

McPherson 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 McPherson 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



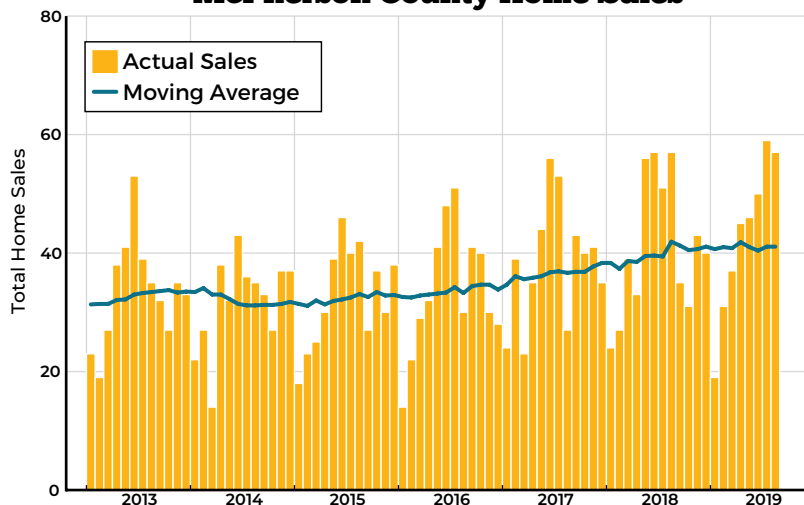
WICHITA STATE
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SCHOOL OF BUSINESS



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

SPECIALS.		
A	German Church,.....	2 North & South
B	R. Depot,.....	7 Haight, J., Machine Shop,.....
C	Jeffers Hotel,.....	7 Opera House,.....
D	Kansas Grain & Live Stock Co.'s Elevator,.....	7 Park Station,.....
E	Lake Superior Lumber Co.,.....	7 People's Elevator,.....
F	Little Giant Elevator,.....	7 Public Schools,.....
G	Lord, N. H., Livery,.....	7 Queen Bee Mill,.....
H	McPherson Electric Light Co.,.....	7 Santa Fe Lumber,.....
I	" Elevator,.....	7 Sterling, J., Elevator,.....
J	" Hotel,.....	7 Swedish Lutheran,.....
K	" Susan Laundry,.....	7 Thomas & Brook,.....
L	Masonic Temple,.....	7 Tourney & Low,.....
M	Merchants Block,.....	7 Union Hotel,.....
N	" Hotel,.....	7 " Pacific R.,.....
O	Methodist Episcopal Church,.....	7 United Brethren,.....
P	Metropolitan Hotel,.....	

