



Franklin County Housing Outlook

2020 Kansas Housing Markets Forecast



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There's a proud history of real estate in Kansas. In this year's Franklin County Housing Outlook, we offer you a glimpse of the scenes and images that laid the foundation for where we are today. As you look ahead to what's in store in the coming year, we hope you enjoy this look back at the past.

Dr. Stanley D. Longhofer

Director, WSU Center for Real Estate

wichita.edu/realestate

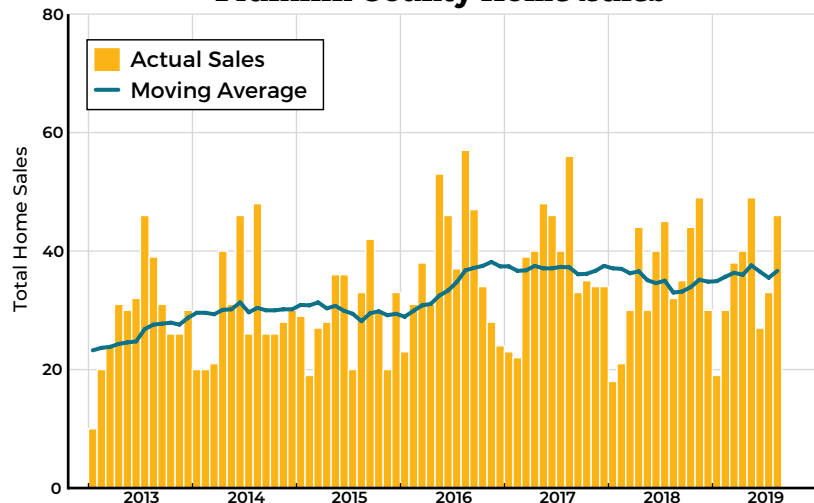


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STONE HOUSE AT KANT-DOMANN FARMSTEAD, HOPE, KS, 1933

Franklin County Home Sales



Sources: Heartland Multiple Listing Service and participating Kansas REALTOR® MLS systems

The Franklin County Housing Outlook is made possible by



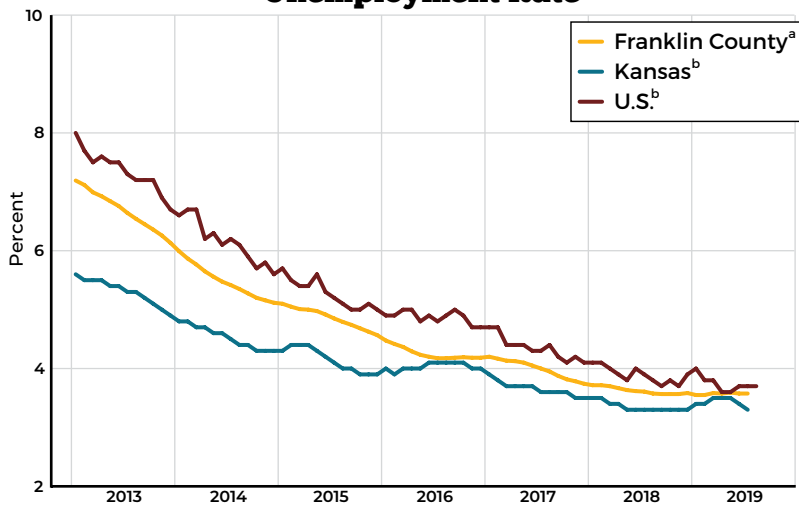
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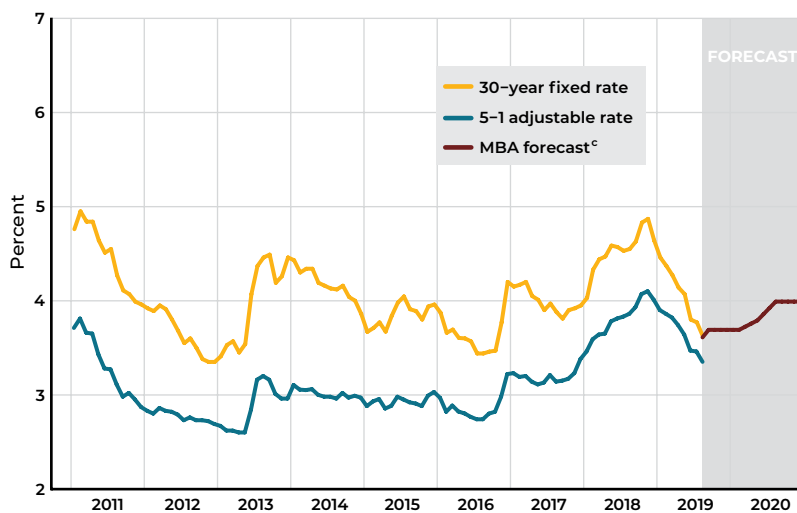
Economic Overview

