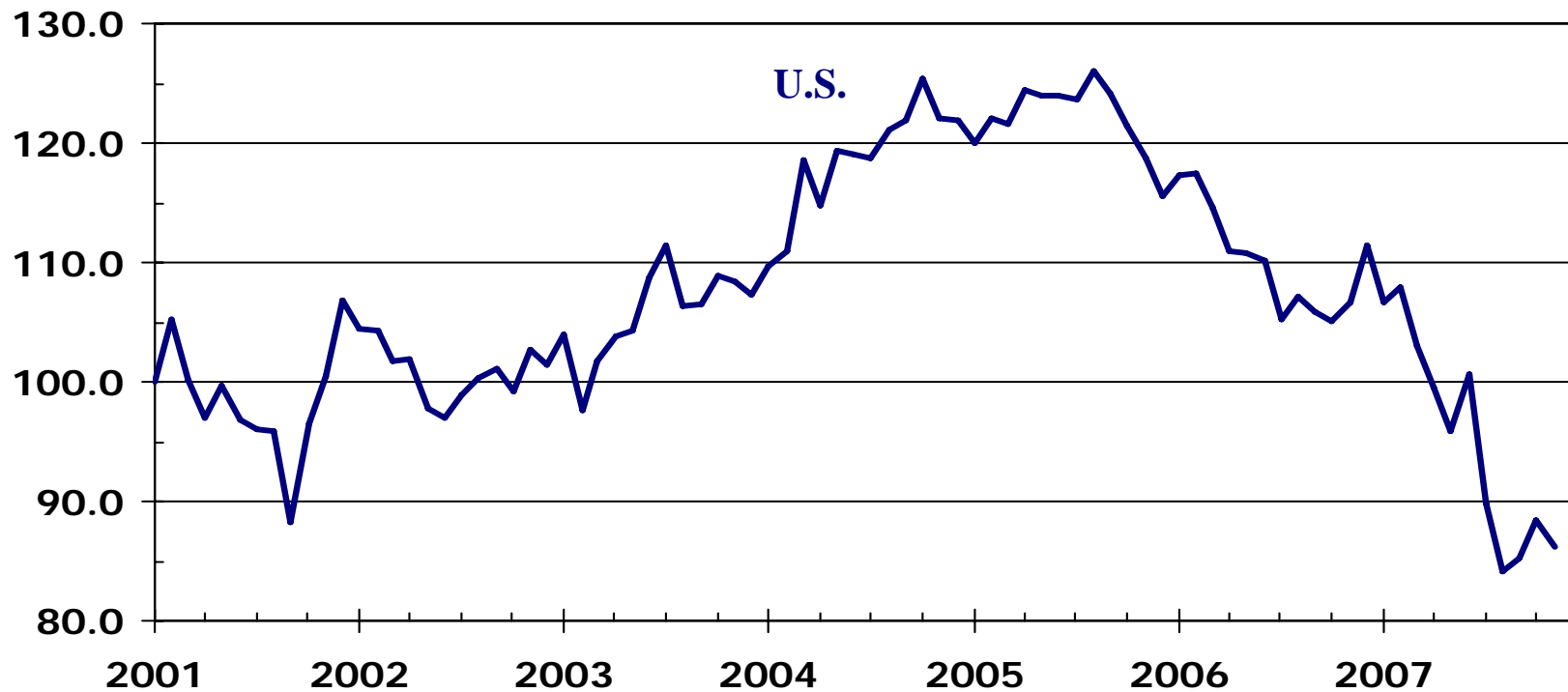
Months Supply (SA)



Sources: NAR; U.S. Census Bureau

# Pending Home Sales Index

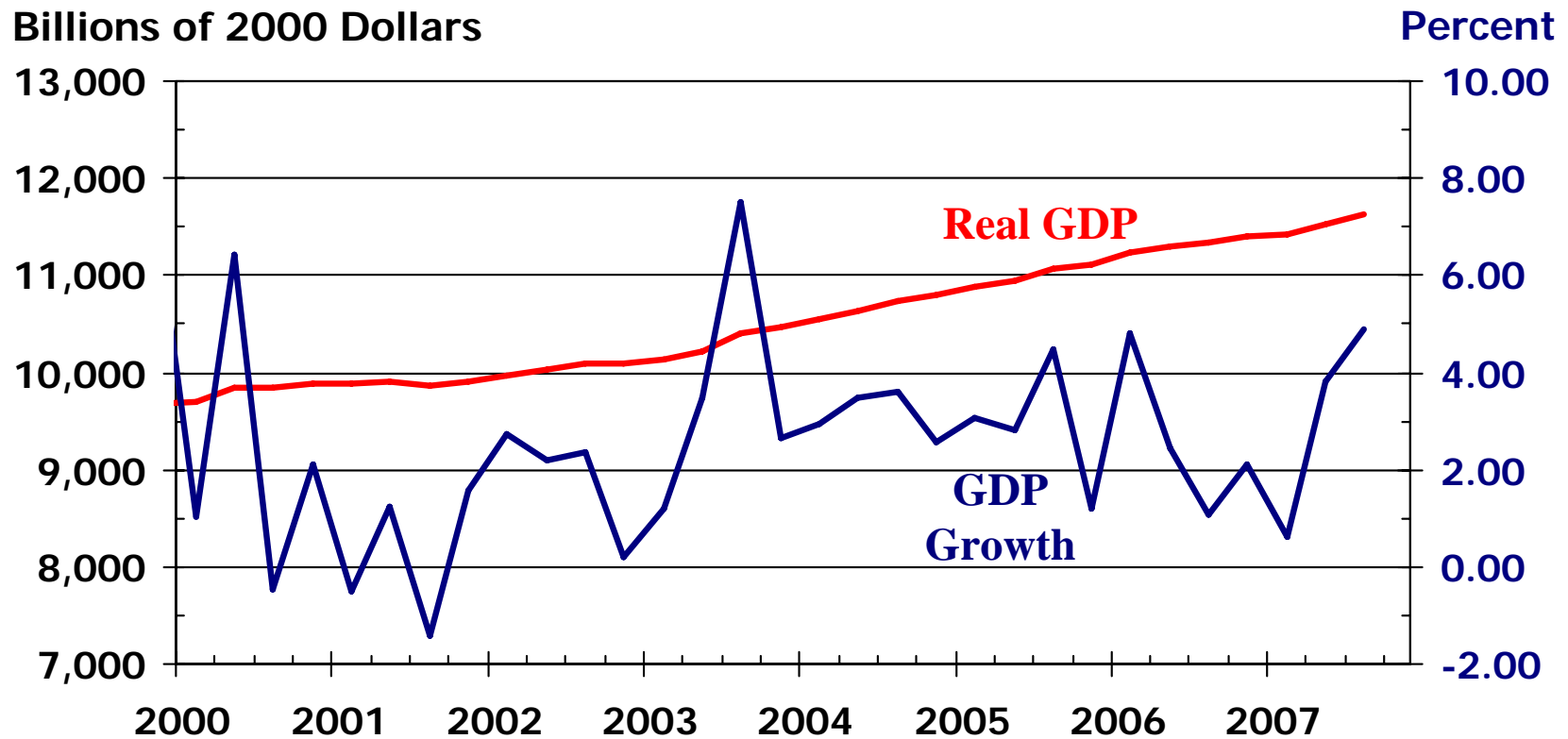
Index (SA)



