



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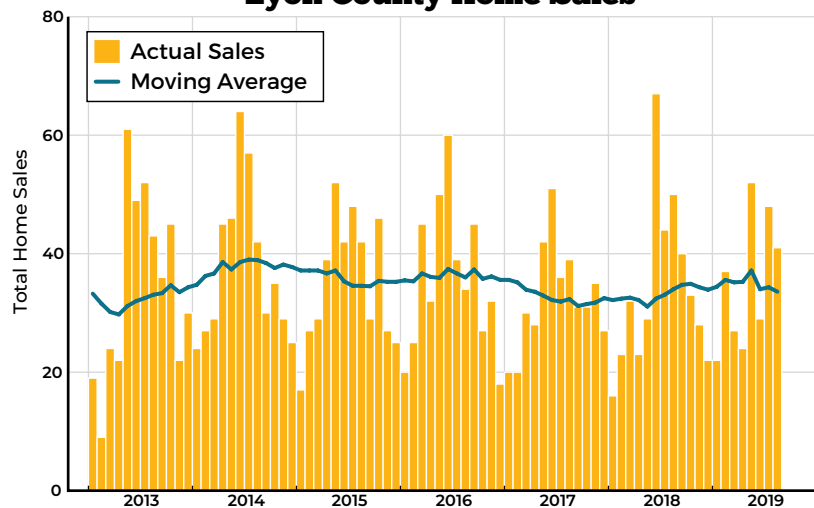
STONE HOUSE AT KANT-DOMANN FARMSTEAD, HOPE, KS, 1933

INDEX.

1-224	13	Sixth Ave., E.	1-224	10	Baptist Church, B
300-526	*8	"	300-524	*7	"
401-527	*12	"	301-525	*11	"
600-625	12	"	1-224	9	Christian Church, C
17-228	16	South Ave., W.	300-523	7	Church & Sch. of the Sacred Heart, 17
300-430	14	State, N.	1-9	*16	City Hall, 17
300-628	10	"	125-330	12	"
700-530	6	"	400-631	8	Clark, Bates & Gleaser, Lumber, 13
900-1128	3	"	700-631	4	Clinton Hotel, 14
17-228	16	Sylvan, N.	400-627	11	Congregational Church, 128 Mechanics, 6
300-430	14	"	600-610	*11	"
500-628	10	"	601-631	*7	County Court House and Jail, 13
700-528	6	"			
900-1128	3	"			
1-229	13	Tenth Ave., E.	1-224	3	Emporia City Water Works, 17
300-428	13	"	1-224	2	"
500-628	9	"	301-525	*4	"
700-632	5	Third Ave., E.	1-245	*16	"
800-1131	2	"	2-224	*14	"
		"	1-225	*15	"
		"	2-224	*13	"
		"	400-628	12	"
		"	1-223	*3	"
		"	1-223	*2	Evans & Thomas, Lumberyard, 14
1-225	*0	Union, N.	17-338	16	
3-224	*3	"	301-531	*14	Fifth Ave. Carriage Works, 14
301-535	7	"	400-528	*11	"
1-223	*5	"	501-627	*10	First Christian Church, 13
3-224	*2	"	600-628	*7	"
300-525	4	"	701-631	*6	Funk, J. C. Co., Ice House, 13
		"	901-1127	*3	Fourth Ward Public School, 7
125-401	12	"			Free Methodist Church, 13
400-630	*8	"			
700-528	*4	West, W	120-304	*12	
1-304	16				
1-224	15				
400-625	12				
1-221	*10				
3-224	*6				
1-225	*9				
3-224	*5	A. M. E. Church, A			
300-522	*4	A. T. & S. F. R. R. Freight Depot, 13			
301-523	*7	"	Pass Station, 12		

* Indicates only one side of Street shown.