Mortgage Rates to Remain Below 4 Percent

Unemployment Rate



Mortgage Rates



Sources: Freddie Mac, Mortgage Bankers Association, U.S. Bureau of Labor Statistics

Notes:

a) Twelve-month trailing moving average of the Franklin County unemployment rate

b) Seasonally adjusted

c) Mortgage Bankers Association August 2019 forecast of the 30-year conventional mortgage rate

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↑
**TRACTOR-DRAWN FLOATER,
GRAY COUNTY, KS, 1939**

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**OLD WINDMILL AND SHED
ON ABANDONED FARM NEAR
SYRACUSE, KS, 1939**



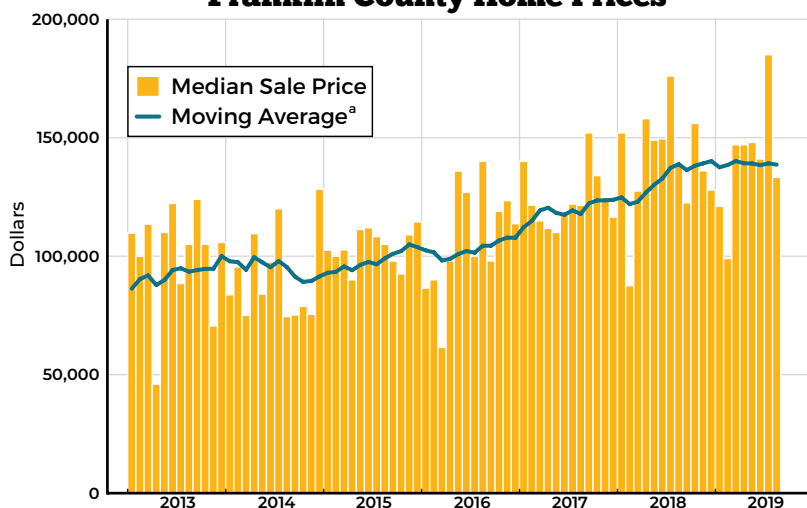
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**FARMER OF
FRANKLIN
COUNTY, KS,
1936**

Franklin County Housing Statistics

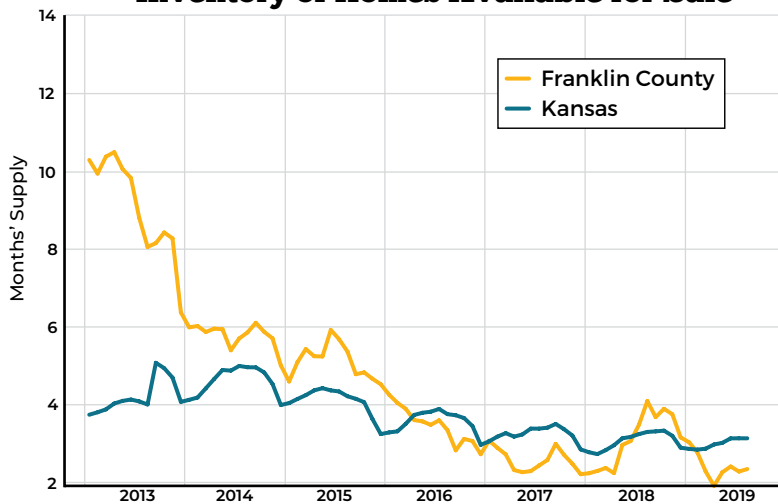
Franklin County Home Prices



**FARMERS AT
THE AUCTION,
OSKALOOSA, KS,
1938**



Inventory of Homes Available for Sale^b



Sources: Heartland Multiple Listing Service and participating Kansas REALTOR® MLS systems

