



2025 ELLIS

▶ KANSAS HOUSING MARKETS FORECAST

This year marks the 25th anniversary of the WSU Center for Real Estate. As we celebrate this milestone, housing markets across the state appear to be returning to the “old normal” not seen since before the Financial Crisis in 2008. After years of turmoil, mortgage rates now seem to be settling into a range we have long thought to be ideal. And while inventories of homes available for sale remain quite tight, market conditions have become more balanced between buyers and sellers.

As the market comes full circle, it’s our pleasure to bring you the 2025 Kansas Housing Markets Forecast Series to help you prepare for all that may lie ahead.

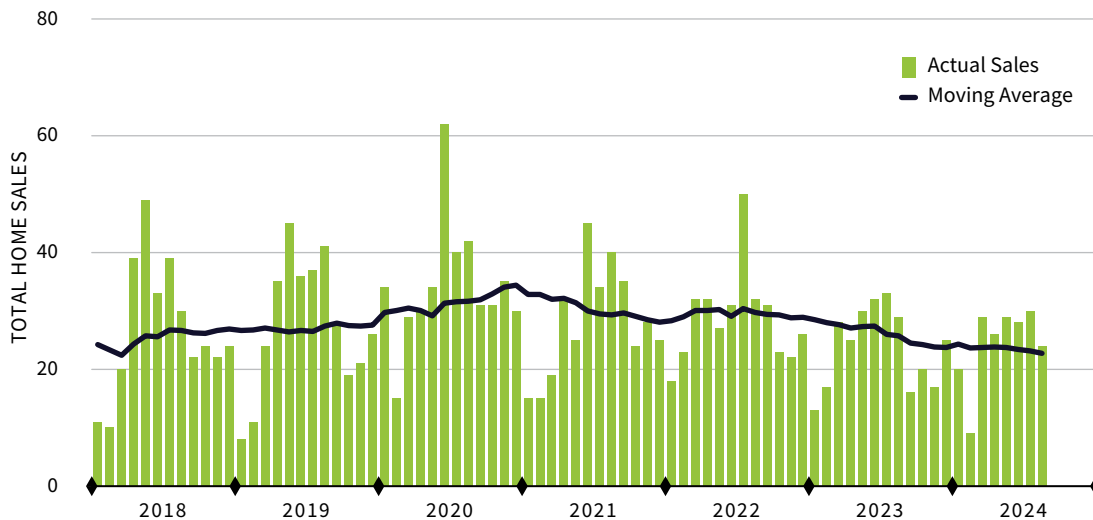
Dr. Stanley D. Longhofer

Director, WSU Center for Real Estate
wichita.edu/realestate

SOURCES:

HAYS BOARD OF REALTORS® AND PARTICIPATING
KANSAS REALTOR® MLS SYSTEMS

ELLIS COUNTY HOME SALES



THE ELLIS COUNTY
HOUSING OUTLOOK
IS MADE POSSIBLE BY:



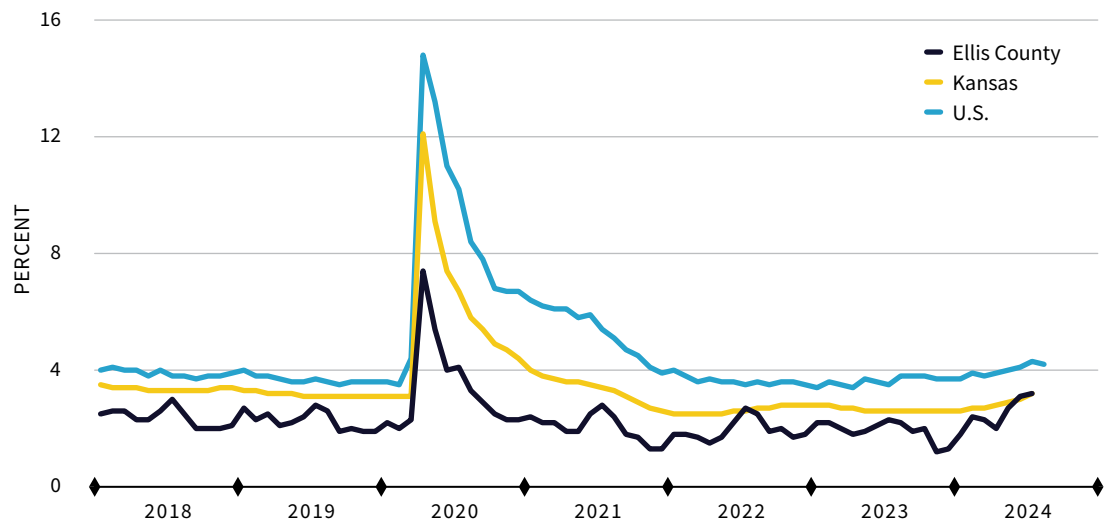
KANSAS ASSOCIATION
OF REALTORS®



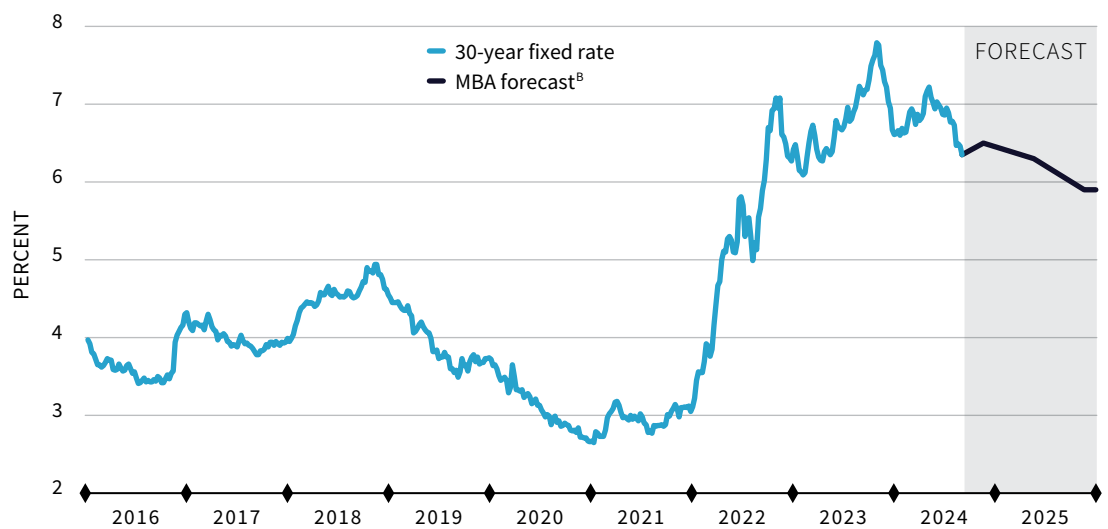
WICHITA STATE
UNIVERSITY
W. FRANK BARTON
SCHOOL OF BUSINESS

ECONOMIC OVERVIEW

UNEMPLOYMENT RATE^A



MORTGAGE RATES

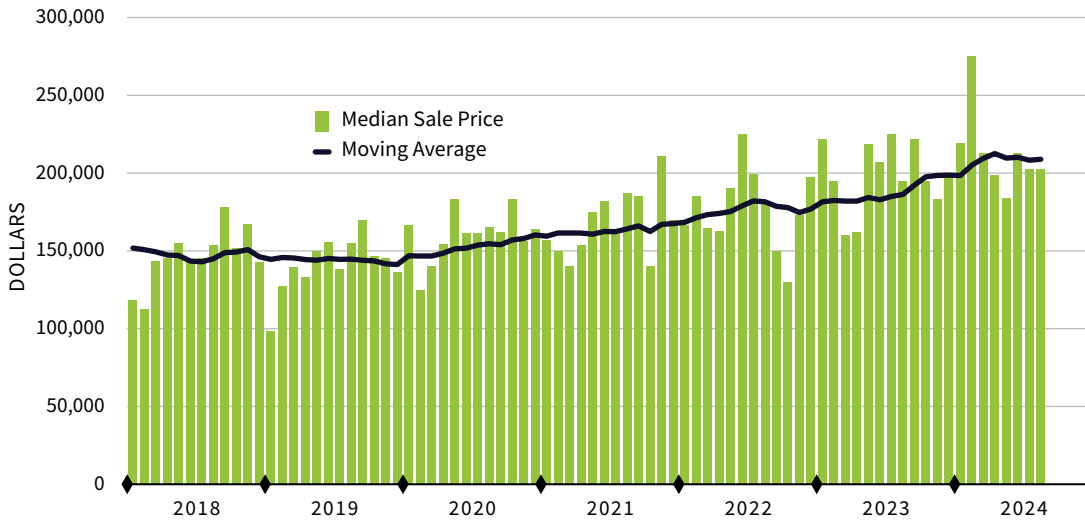


SOURCES:
FREDDIE MAC
MORTGAGE BANKERS ASSOCIATION
U.S. BUREAU OF LABOR STATISTICS