Lyon County Home Sales



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

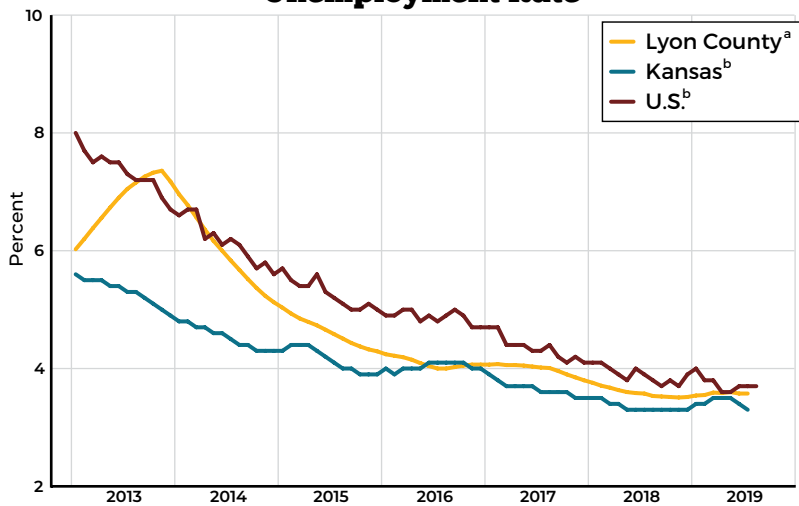
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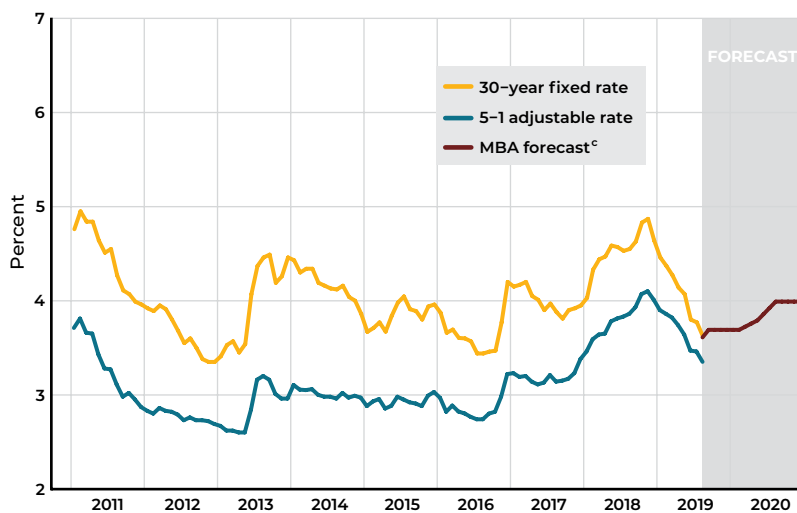
Economic Overview

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 Lyon County unemployment rate

b) Seasonally adjusted

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

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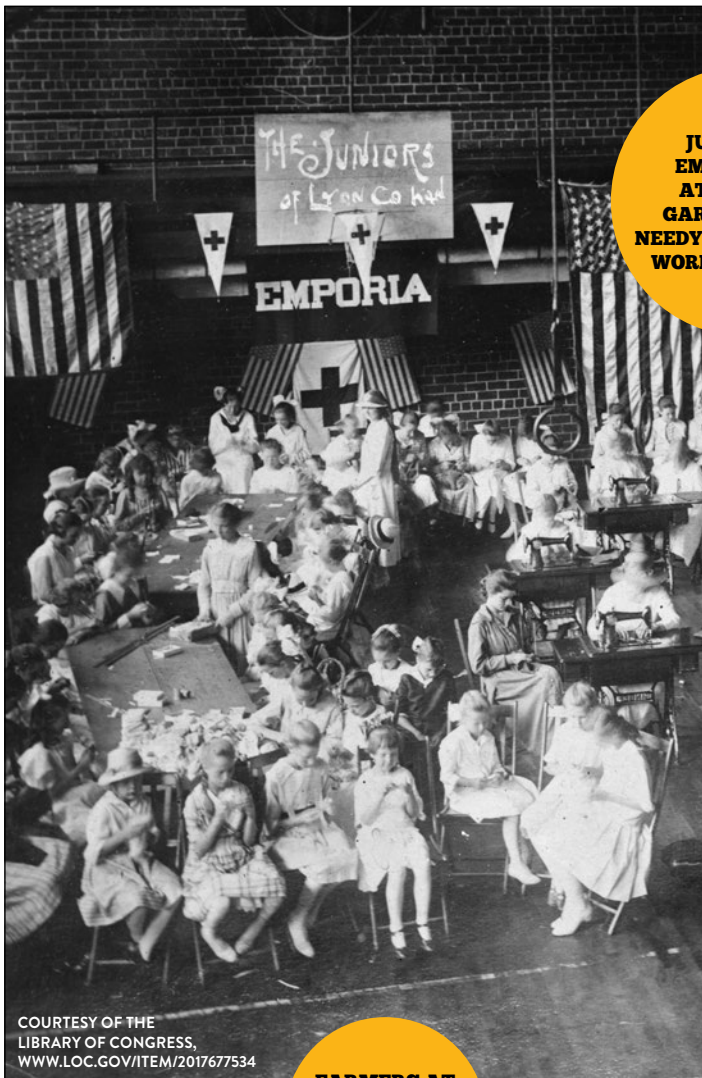
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**TRACTOR-DRAWN FLOATER,
GRAY COUNTY, KS, 1939**

