

Labette County Housing Outlook

2020 Kansas Housing Markets Forecast



COURTESY OF THE LIBRARY OF CONGRESS, WWW.LOC.GOV/ITEM/KS0050

There's a proud history of real estate in Kansas. In this year's Labette 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.



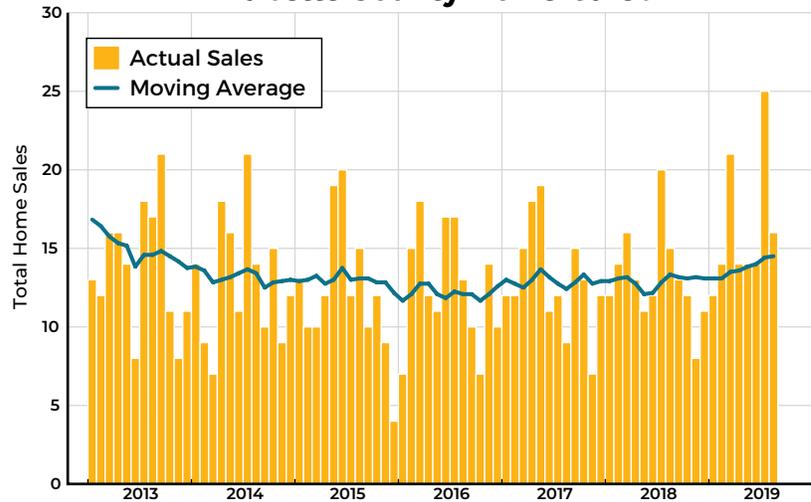
STONE HOUSE AT KANT-DOMANN FARMSTEAD, HOPE, KS, 1933

Dr. Stanley D. Longhofer

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



Labette County Home Sales



Sources: Southeast Kansas Association of REALTORS® and participating Kansas REALTOR® MLS systems

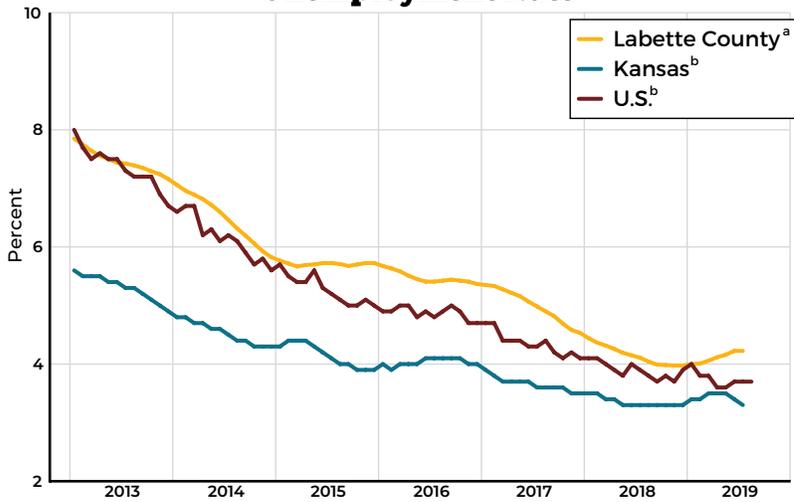
The Labette County Housing Outlook is made possible by



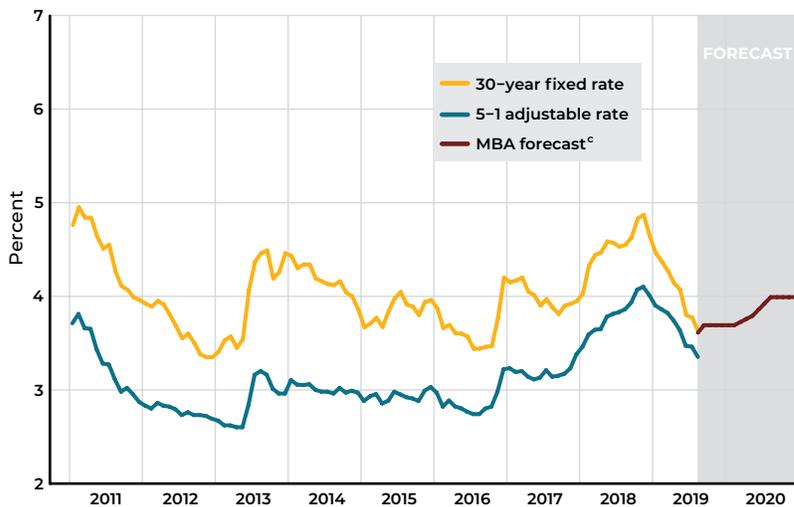
Economic Overview

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 Labette 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

