



# Seward 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 Seward 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.



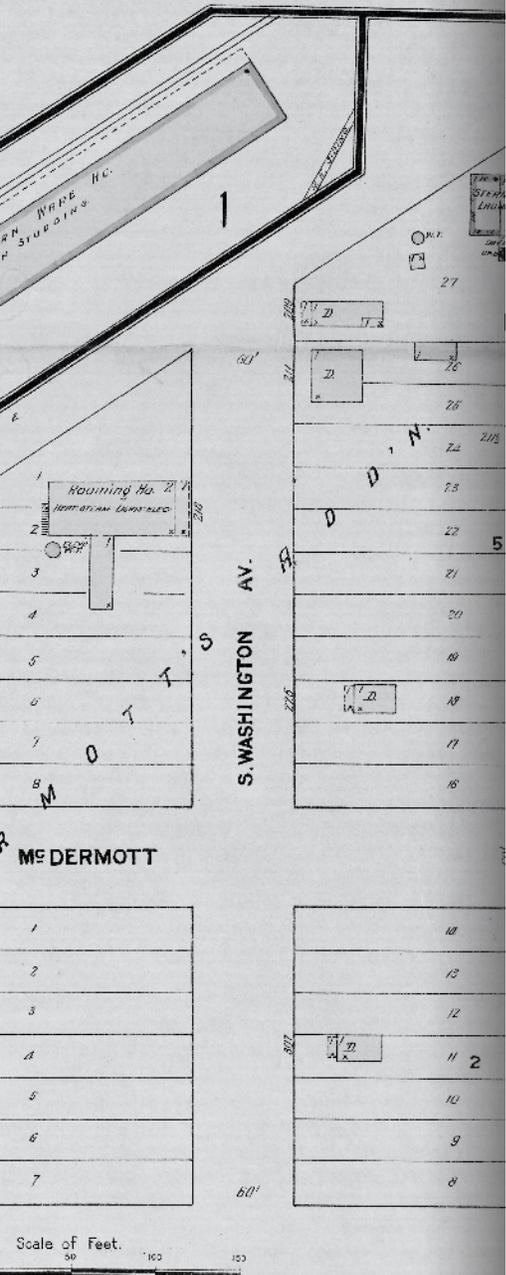
STONE HOUSE AT KANT-DOMANN FARMSTEAD, HOPE, KS, 1933

### Dr. Stanley D. Longhofer

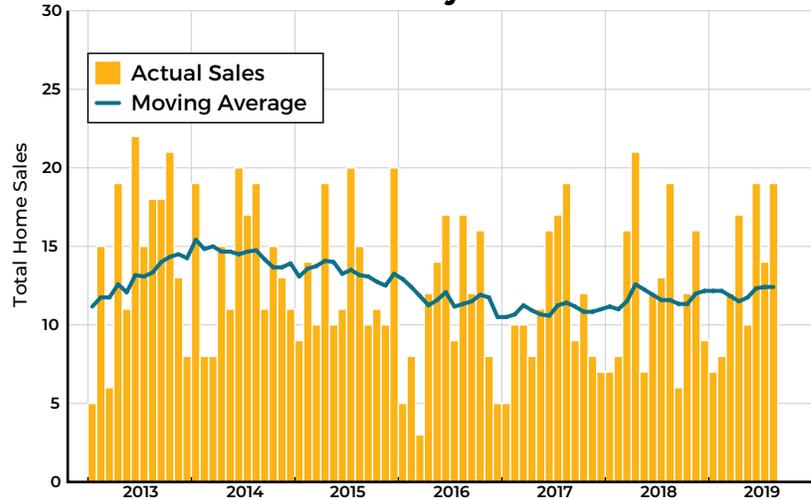
Director, WSU Center for Real Estate  
[wichita.edu/realestate](http://wichita.edu/realestate)



**WATER FACILITIES:**  
 Water system installed 1881. Gravity system elevated water tank capacity 20000 gals. on steel frame, base of tank 60' above ground. about 100' above business district.  
 1. Elevator double action motor driven 10000 gals. 100' capacity. 1/2 gals. per min. drawing from 10' well 150' above SS of water in well. 3 motor driven pumps in block 20.  
 Total capacity of 3 wells of gals. per min. Water tank elevated 60' capacity 20000 gals. This is part of old water system & will be used in connection with new 14700' 2" 2000' 6" x 6000' 8" water mains. 30 double hydrants.  
**FIRE DEPT.:**  
 volunteer about 20 members. 1 chem cart with two 60 gal. tanks. To have 1000' 2" C.A.L. hose & 2 hand hose reels. ladders about 10 feet. Streets unpaved. Public lights - elec.