**OLD WINDMILL AND SHED
ON ABANDONED FARM NEAR
SYRACUSE, KS, 1939**
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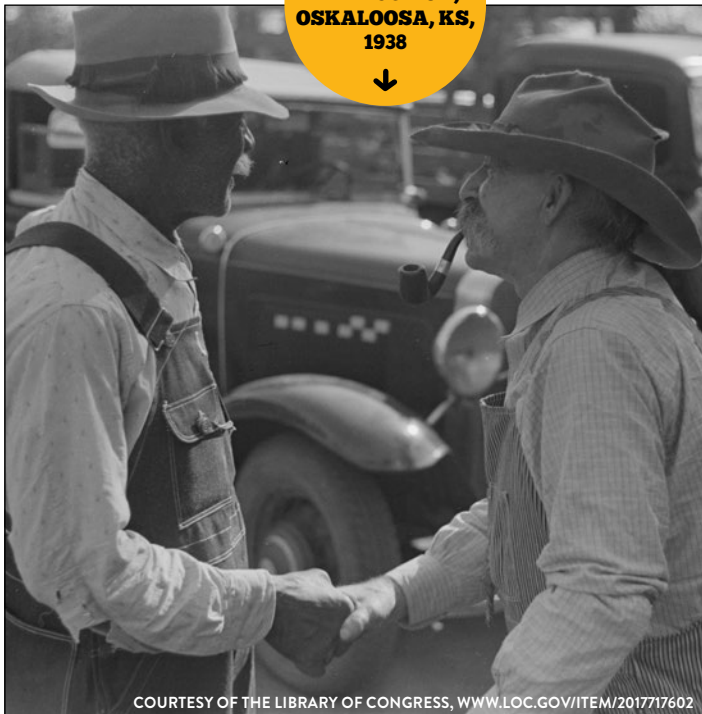
Lyon County Housing Statistics



**JUNIORS OF
EMPORIA, KS,
AT WORK ON
GARMENTS FOR
NEEDY CHILDREN THE
WORLD OVER, 1920**

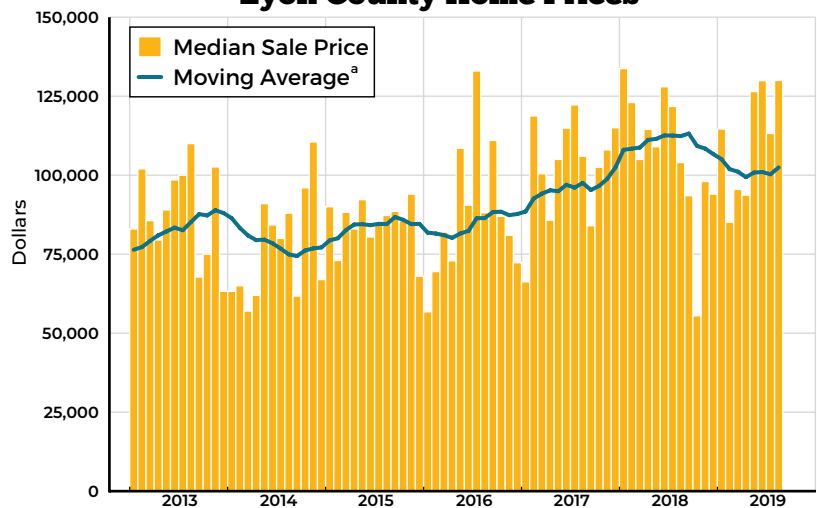
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**FARMERS AT
THE AUCTION,
OSKALOOSA, KS,
1938**