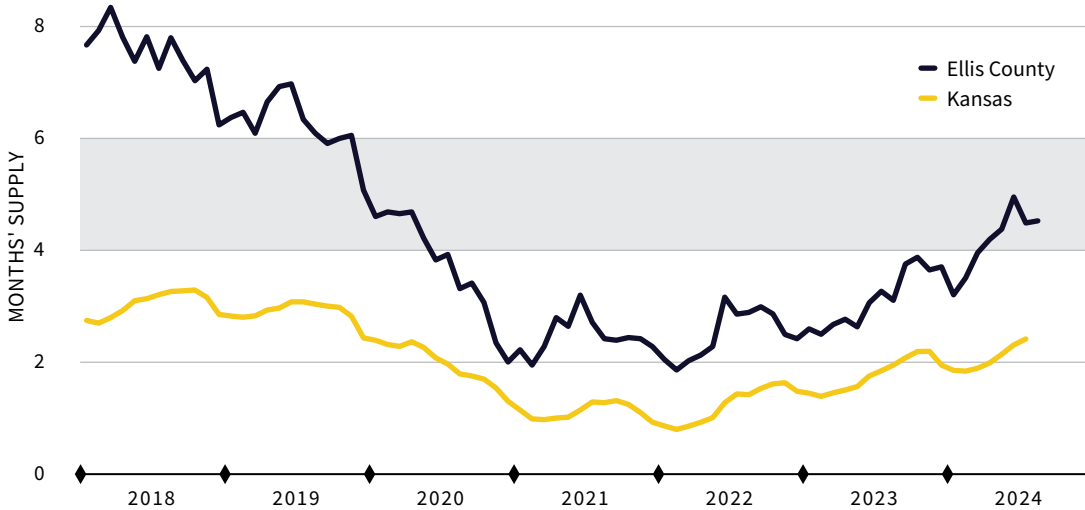
NOTES:
A. KANSAS AND U.S. UNEMPLOYMENT RATES ARE SEASONALLY ADJUSTED
B. MORTGAGE BANKERS ASSOCIATION AUGUST 2024 FORECAST OF THE 30-YEAR FIXED MORTGAGE RATE

ELLIS COUNTY HOUSING STATISTICS

ELLIS COUNTY HOME PRICES



INVENTORY OF HOMES AVAILABLE FOR SALE^A



SOURCES:

HAYS BOARD OF REALTORS® AND PARTICIPATING KANSAS REALTOR® MLS SYSTEMS

NOTES:

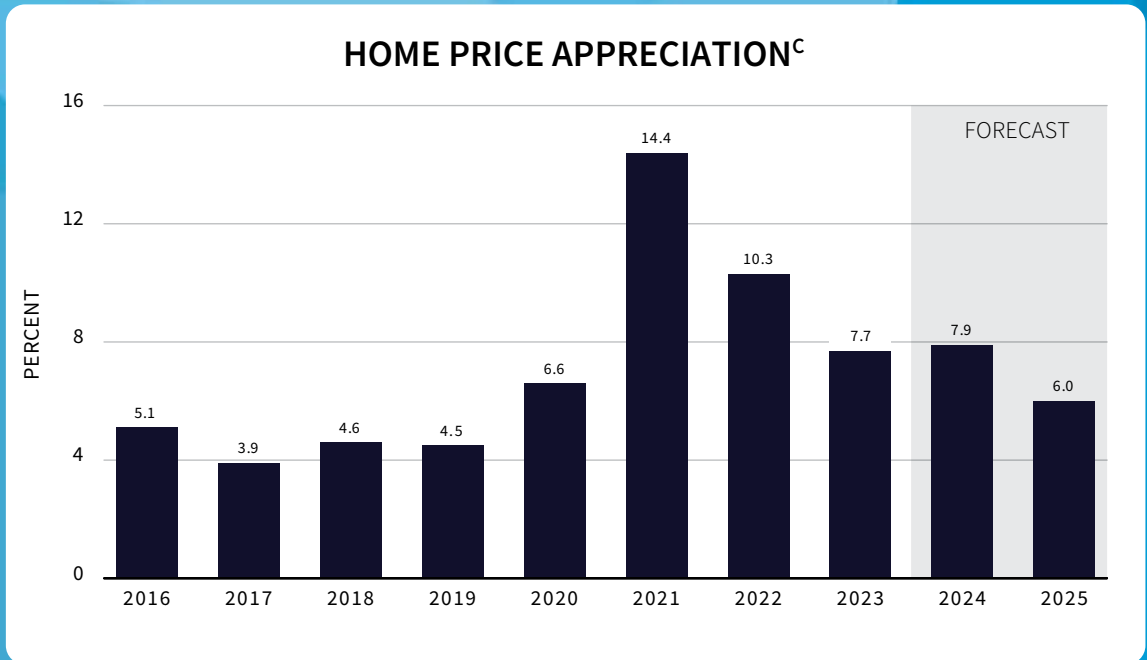
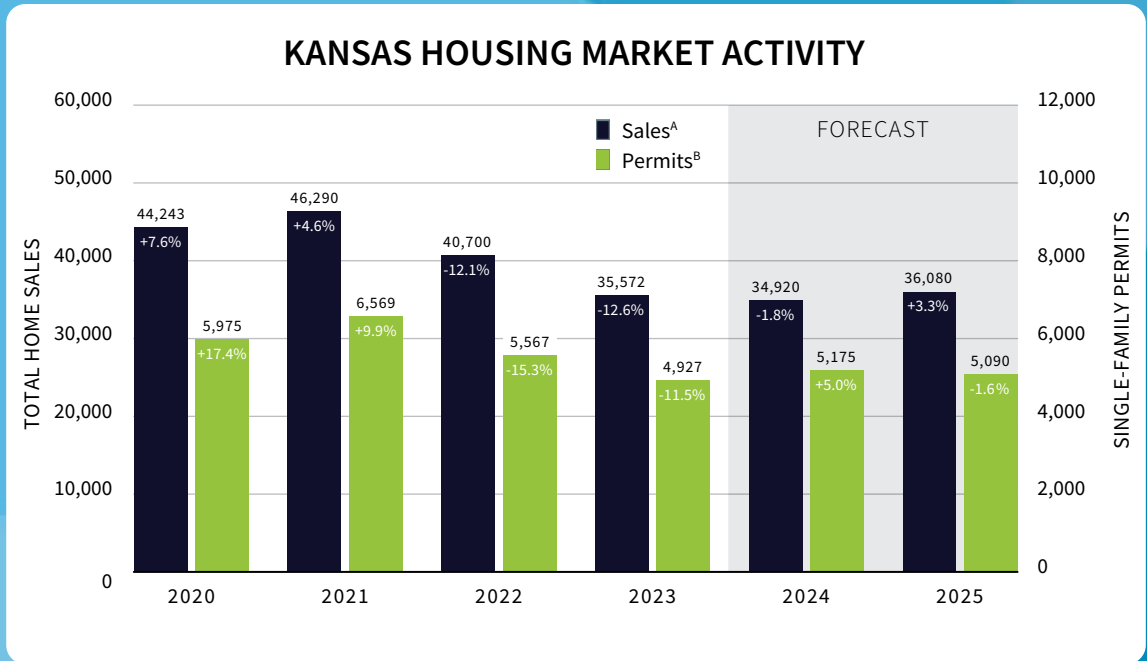
A. ACTIVE LISTINGS DIVIDED BY THE 12-MONTH TRAILING MOVING AVERAGE OF SALES
A 4 TO 6 MONTHS' SUPPLY IS TYPICALLY CONSISTENT WITH A BALANCED MARKET



STATE WIDE FORECAST

SOURCES:
 FEDERAL HOUSING FINANCE AGENCY
 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



The Center for Real Estate was created to help deepen the connections between the region's professional real estate community and the academic programs at Wichita State University. Whether you want to better understand the area's real estate markets or engage our students as interns or full-time employees, the WSU Center for Real Estate is your go-to resource.



FOR THE LATEST DATA AND ANALYSIS ON REAL ESTATE MARKETS IN KANSAS, VISIT WICHITA.EDU/REALESTATE