McPherson County Home Sales



Sources: Prairie Land REALTORS® and participating Kansas REALTOR® MLS systems

The McPherson County Housing Outlook is made possible by

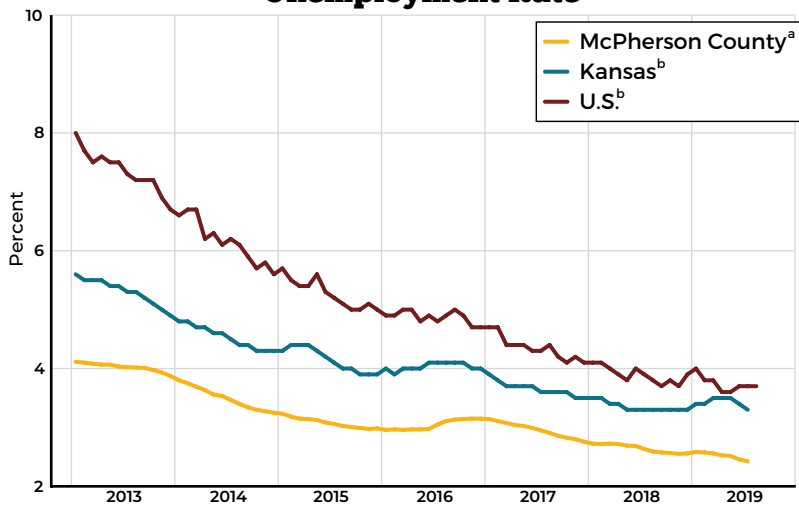


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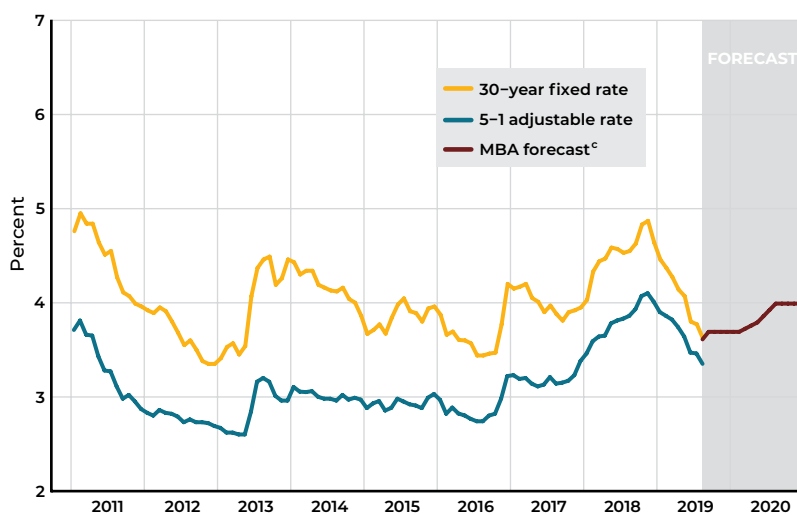
Economic Overview

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 McPherson County unemployment rate

b) Seasonally adjusted

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

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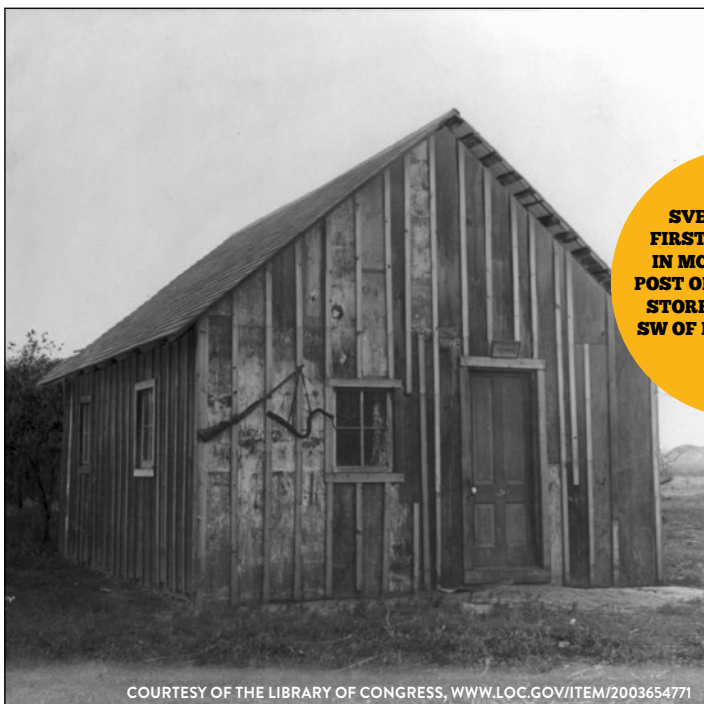


↑
**TRACTOR-DRAWN FLOATER,
GRAY COUNTY, KS, 1939**

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



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**SVEADAH, THE
FIRST COURTHOUSE
IN MCPHERSON CO.,
POST OFFICE, GENERAL
STORE, ETC., 3 MILES
SW OF LINDSBORG, KS,
1908**

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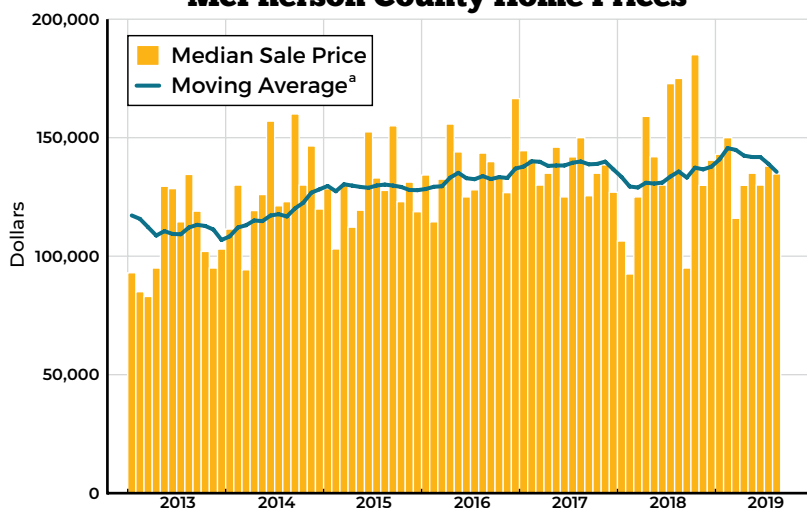
**FARMERS AT
THE AUCTION,
OSKALOOSA, KS,
1938**