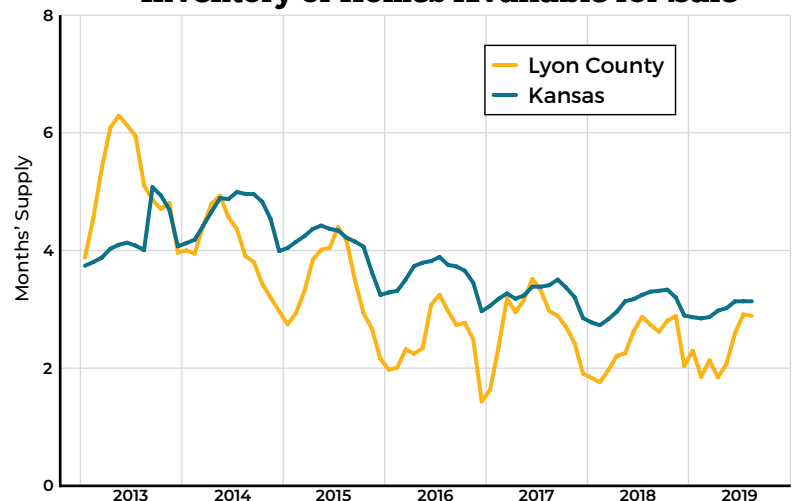


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Lyon County Home Prices



Inventory of Homes Available for Sale^b



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

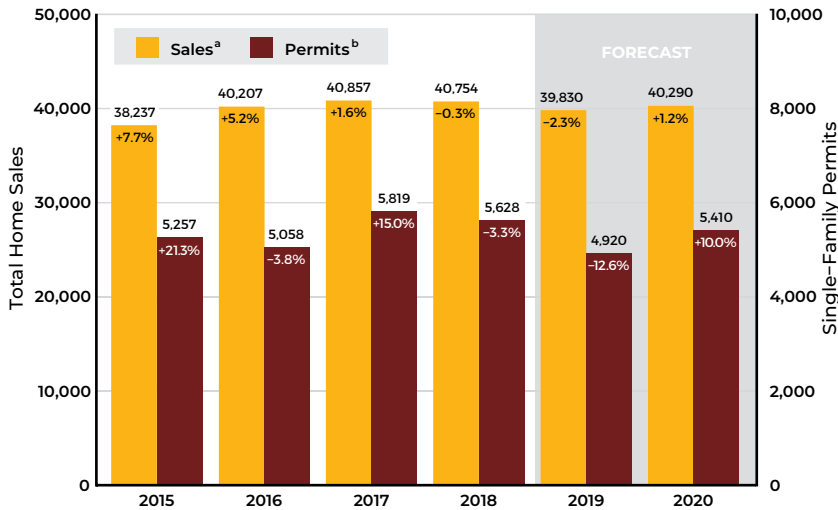
Notes:

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

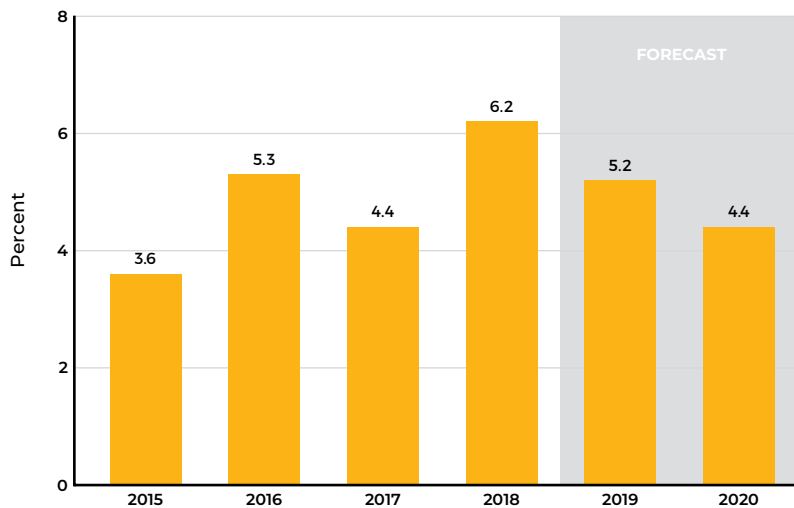
For the latest data and analysis on real estate markets in Kansas, visit wichita.edu/realestate.

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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