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



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**MISSOURI,
KANSAS AND
TEXAS RAILROAD
COMPANY FREIGHT
CAR, 1943**



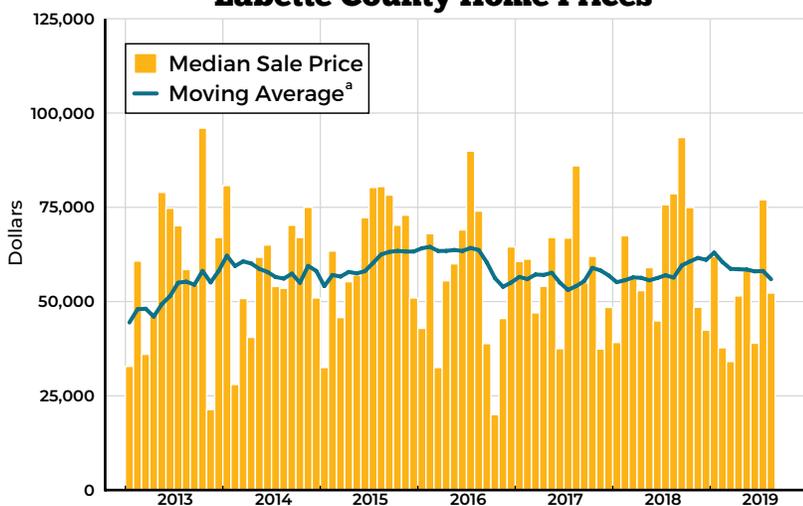
**FARMERS AT
THE AUCTION,
OSKALOOSA, KS,
1938**



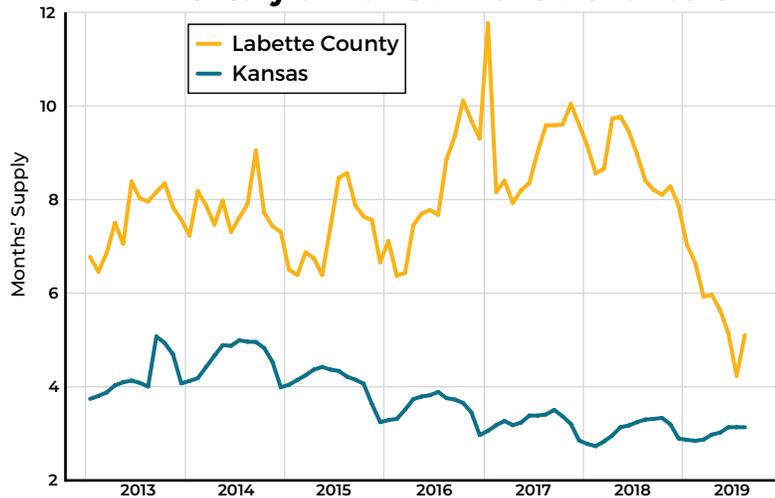
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Labette County Housing Statistics