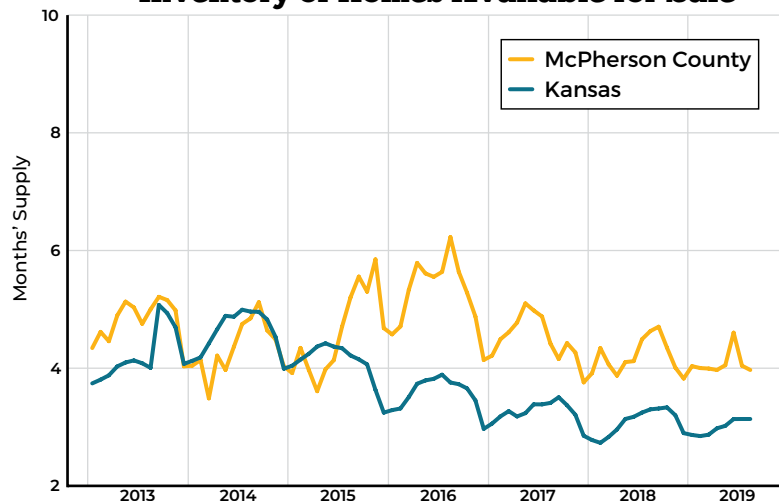
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McPherson County Housing Statistics

McPherson County Home Prices



Inventory of Homes Available for Sale^b



Sources: Prairie Land REALTORS® and participating Kansas REALTOR® MLS systems

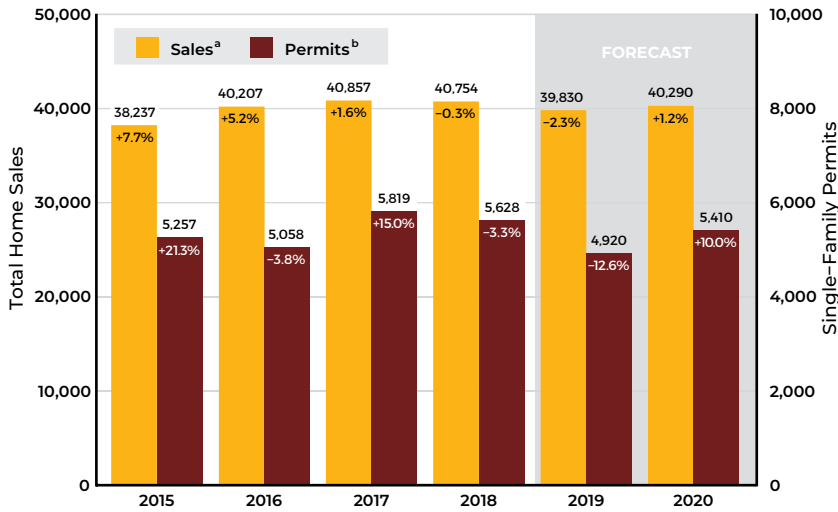
Notes:

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

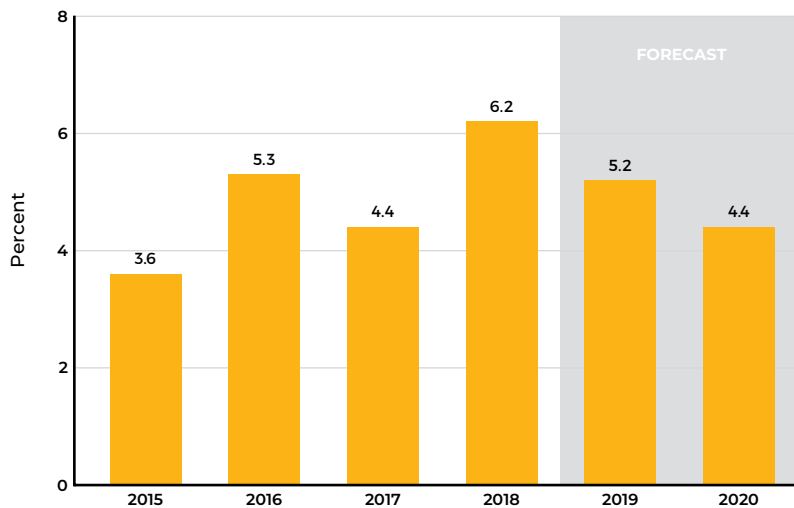
For the latest data and analysis on real estate markets in Kansas, visit wichita.edu/realestate.

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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