### Seward County Home Sales



Sources: Southwest Kansas Board of REALTORS® and participating Kansas REALTOR® MLS systems

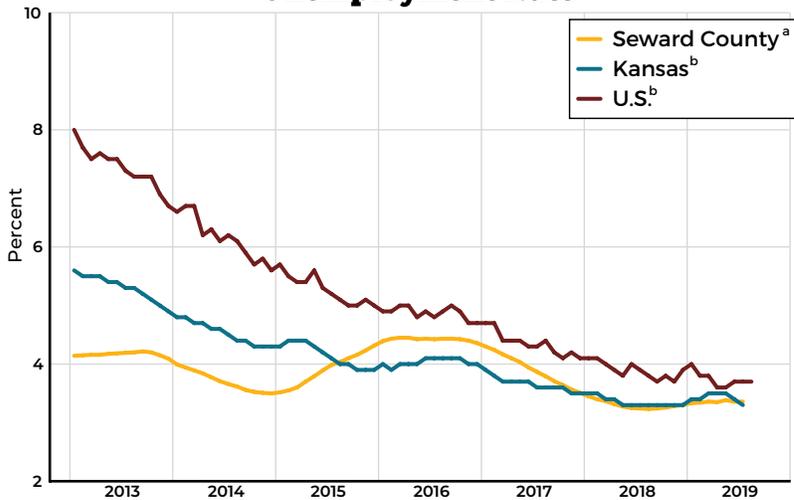
The Seward County Housing Outlook is made possible by



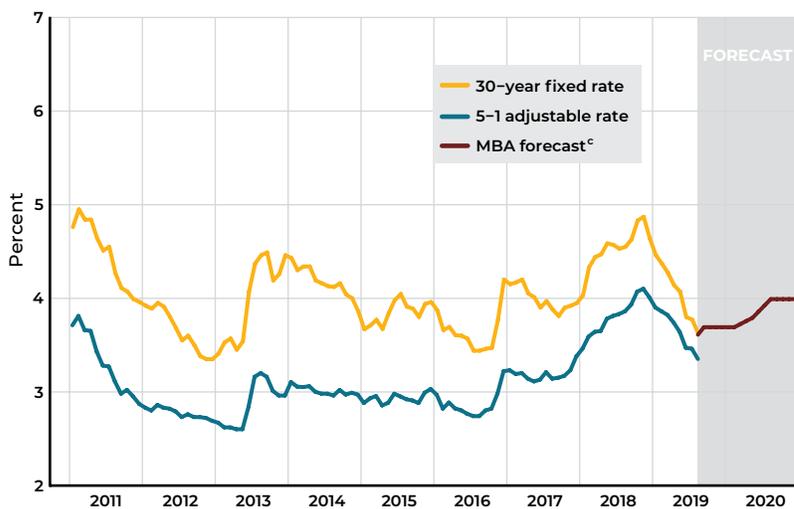
# Economic Overview

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 Seward County unemployment rate
  - b) Seasonally adjusted
  - c) Mortgage Bankers Association August 2019 forecast of the 30-year conventional mortgage rate

COURTESY OF THE LIBRARY OF CONGRESS, WWW.LOC.GOV/ITEM/2017740805



↑  
**TRACTOR-DRAWN FLOATER, GRAY COUNTY, KS, 1939**  
 ↓  
**OLD WINDMILL AND SHED ON ABANDONED FARM NEAR SYRACUSE, KS, 1939**