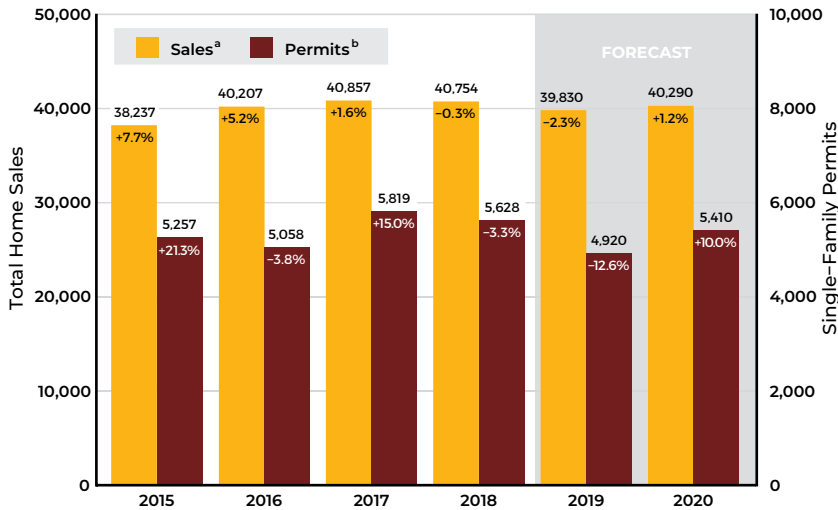
Notes:

- a) Twelve-month trailing moving average of the median sale price of all homes in Franklin County
b) Active listings divided by the 12-month trailing moving average of sales

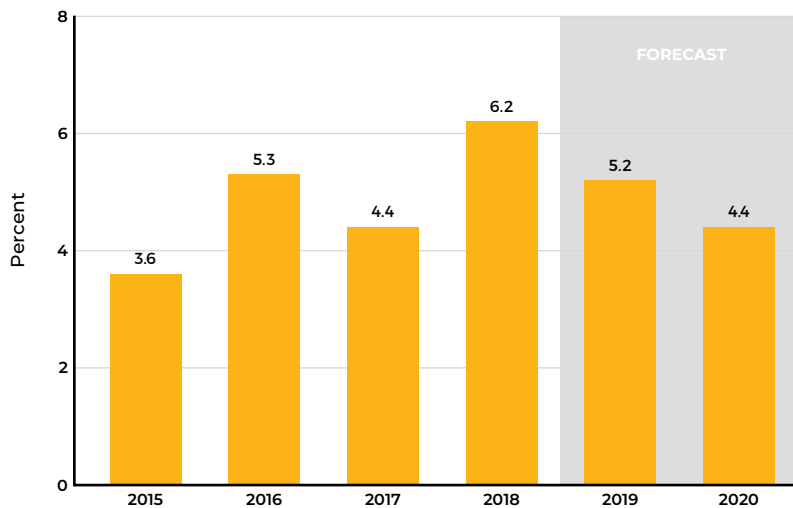
For the latest data and analysis on real estate markets in Kansas, visit wichita.edu/realestate.

Kansas Statewide Housing Forecast

Kansas Housing Market Activity



Home Price Appreciation^c



Sources: Federal Housing Finance Agency, National Association of REALTORS®, Participating REALTOR® multiple listing services across Kansas, U.S. Bureau of the Census, WSU Center for Real Estate

Notes:

- a) Total home sales in Kansas as reported by participating REALTOR® multiple listing services across the state
- b) Single-family building permits issued in Kansas as reported by the U.S. Bureau of the Census
- c) Year-over-year percentage change in the Federal Housing Finance Agency all-transactions housing price index for Kansas, as measured using 4th quarter values



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