Source: NAR



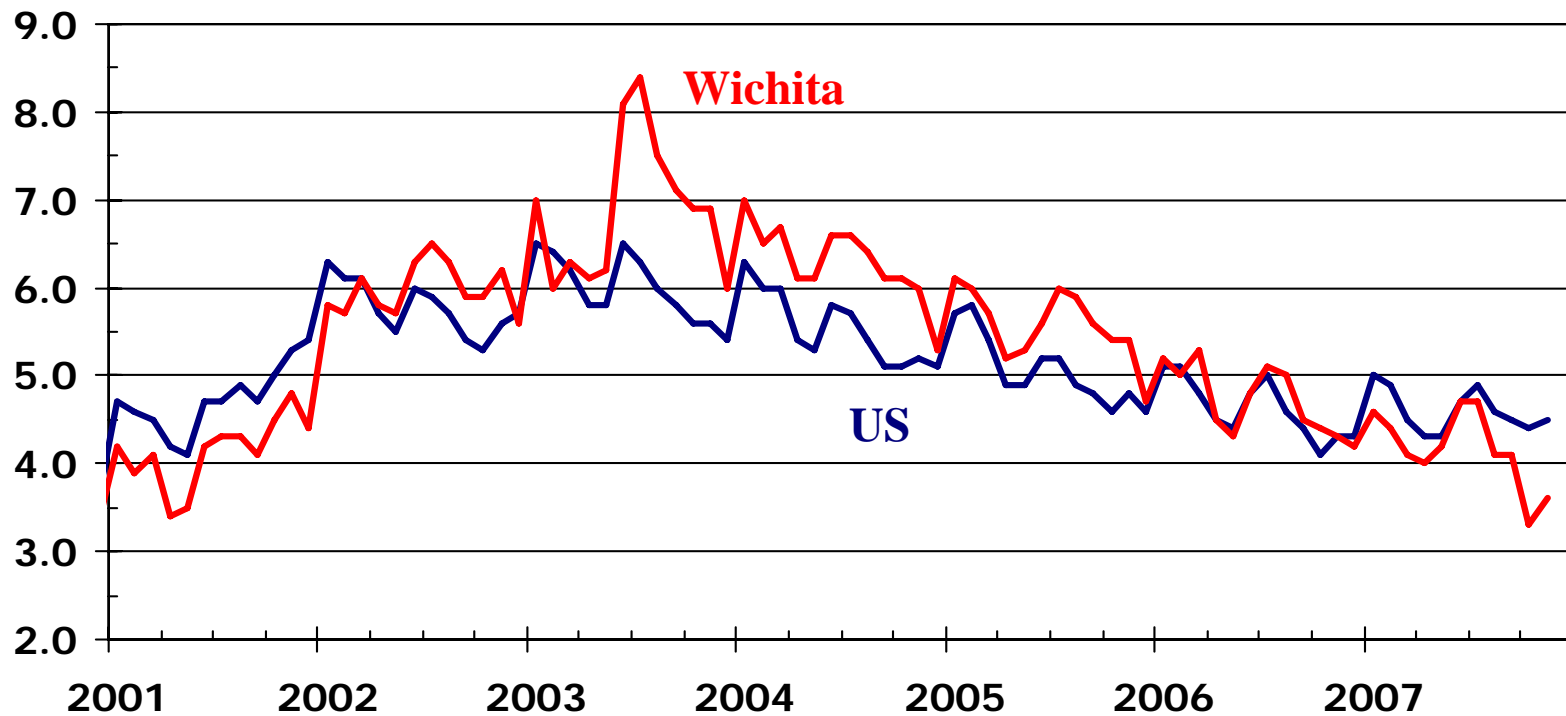
# Real Gross Domestic Product



Source: Bureau of Economic Analysis

# Unemployment Rate

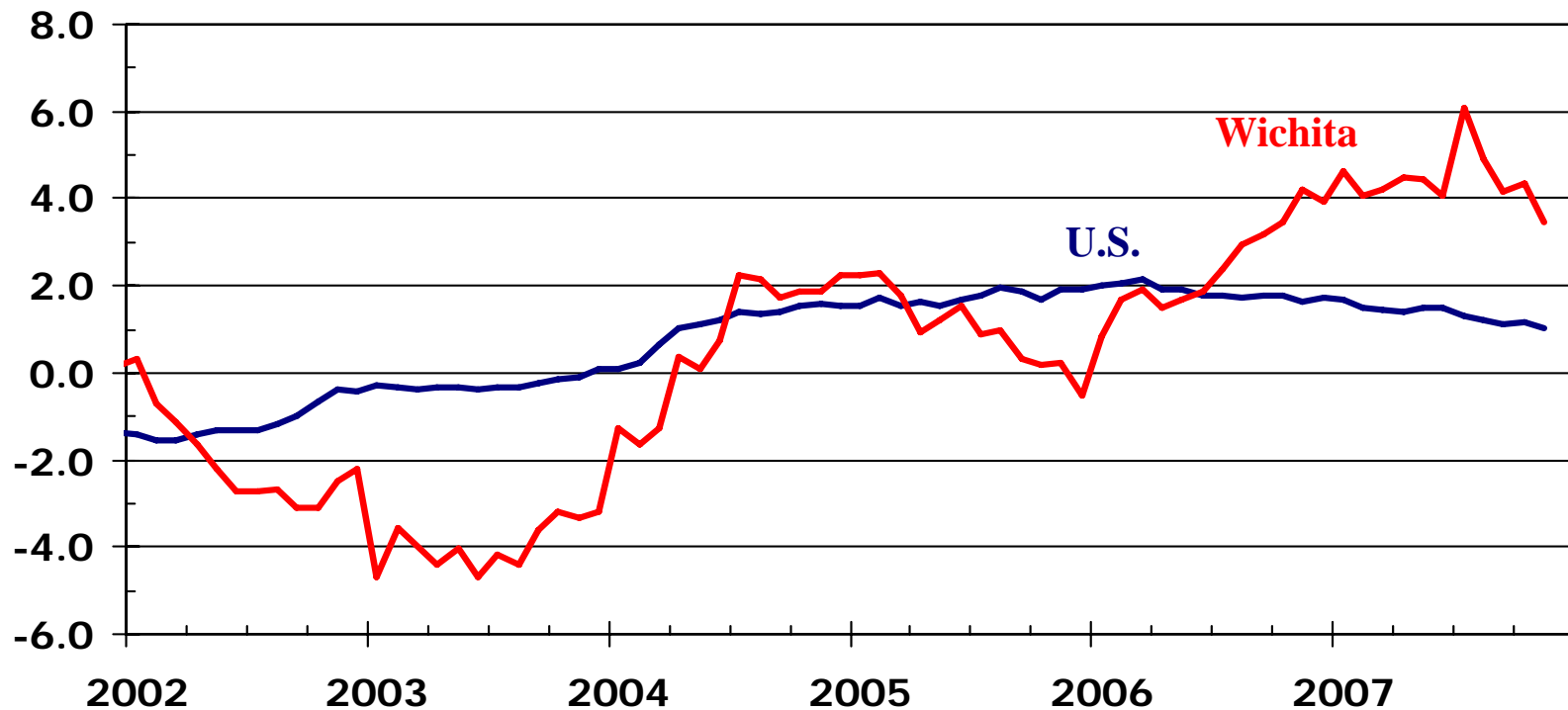
Percent



Sources: Kansas Department of Human Resources;  
U.S. Bureau of Labor Statistics

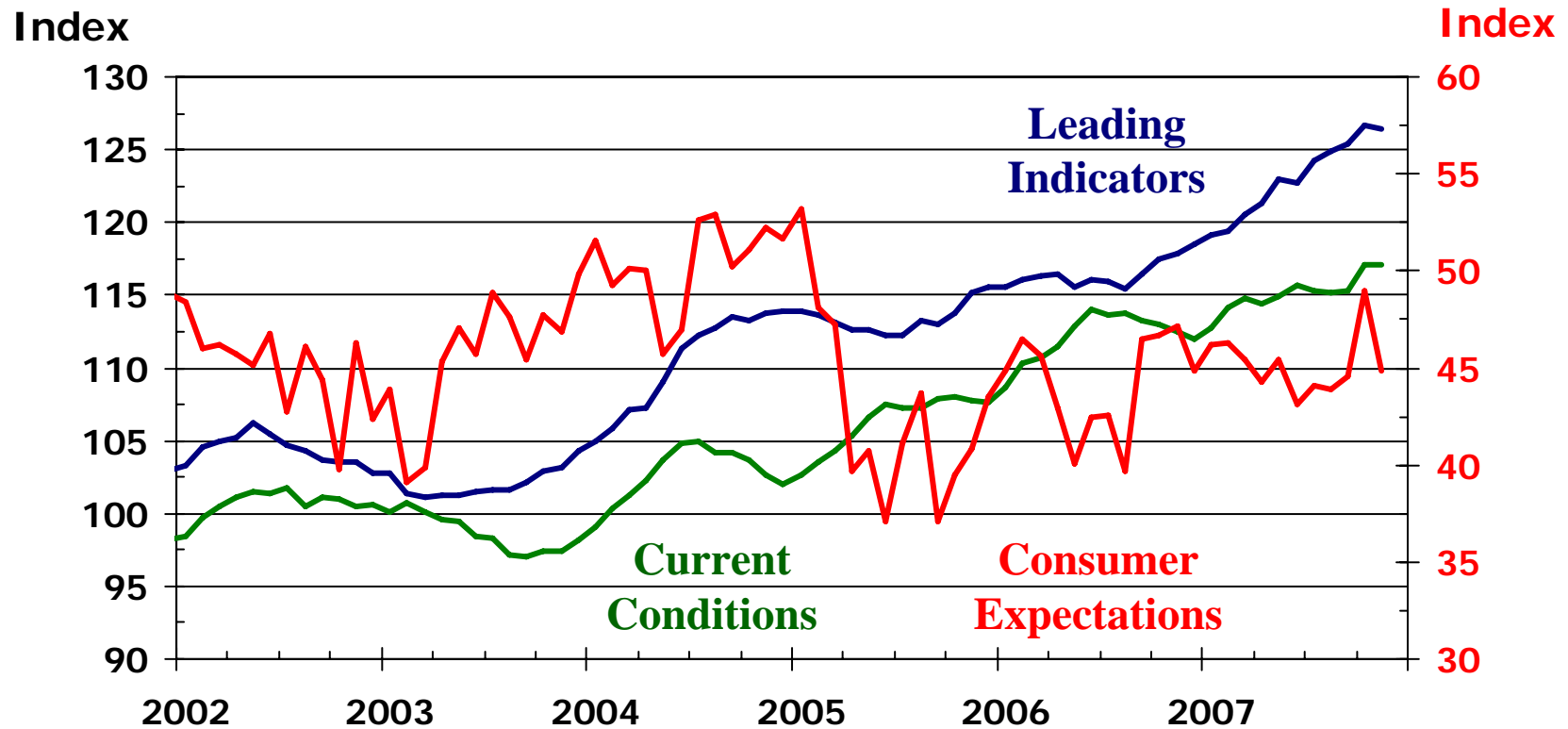
# Employment Growth

Year-over-Year Percentage Change