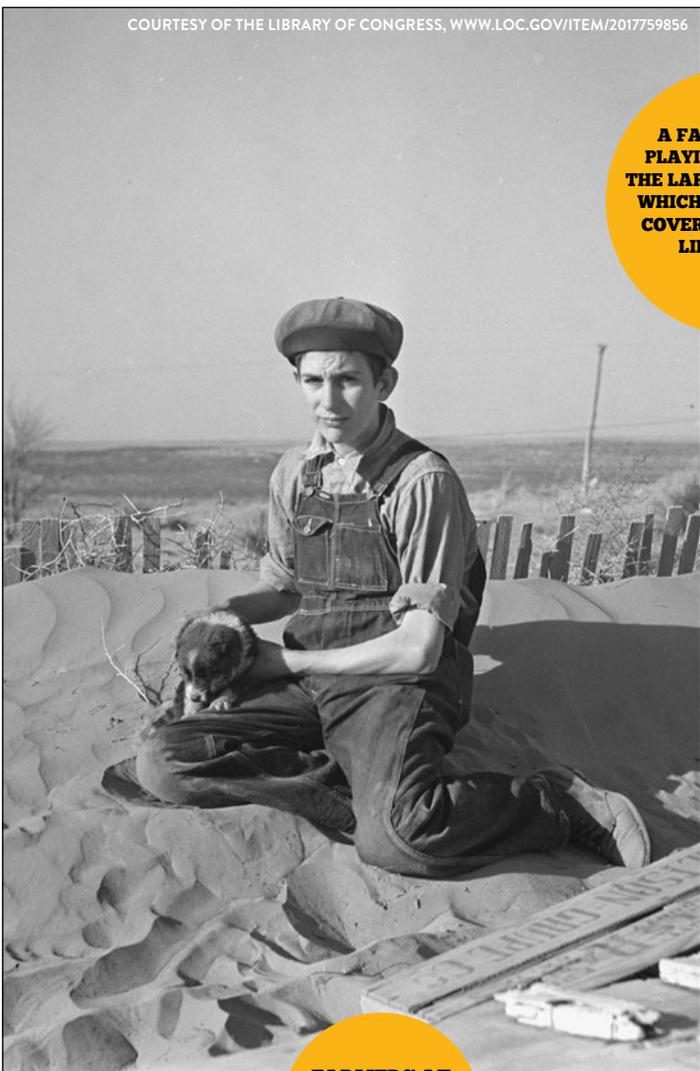


COURTESY OF THE LIBRARY OF CONGRESS, WWW.LOC.GOV/ITEM/2017784226

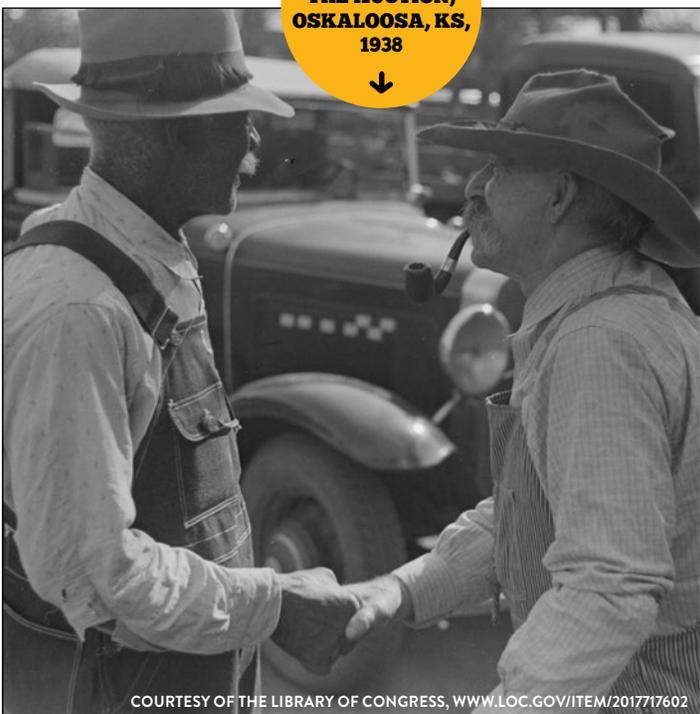
# Seward County Housing Statistics

COURTESY OF THE LIBRARY OF CONGRESS, WWW.LOC.GOV/ITEM/201775986

**A FARMER'S SON PLAYING ON ONE OF THE LARGE SOIL DRIFTS WHICH THREATEN TO COVER UP HIS HOME, LIBERAL, KS, 1936**

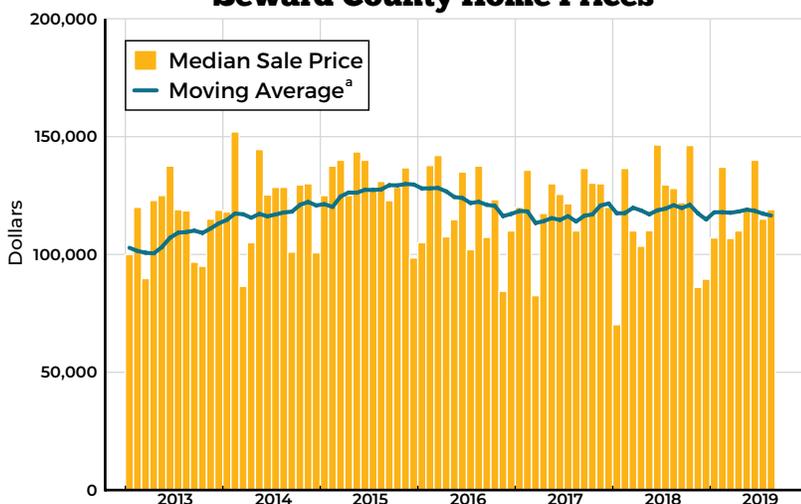


**FARMERS AT THE AUCTION, OSKALOOSA, KS, 1938**

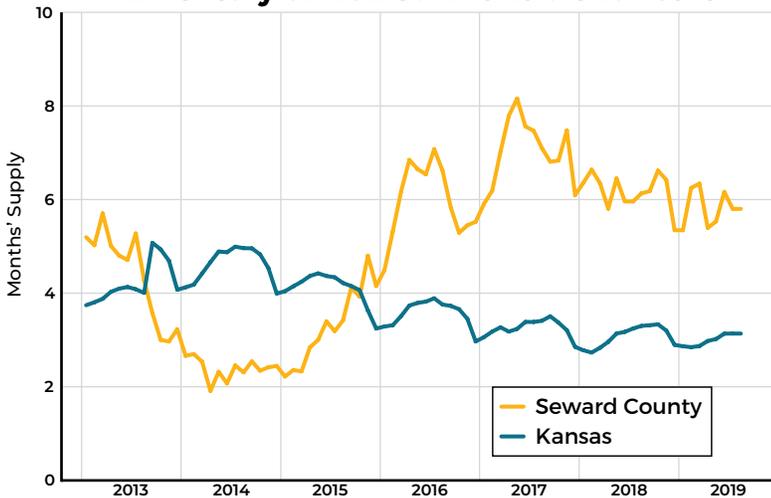


COURTESY OF THE LIBRARY OF CONGRESS, WWW.LOC.GOV/ITEM/2017717602

**Seward County Home Prices**



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