Labette County Home Prices



Inventory of Homes Available for Sale^b



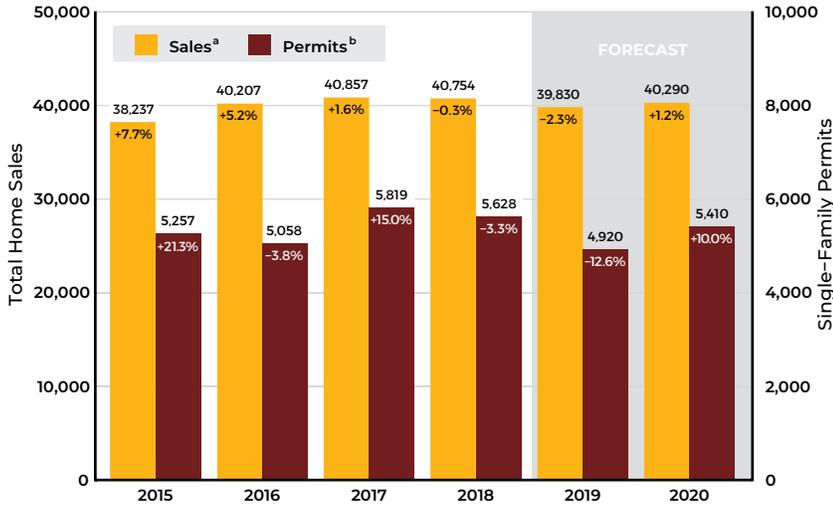
Sources: Southeast Kansas Association of REALTORS® and participating Kansas REALTOR® MLS systems

Notes:

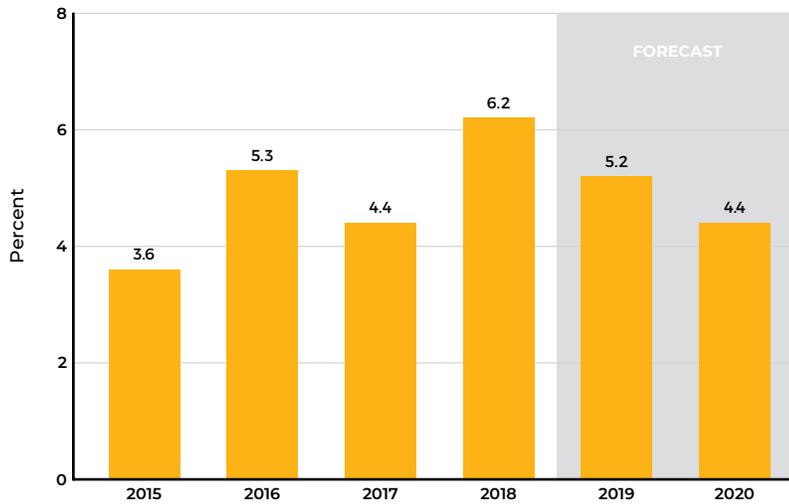
- a) Twelve-month trailing moving average of the median sale price of all homes in Labette County
- b) Active listings divided by the 12-month trailing moving average of sales

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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INDEX.

<p>Twentieth St., N. 100-405 2 " " " 101-021 3 " " " 100-411 4 Twenty-First St., N. 100-124 7 " " " 101-311 7 " " " 100-412 4 Twenty-Second St., N. 100-125 7 " " " 100-311 7 Twenty-Third " N. 100-125 7 " " " 100-311 7</p> <p>Washington Ave., E. 1500-1631 6 " " " 1700-1831 6 " " W. 1900-2031 7 " " " 2100-2303 7</p>	<p>Henkel, C. Packing House, 2 High School, 3 Hoke Bros. Mills & Elevator, 4 Hotel Abbott, 4 Reynolds, 4 K K. C. & P. R. R. Pass. Depot, 4 " P. S. & G. H. R. Depot, 5 L Library Building, 5 Long-Bell Lumber Co., 4 Lyndell Hotel, 3 M Mathewson Hotel, 5 Medaris, S. D., Wood Works, 5 Methodist Episcopal Church, 5 M. K. & T. R. R. Depot, 4 " Shops, 4 M. P. R. R. Pass. Depot, 4 N National Mill & Elevator Co., 5 New Process Steam Laundry, 2 P Parsons Bottling Works, 2 " Cold Storage & Crystal Ice Co., 8 " Light & Heat Co., 3 " Steam Dye Works, 3 " Laundry, 2 " Water Works, 2 Public Schools, 2, 8, & 9 S St. Patrick's Church & School, 8 Second Ward Public School, 6 Simonson & Son, Elevator, 6 Shelton, E. L., Foundry, 7 Smith, M. F., Mfg. Co., 7 Southern Hotel, 5 T Third Ward Public School, 2 Tremont Hotel, 3 U U. B. Church, 7 W White, P. S. & Co., Lumber Yard, 3</p>
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