



2025 GEARY

► 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.

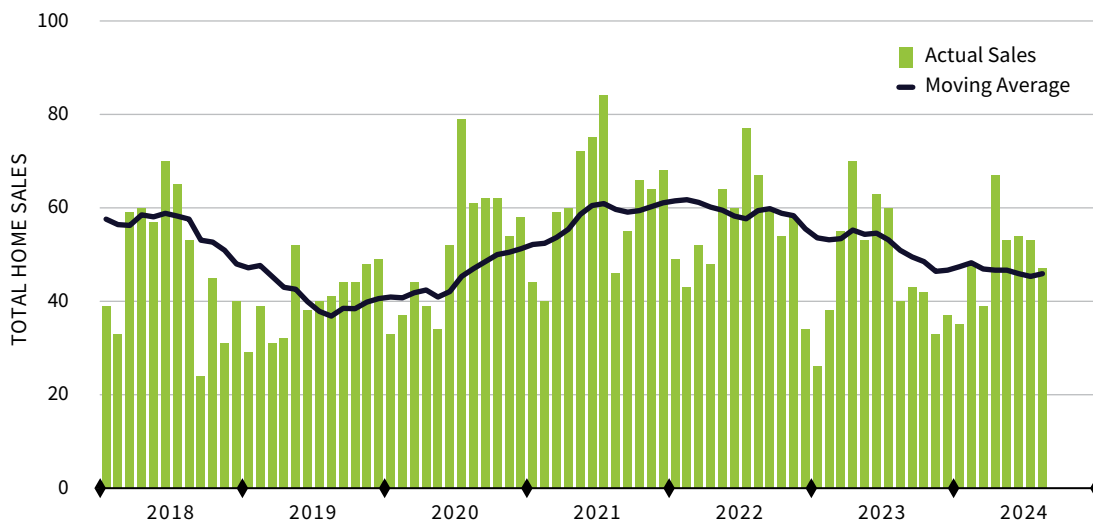
Dr. Stanley D. Longhofer

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

SOURCES:

FLINT HILLS ASSOCIATION OF REALTORS® AND
PARTICIPATING KANSAS REALTOR® MLS SYSTEMS

GEARY COUNTY HOME SALES



THE GEARY COUNTY
HOUSING OUTLOOK
IS MADE POSSIBLE BY:

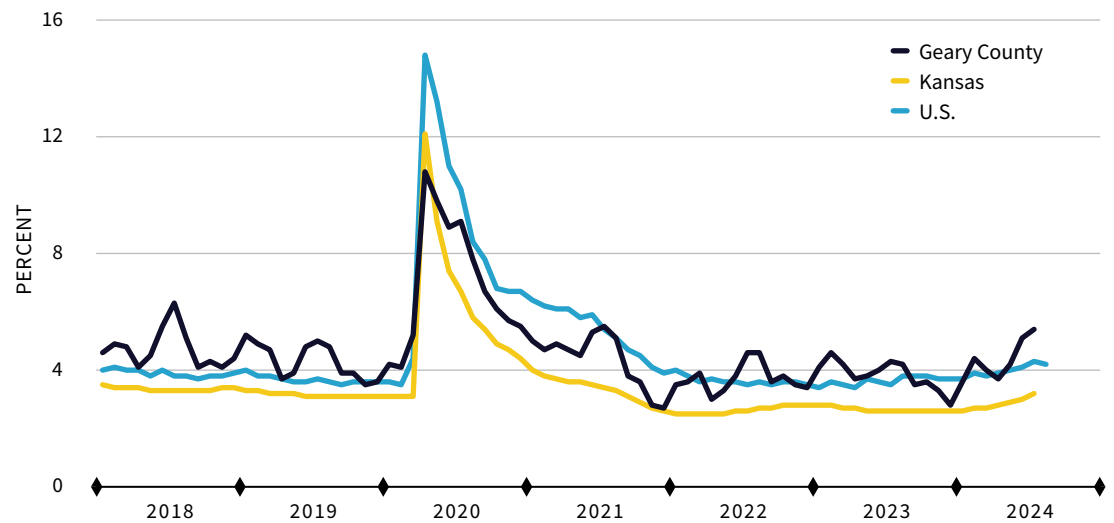


WICHITA STATE
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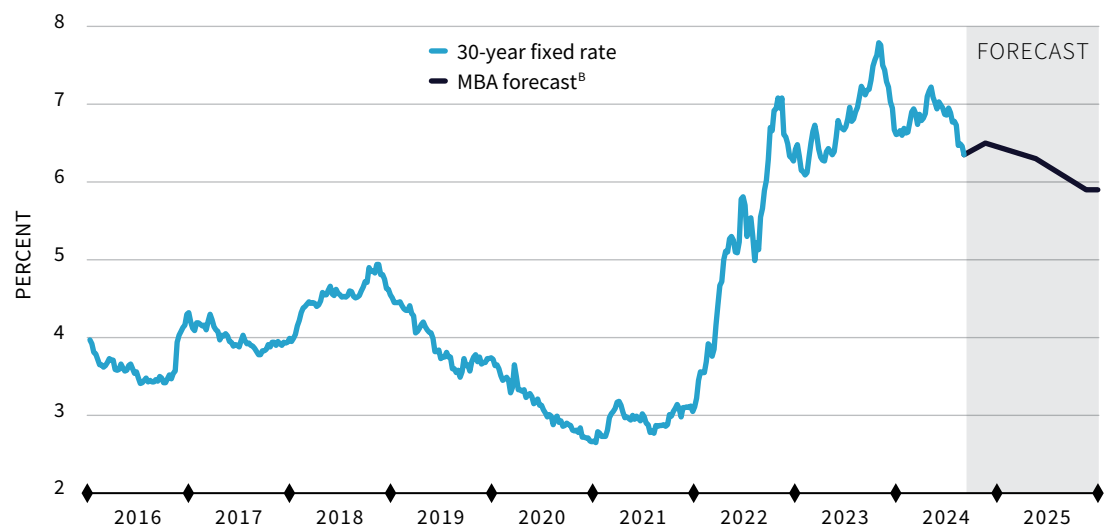


ECONOMIC OVERVIEW

UNEMPLOYMENT RATE^A



MORTGAGE RATES



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

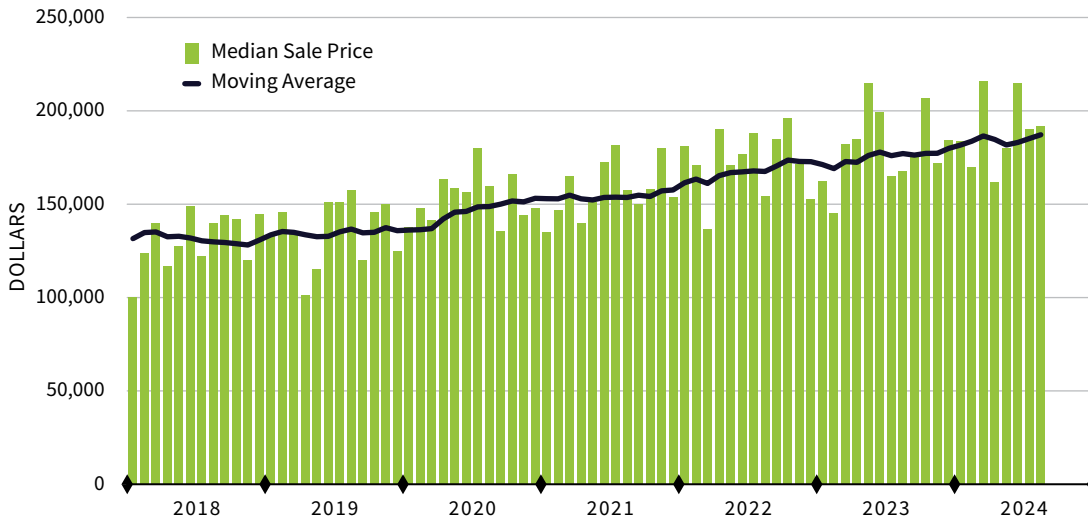
NOTES:

A. KANSAS AND U.S. UNEMPLOYMENT RATES ARE SEASONALLY ADJUSTED

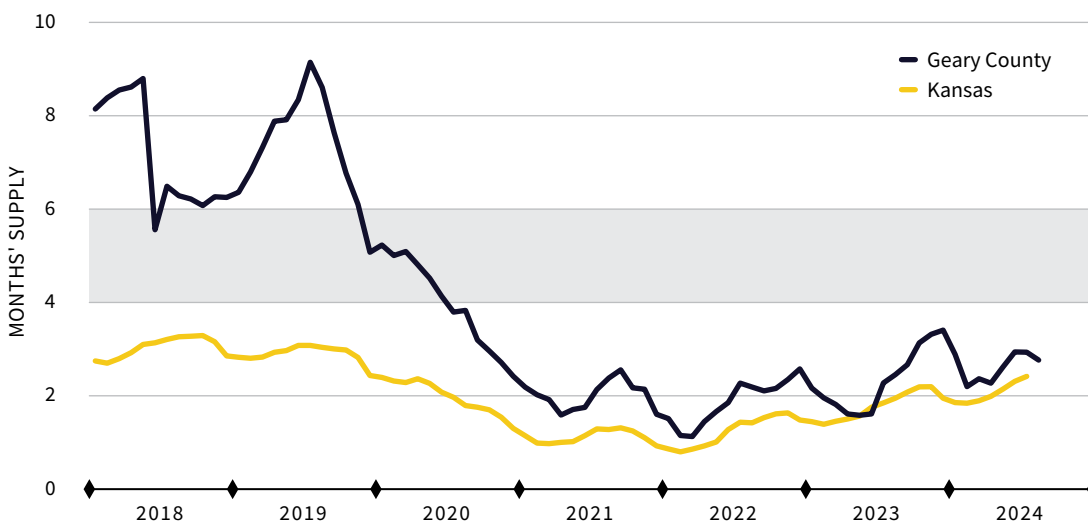
B. MORTGAGE BANKERS ASSOCIATION AUGUST 2024 FORECAST OF THE 30-YEAR FIXED MORTGAGE RATE