Sources: Kansas Department of Human Resources;  
U.S. Bureau of Labor Statistics

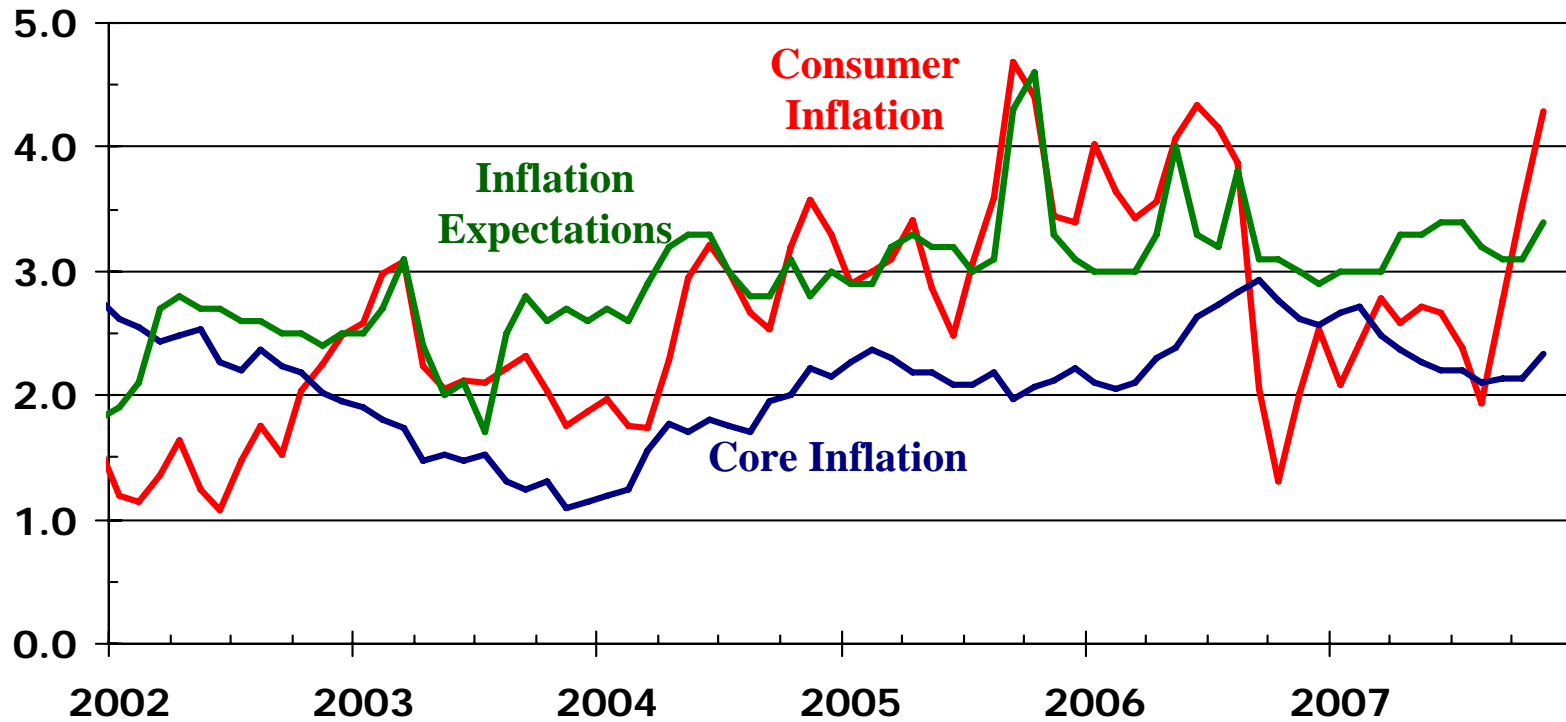
# WSU Economic Indices



Source: WSU Center for Economic Development and Business Research

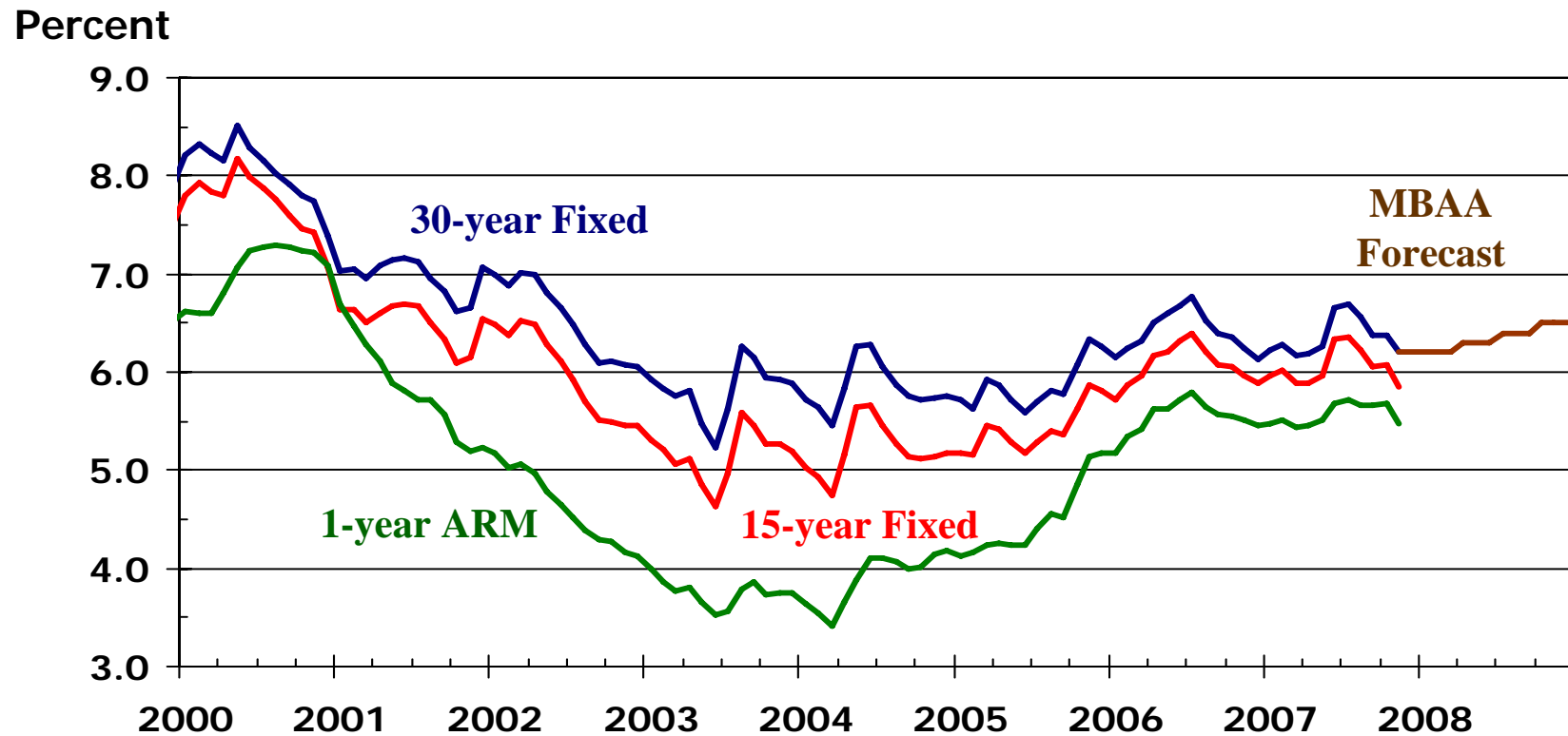
# Consumer Inflation

Percent



Sources: U.S. Bureau of Labor Statistics;  
University of Michigan

