

# Miami County Housing Outlook

## 2020 Kansas Housing Markets Forecast



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There's a proud history of real estate in Kansas. In this year's Miami 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](http://wichita.edu/realestate)

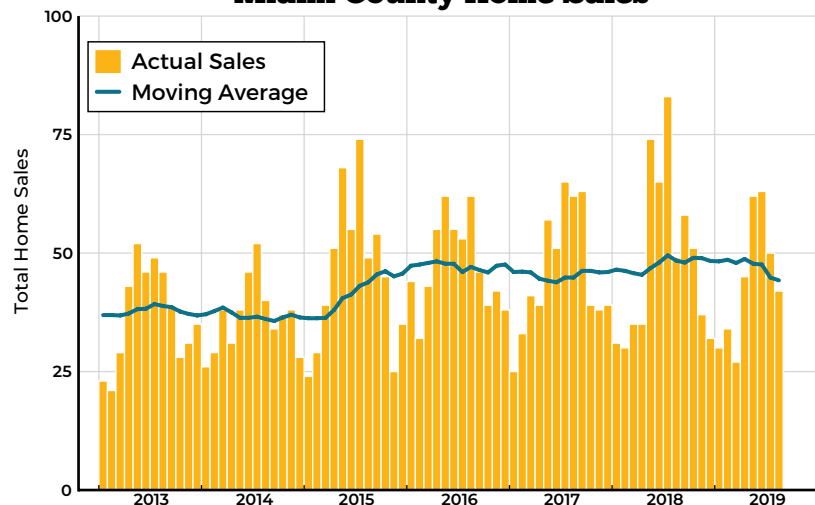


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STONE HOUSE AT KANT-DOMANN FARMSTEAD, HOPE, KS, 1933

### Miami County Home Sales



Sources: Heartland Multiple Listing Service and participating Kansas REALTOR® MLS systems

The Miami County Housing Outlook is made possible by

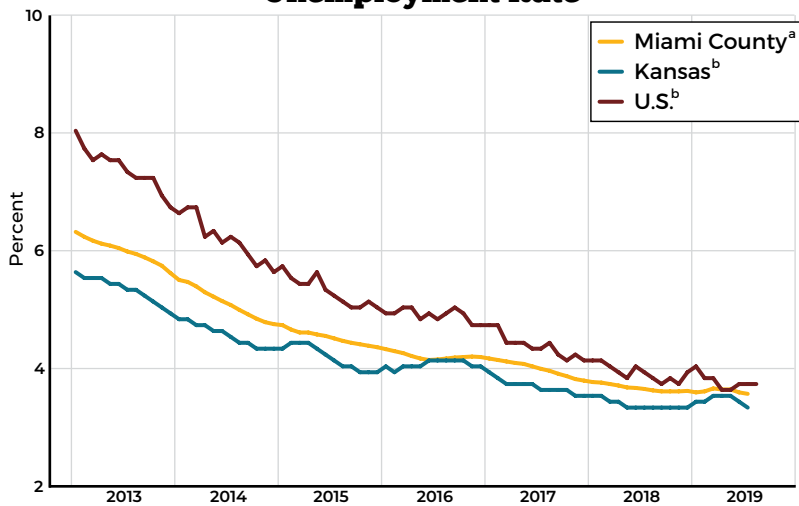


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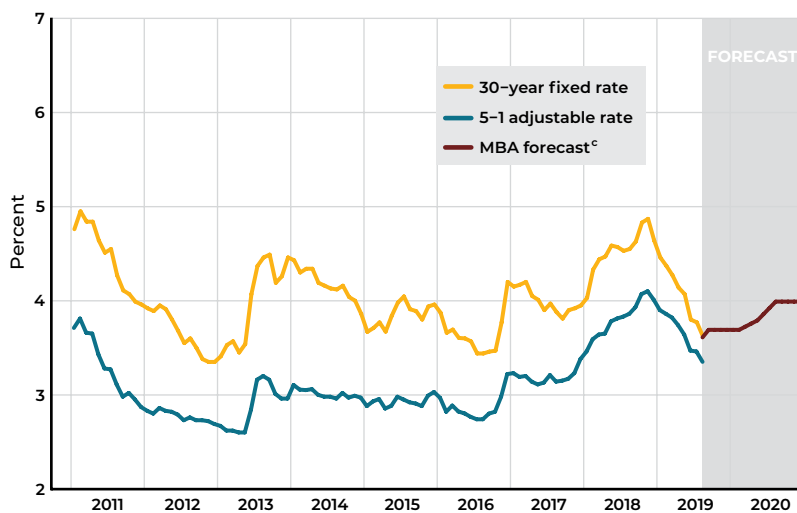
# Economic Overview