GEARY COUNTY HOUSING STATISTICS

GEARY COUNTY HOME PRICES



INVENTORY OF HOMES AVAILABLE FOR SALE^A



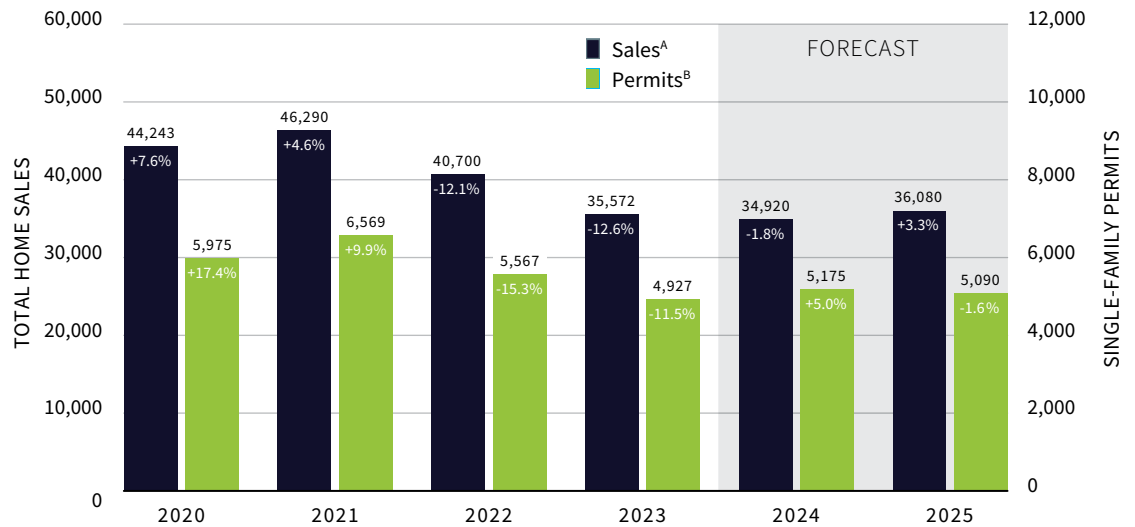
SOURCES:
FLINT HILLS ASSOCIATION OF REALTORS® AND PARTICIPATING KANSAS REALTOR® MLS SYSTEMS

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

KANSAS HOUSING MARKET ACTIVITY



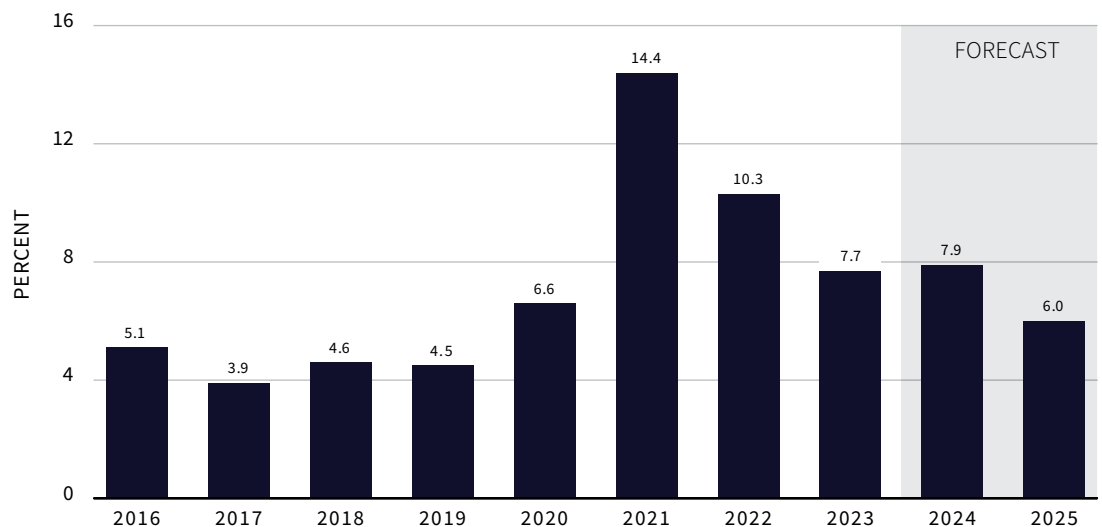
SOURCES:

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

HOME PRICE APPRECIATION^C



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