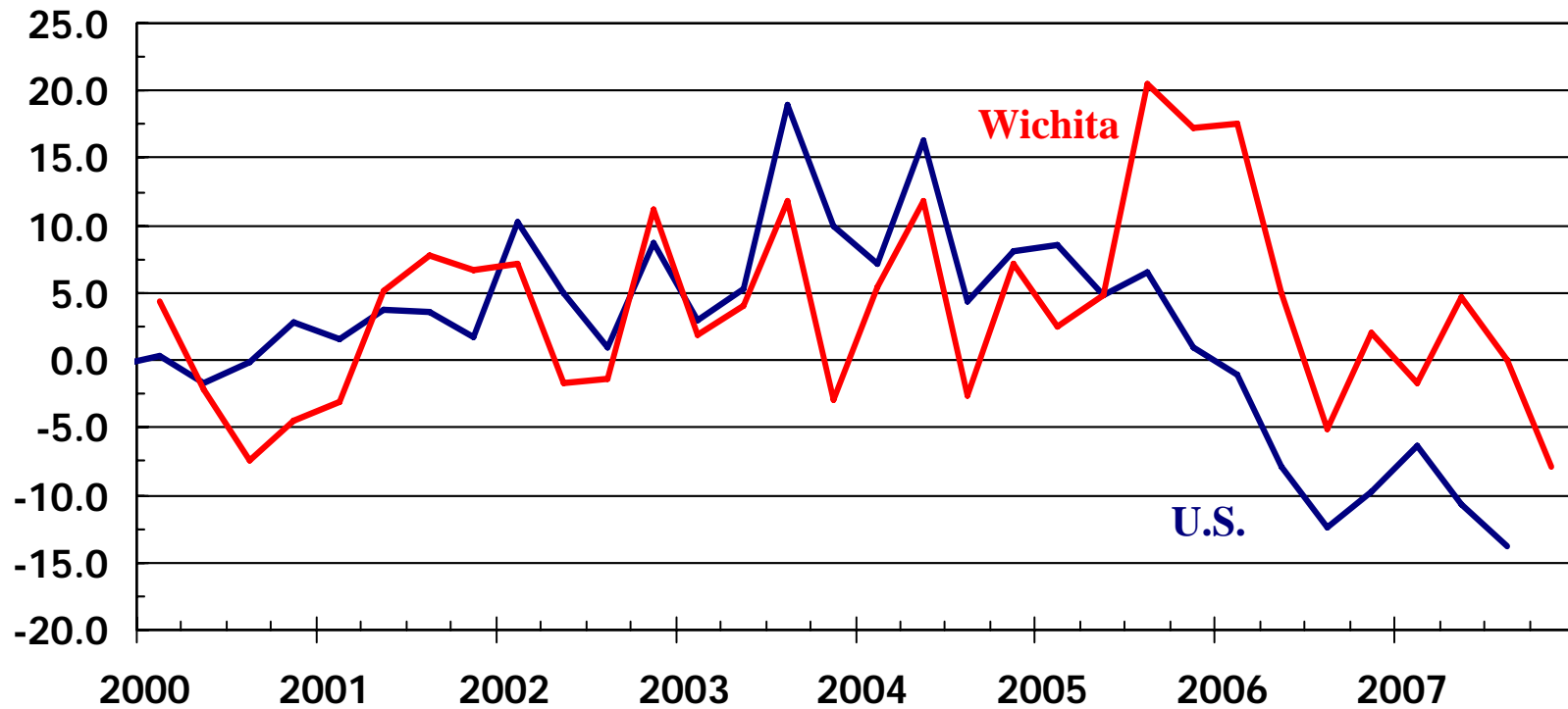
# Mortgage Rates



Sources: Freddie Mac;  
Mortgage Bankers Association of America

# Existing Home Sales

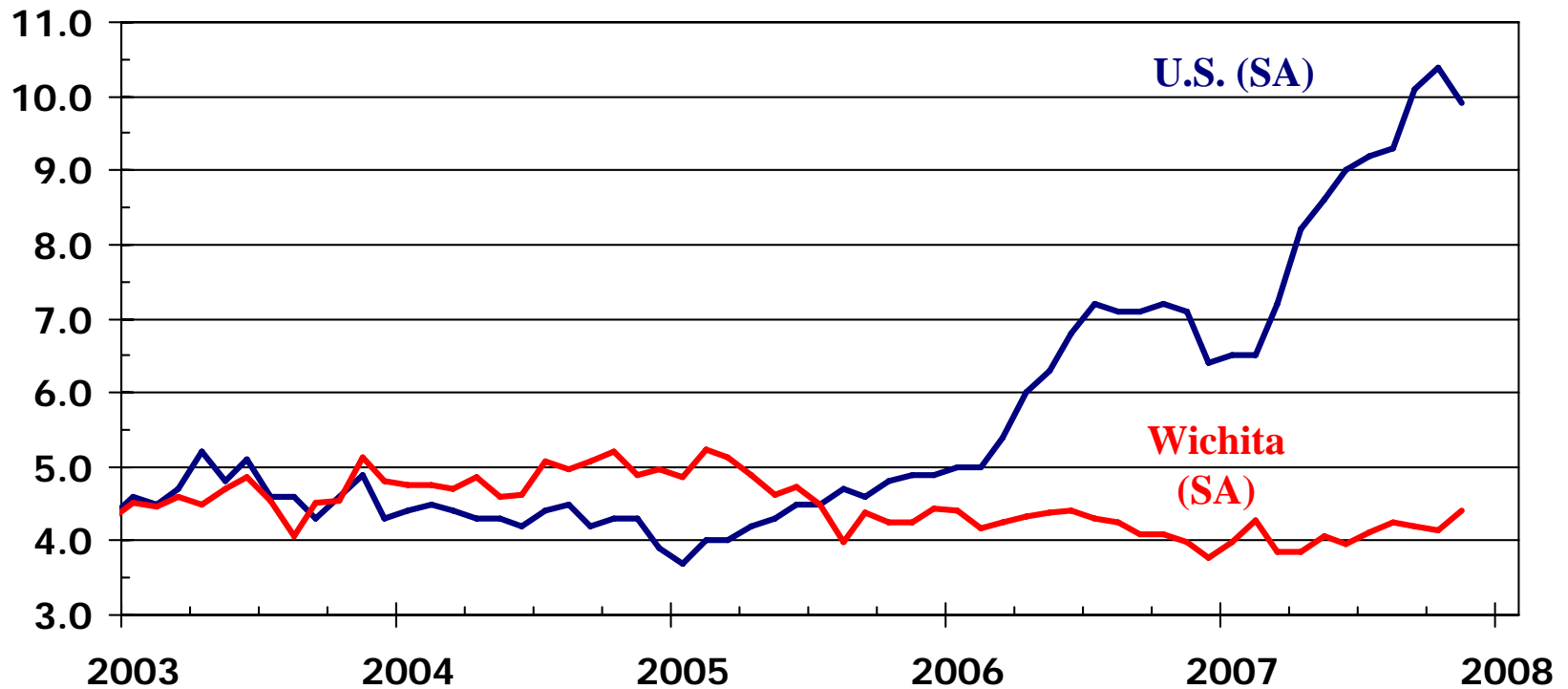
Year-over-year Percentage Change



Sources: NAR; SCK MLS

# Inventory of Existing Homes Available for Sale

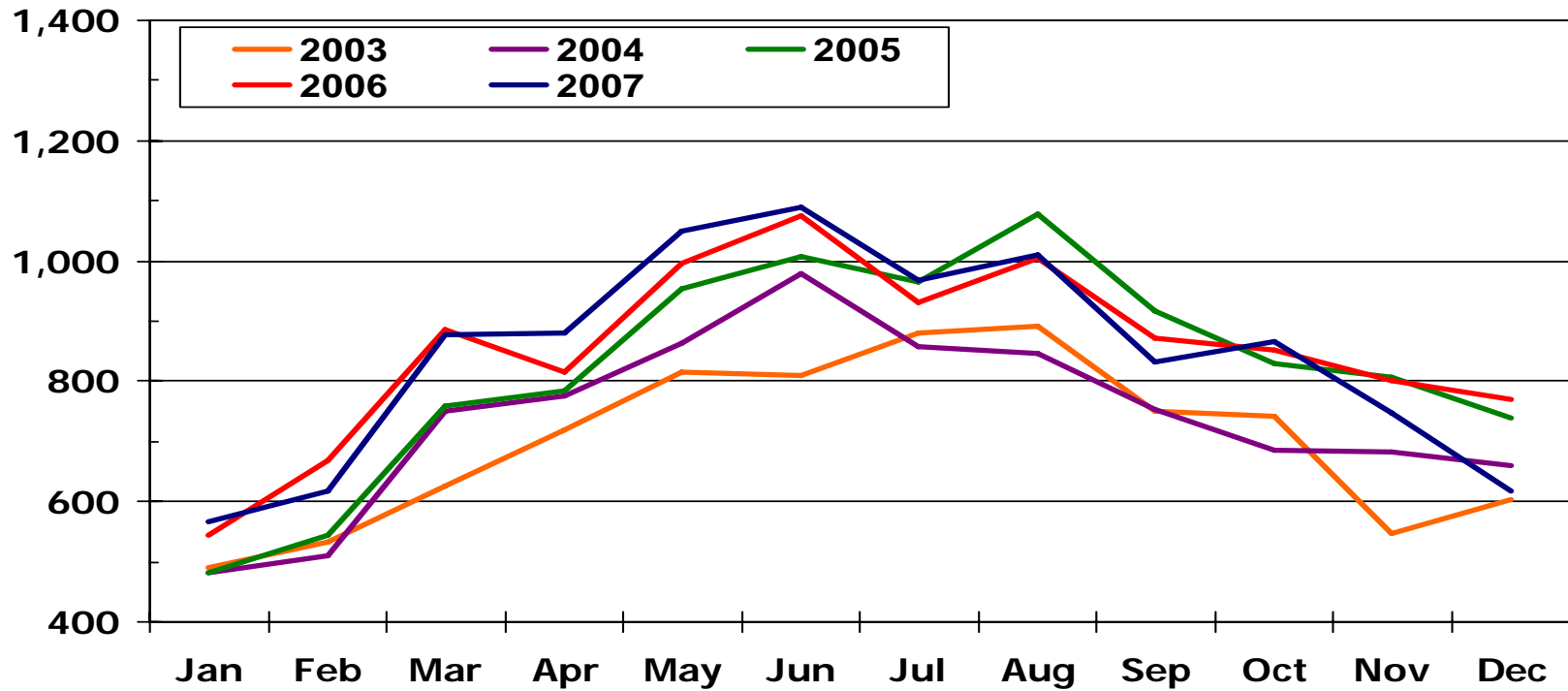
Months Supply (SA)