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 Miami 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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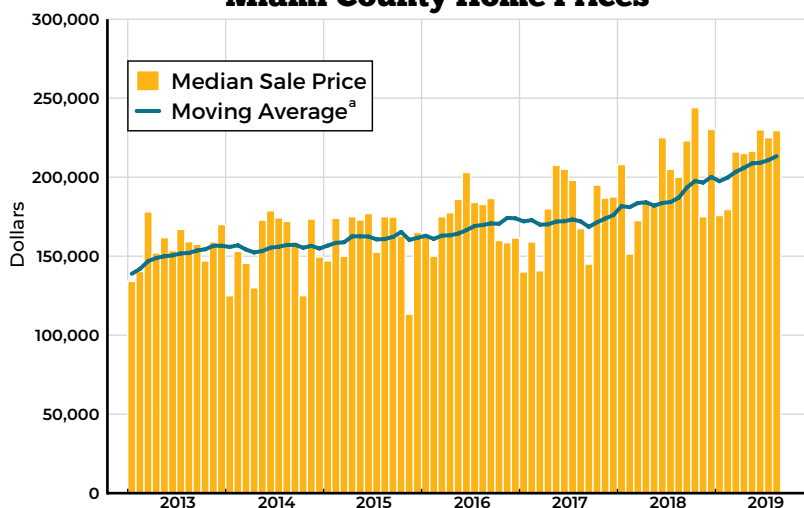
**PAOLA FREE  
LIBRARY,  
101 E PEORIA ST,  
PAOLA, KS,  
1933**

# Miami County Housing Statistics

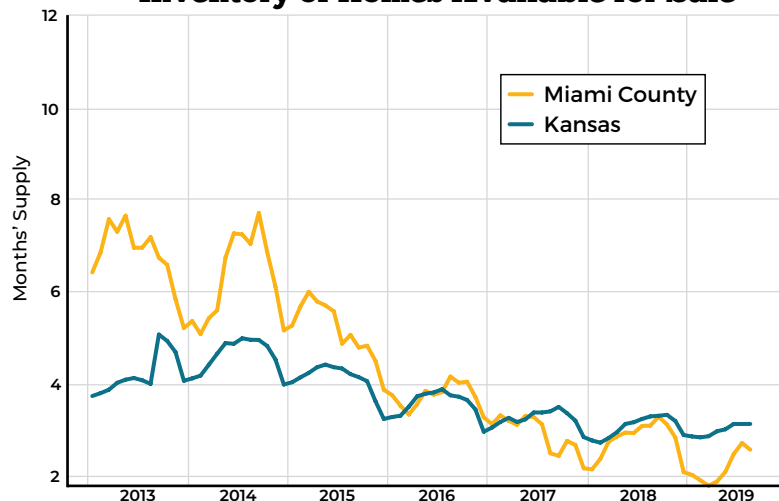
**FARMERS AT  
THE AUCTION,  
OSKALOOSA, KS,  
1938**



### Miami County Home Prices



### Inventory of Homes Available for Sale<sup>b</sup>



Sources: Heartland Multiple Listing Service and participating Kansas REALTOR® MLS systems

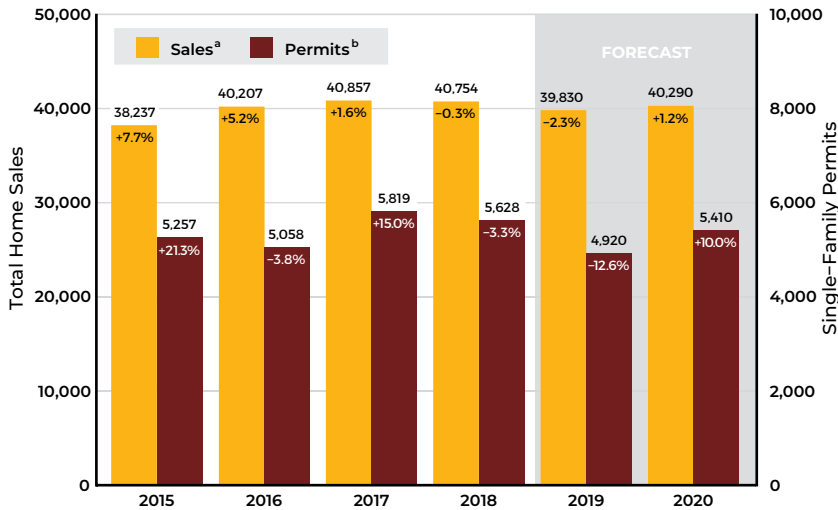
#### Notes:

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

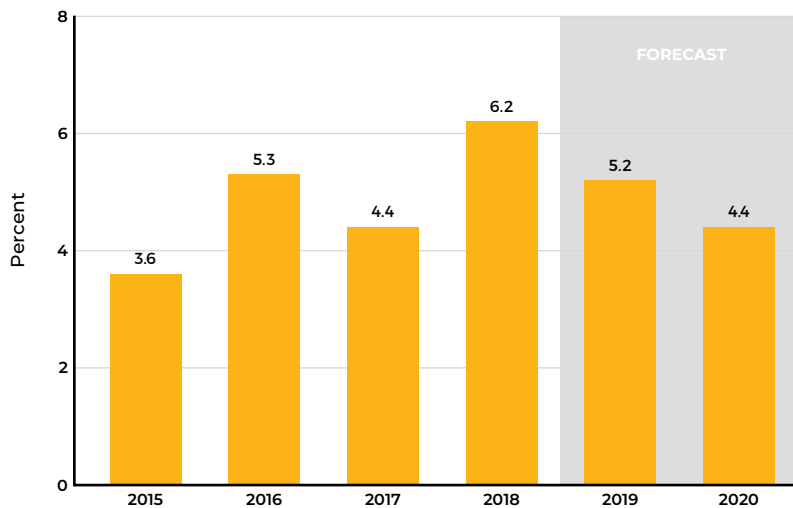
For the latest data and analysis on real estate markets in Kansas, visit [wichita.edu/realestate](http://wichita.edu/realestate).

# Kansas Statewide Housing Forecast

## Kansas Housing Market Activity



## Home Price Appreciation<sup>c</sup>



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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