Sources: NAR; WSU Center for Real Estate  
using data from SCK MLS

# Wichita Area Existing Home Sales

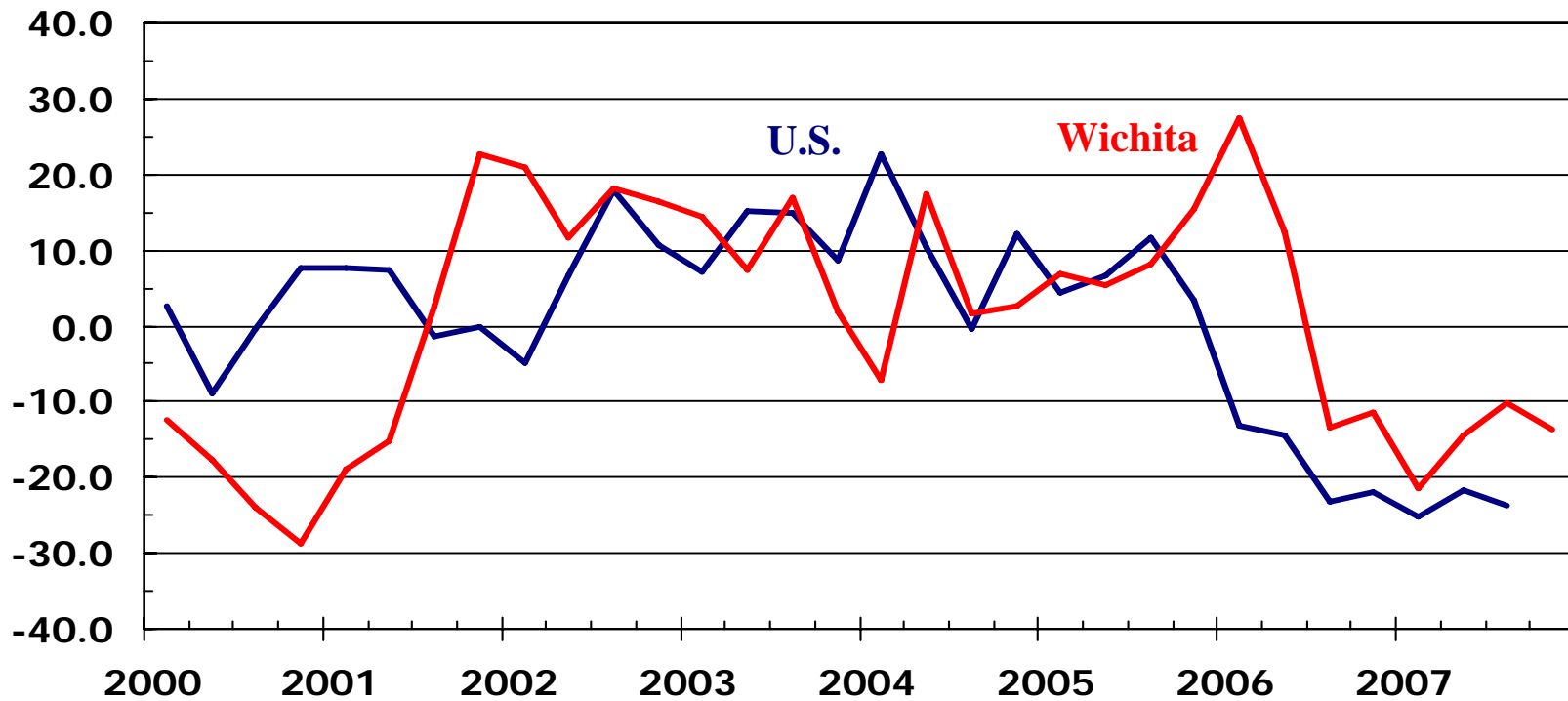
Number of Sales



Source: SCKMLS Statistics

# New Home Sales

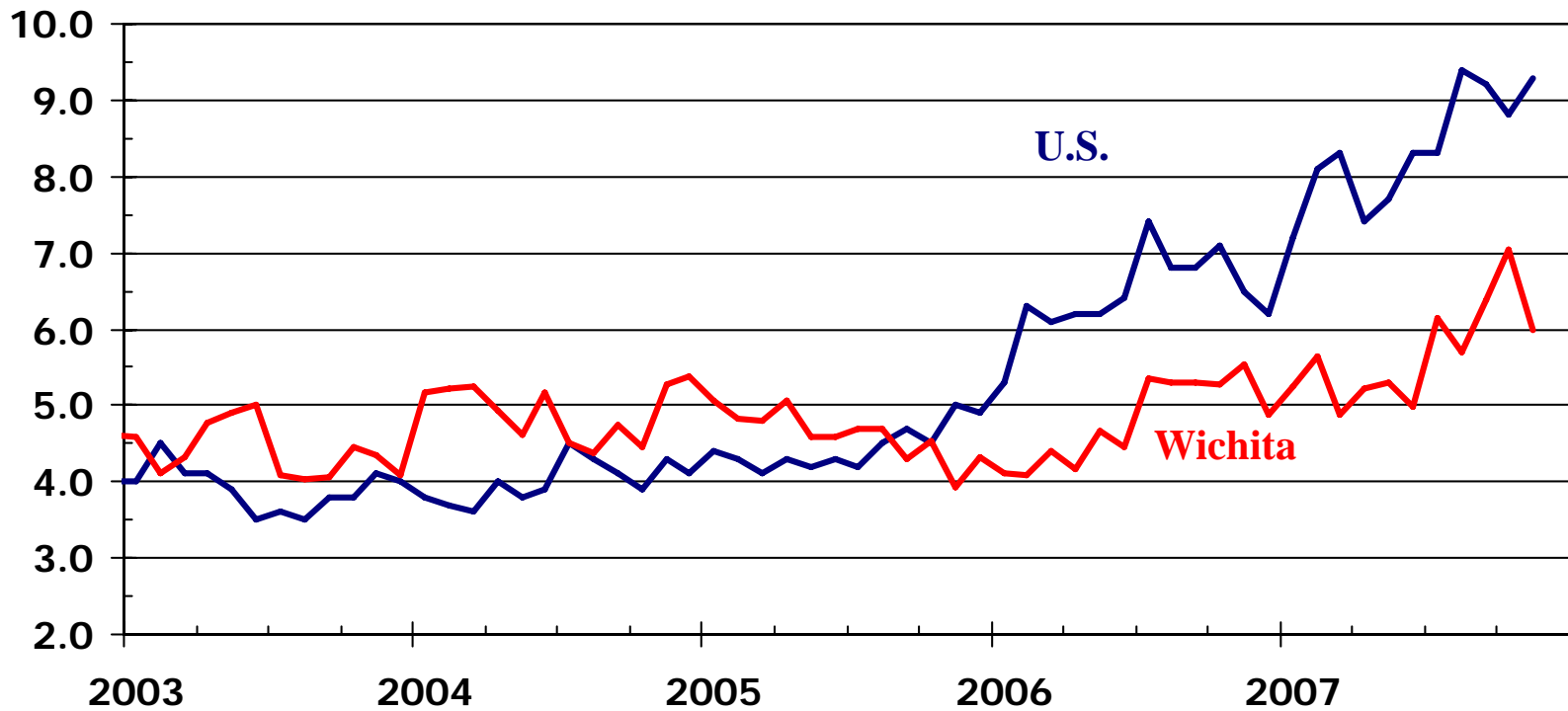
Year-over-year Percentage Change



Sources: HUD; SCK MLS; KCRAR

# Inventory of New Homes Available for Sale

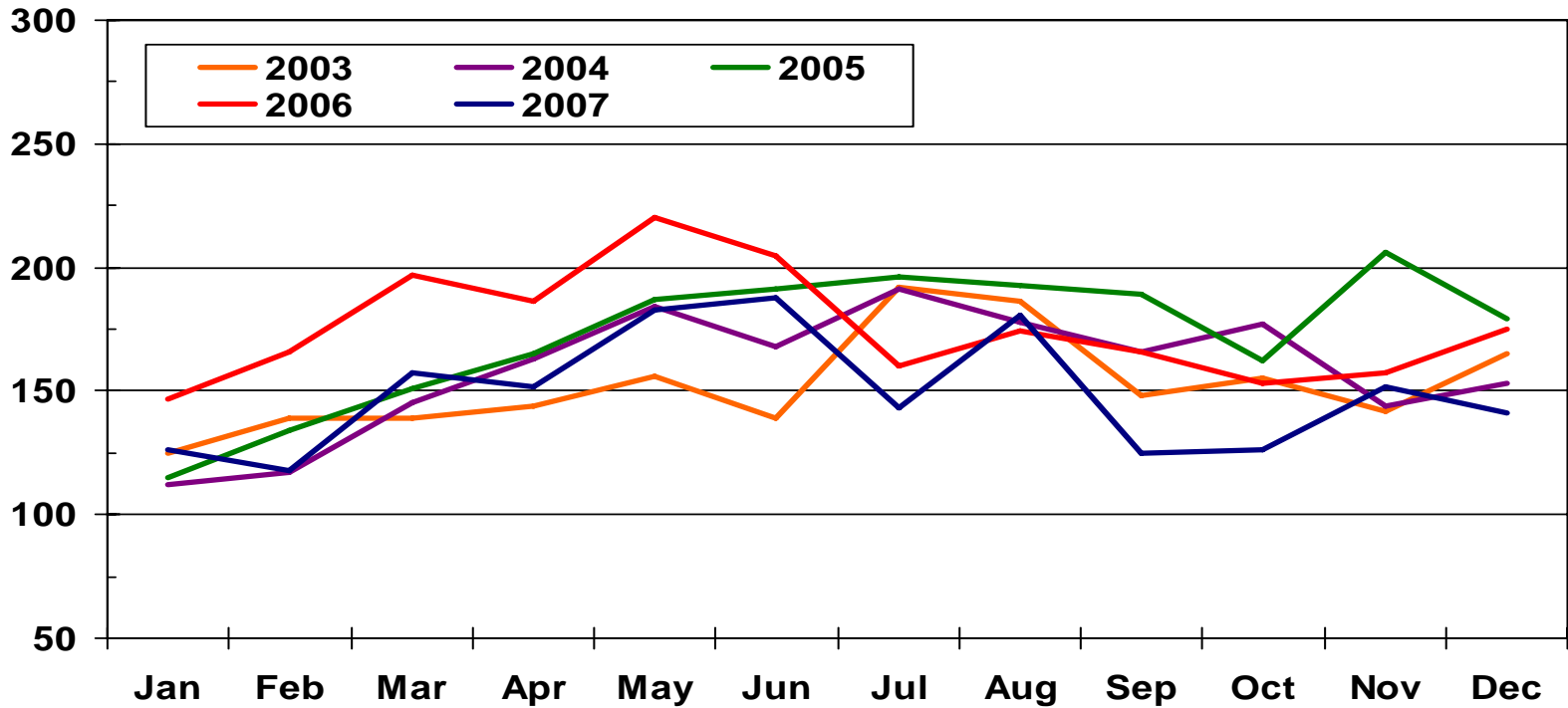
Months Supply (SA)



Sources: HUD; WSU Center for Real Estate  
using data from SCK MLS

# Wichita Area New Home Sales

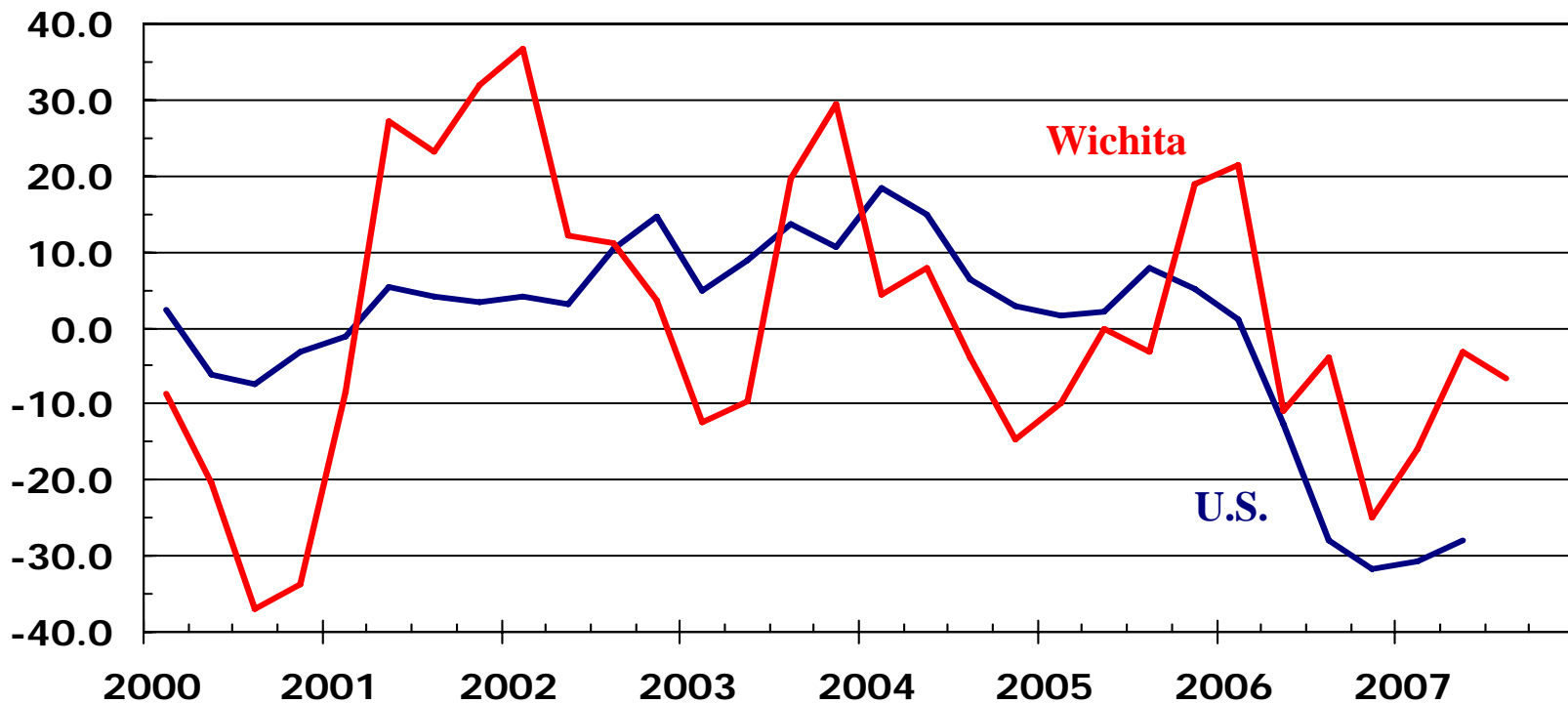
Number of Sales



Source: SCKMLS

# New Home Construction

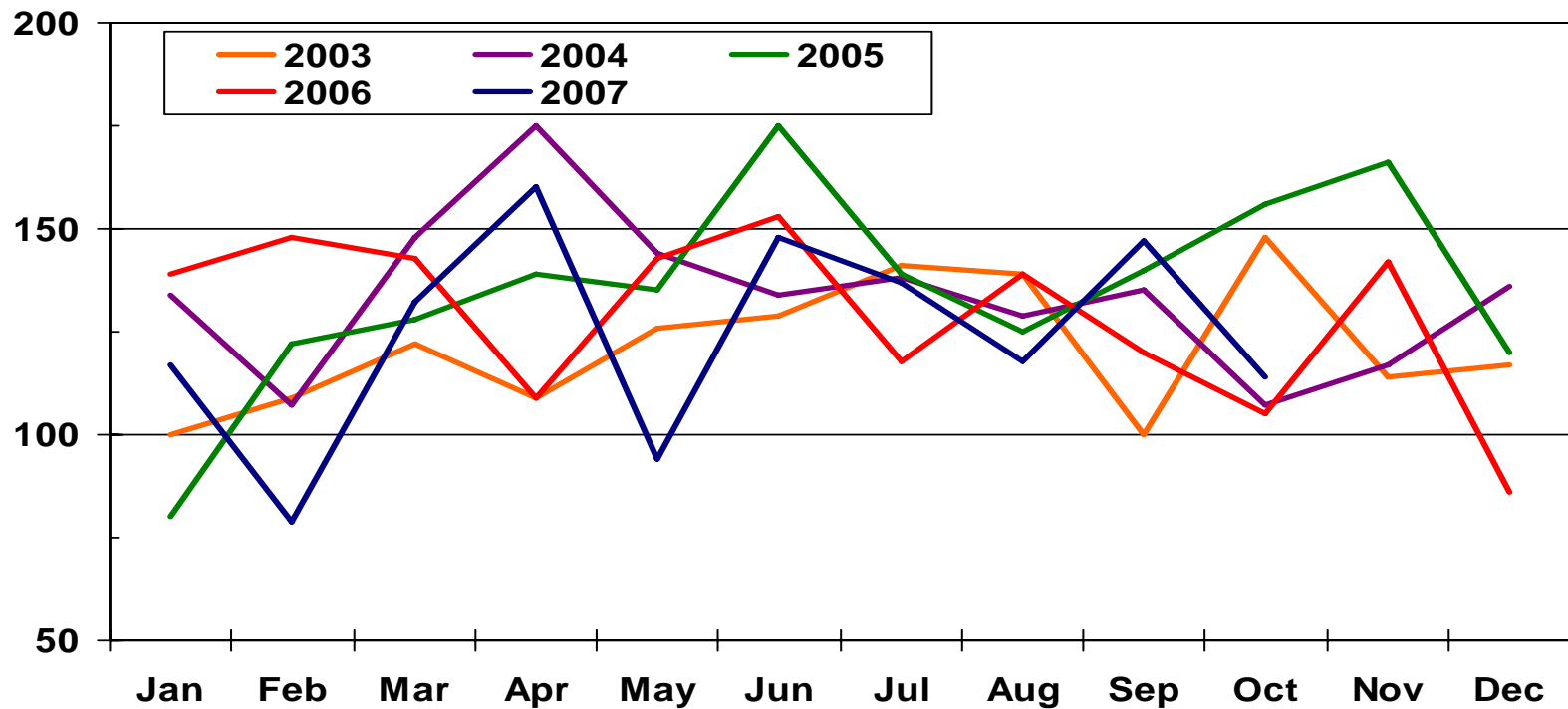
Year-over-year Percentage Change in Single-Family Building Permits



Sources: HUD; WABA

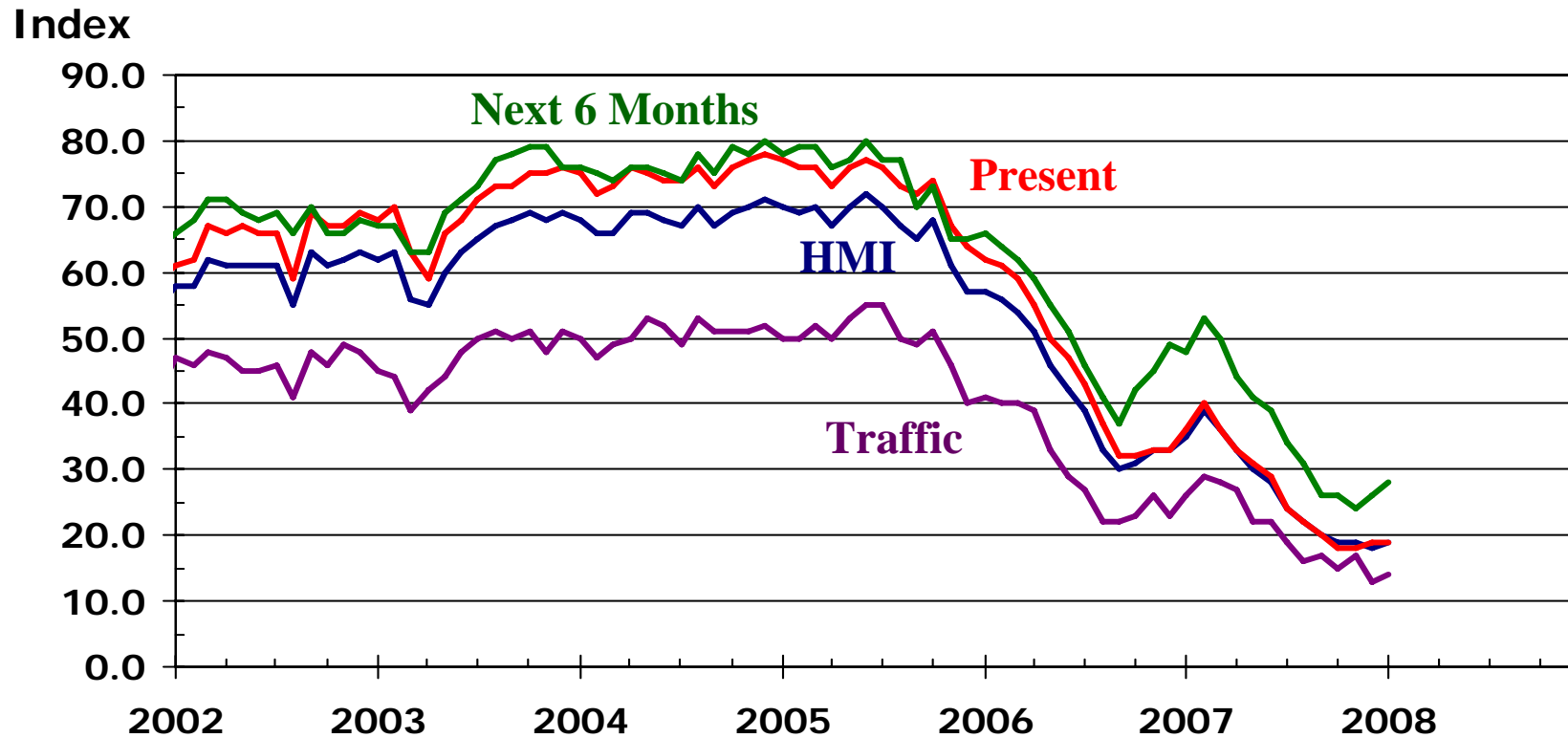
# Wichita Area Building Permits

Number of Sales



Source: WABA

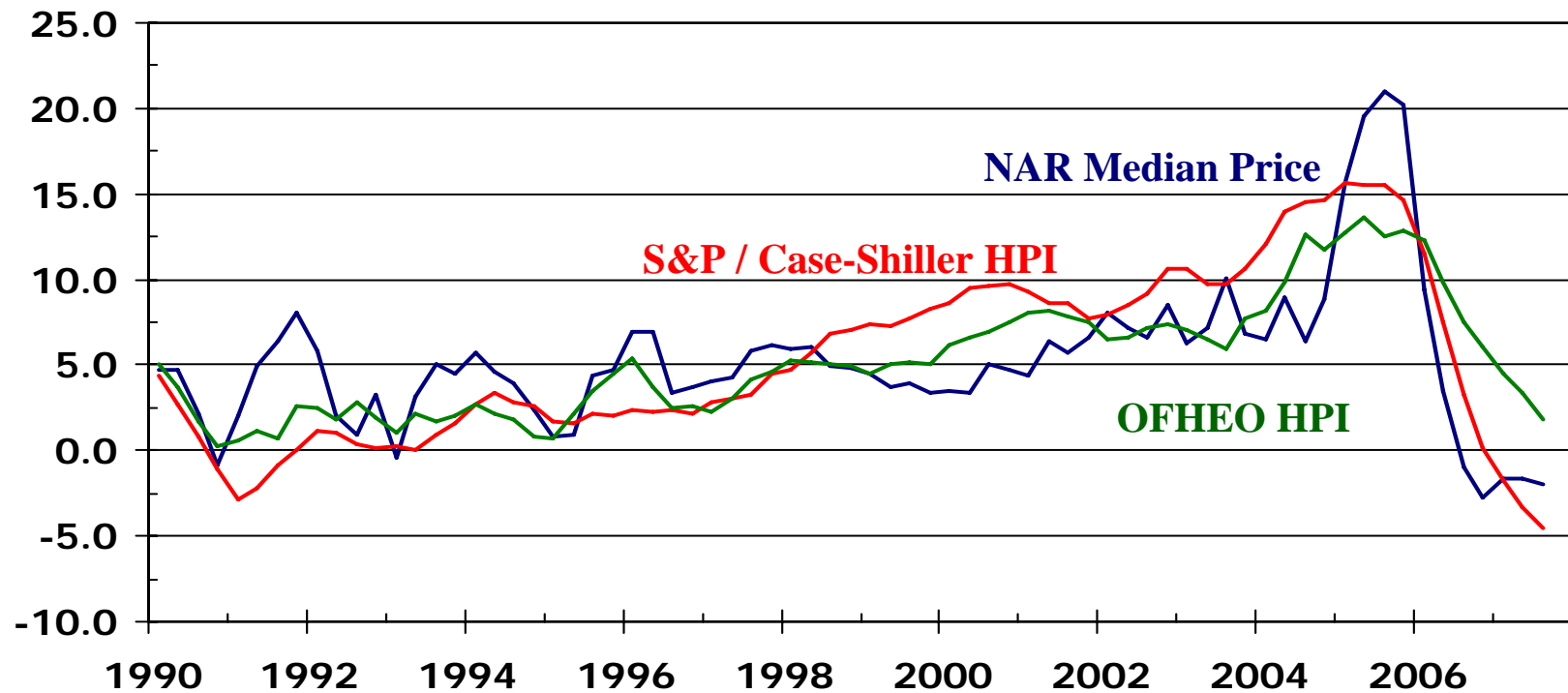
# Housing Market Index: Builder Confidence



Source: NAHB

# U.S. House Price Appreciation

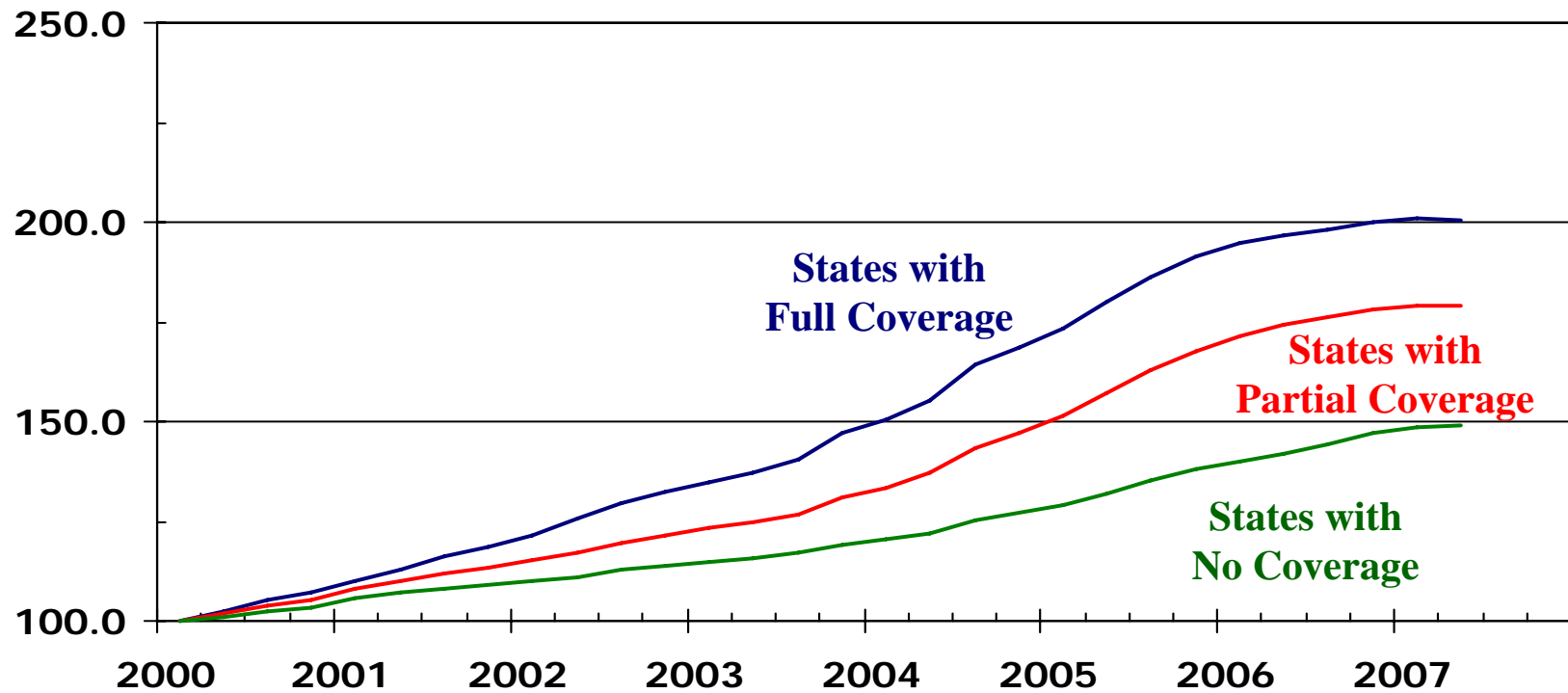
Year-over-year Percentage Change



Sources: NAR; S&P; OFHEO

# OFHEO HPI by S&P Coverage

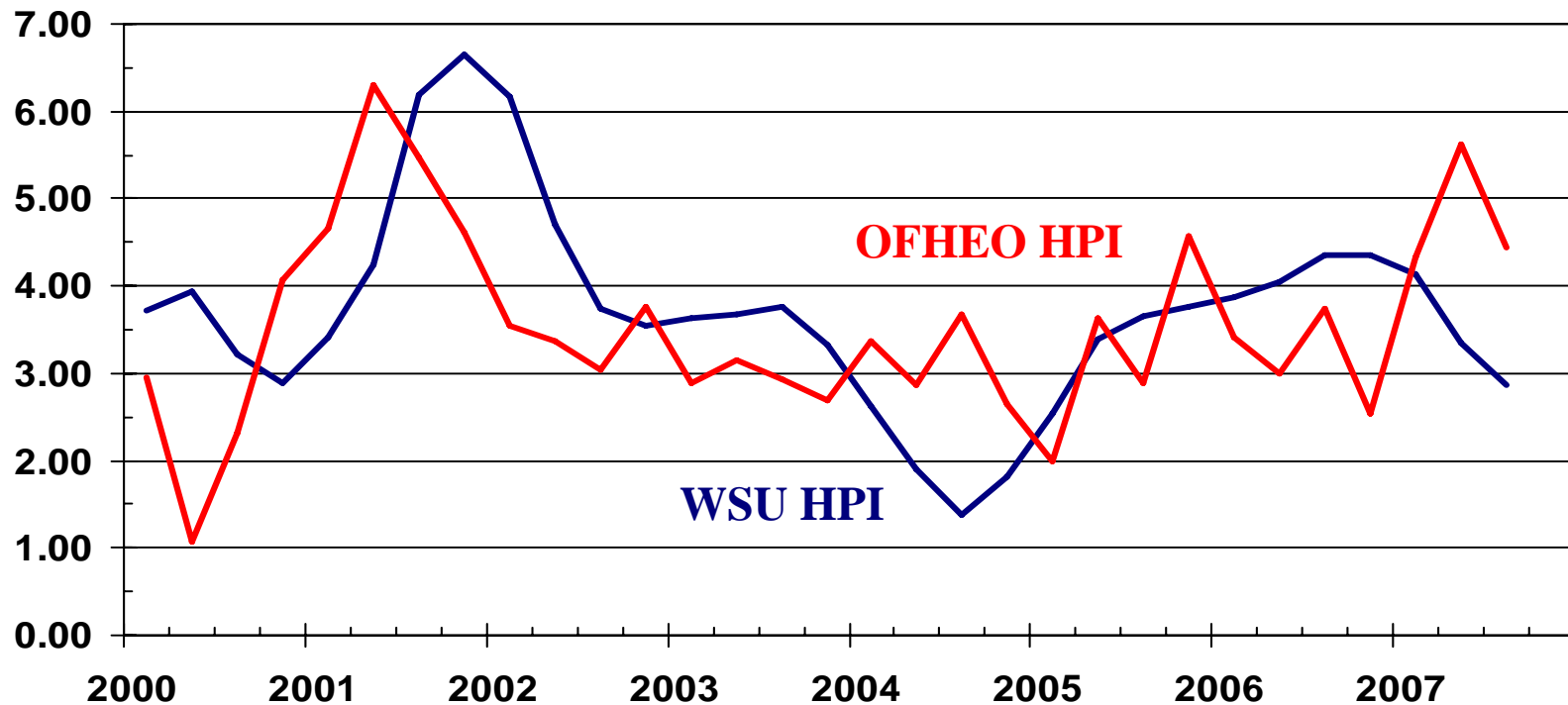
Index: 2000Q1 = 100



Source: WSU Center for Real Estate, using data from OFHEO and U.S. Census Bureau

# Sedgwick County Home Price Appreciation

Year-over-year Percentage Change

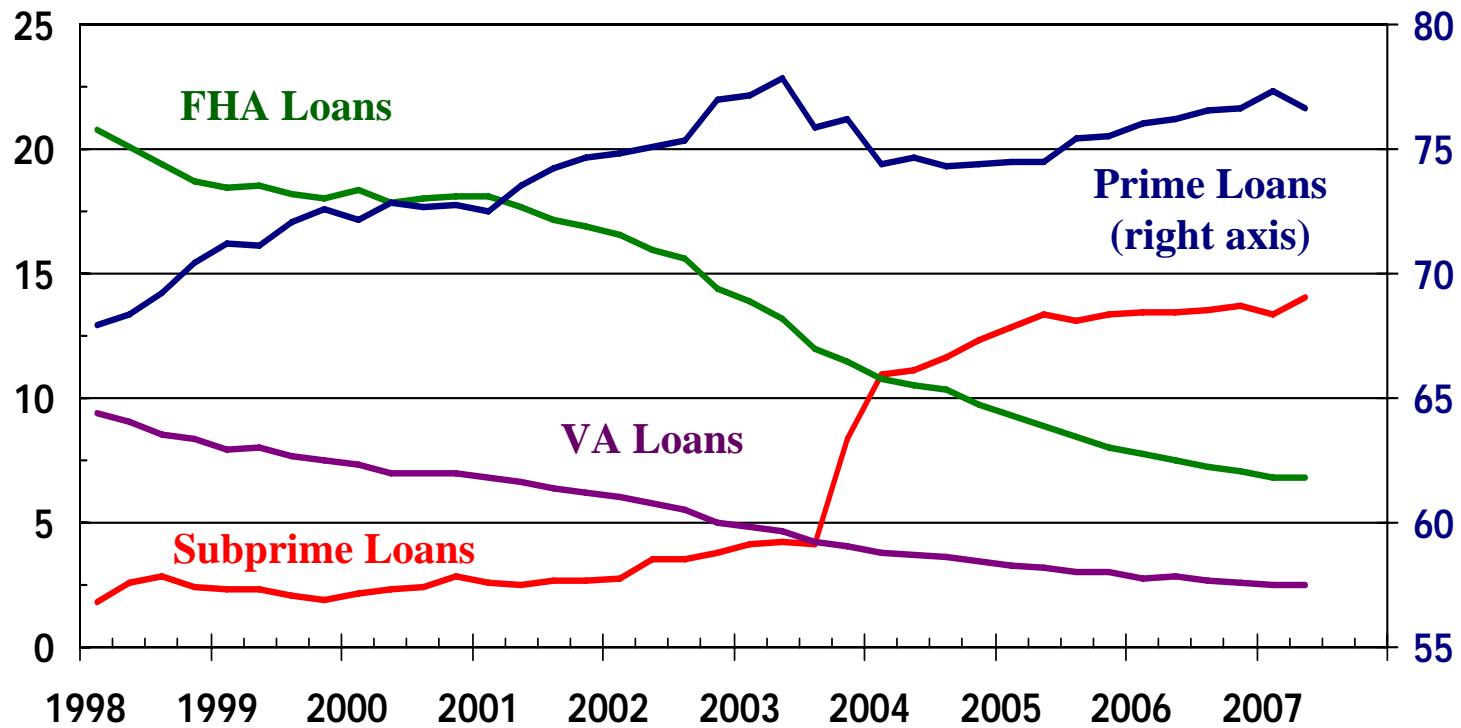


Sources: WSU Center for Real Estate;  
Office of Federal Housing Enterprise Oversight

# The Growth of Subprime Lending

Percent of Loans Serviced

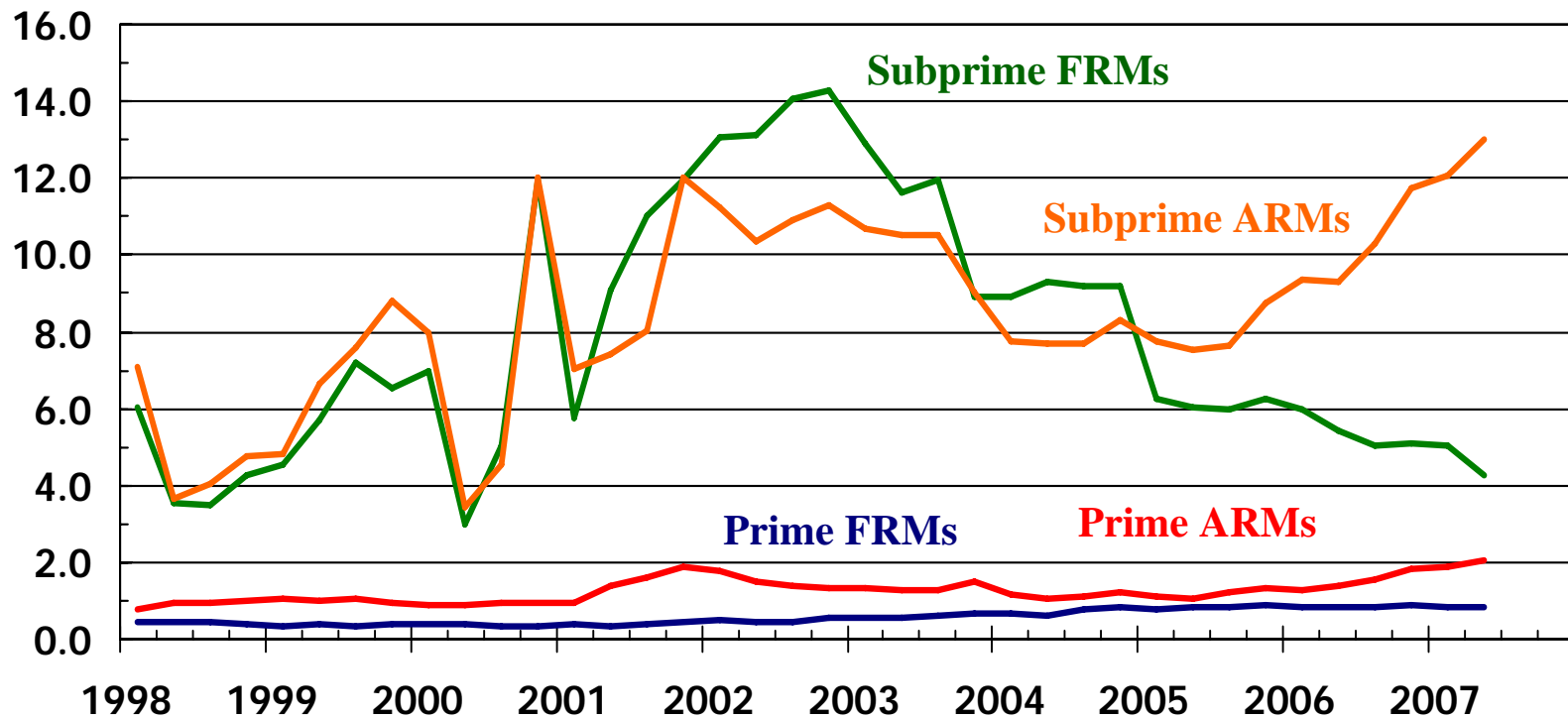
Percent of Loans Serviced



Source: MBAA

# KS Severely Delinquent Loans

Percent of Loans Serviced

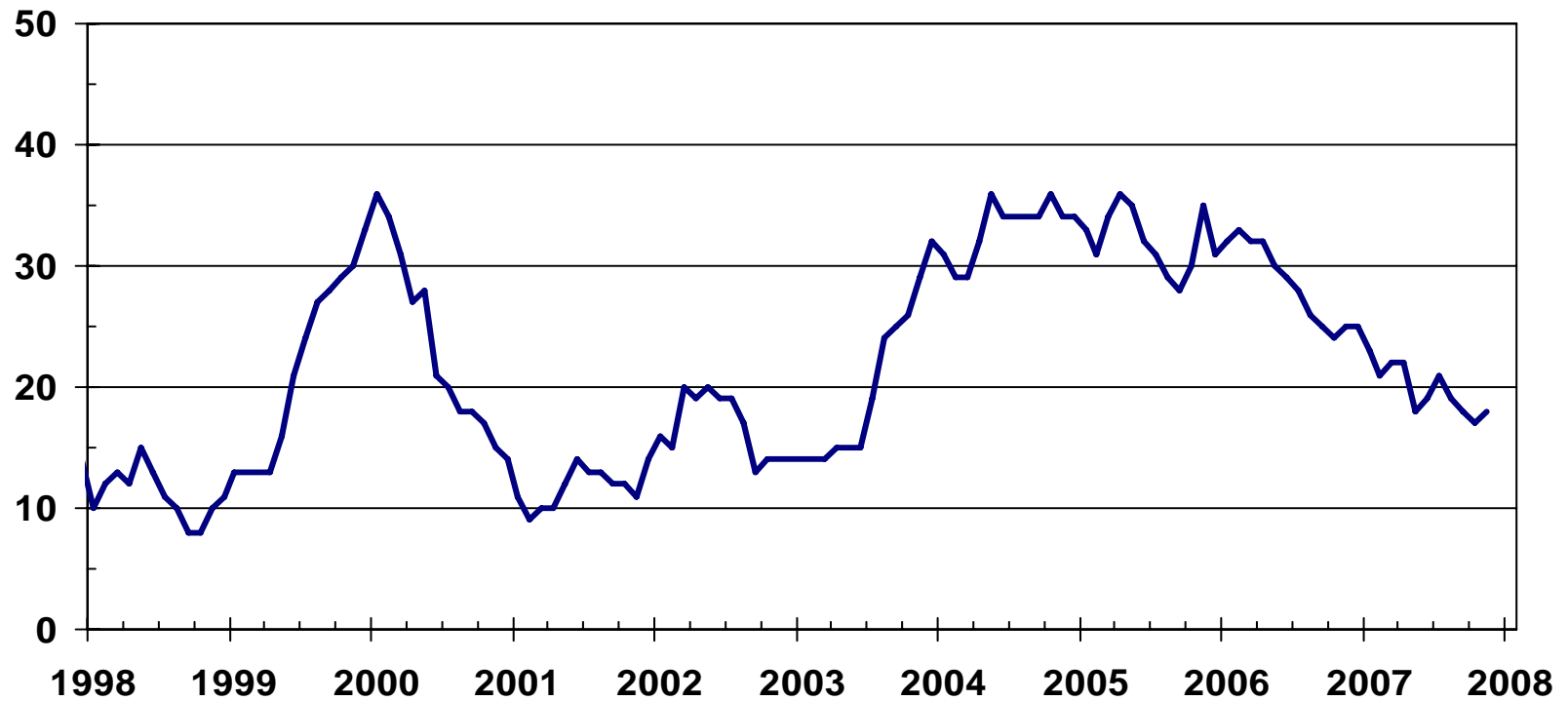


**ARMs make up nearly 40% of subprime loans in KS but about 10% of all prime loans**

Source: MBAA

# ARM Share of New Mortgage Originations

Percent



Source: Freddie Mac

# Wichita State University Center for Real Estate

*Laying a Foundation for  
Real Estate in Kansas*



WICHITA STATE UNIVERSITY