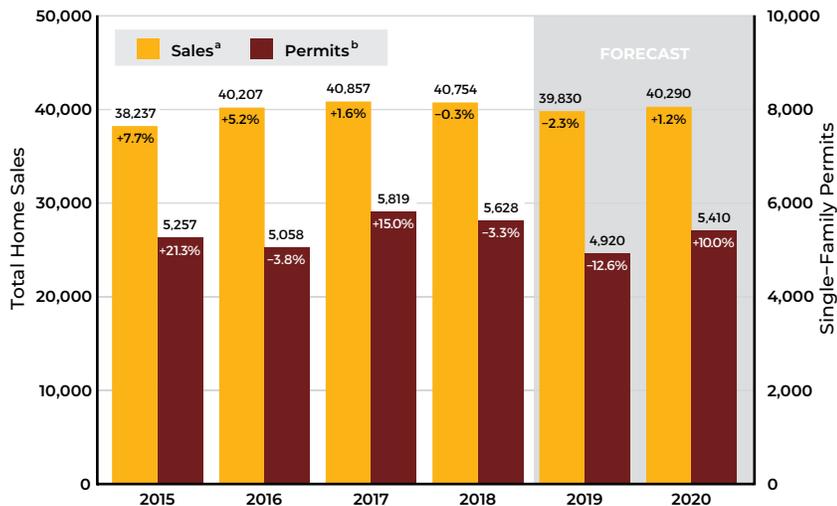
Sources: Southwest Kansas Board of REALTORS® and participating Kansas REALTOR® MLS systems

**Notes:**

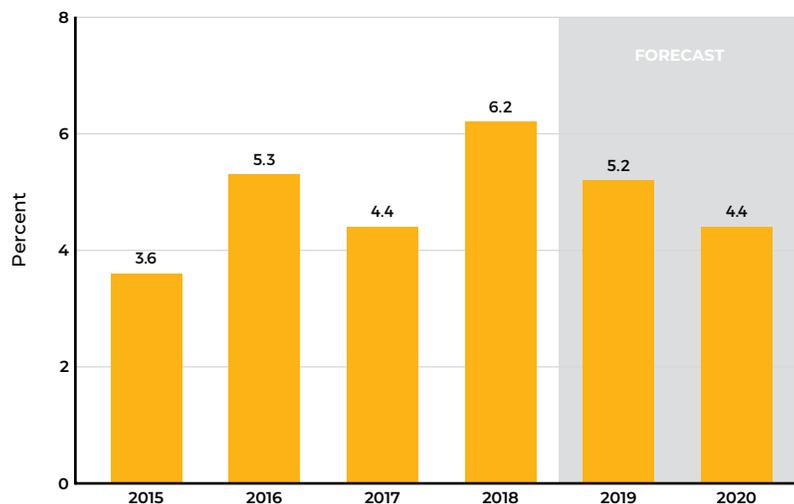
- a) Twelve-month trailing moving average of the median sale price of all homes in Seward County
- b) Active listings divided by the 12-month trailing moving average of sales

# Kansas Statewide Housing Forecast

## Kansas Housing Market Activity



## Home Price Appreciation<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



DESIGN BY VISUAL FUSION GRAPHIC DESIGN STUDIO

Front and back cover images courtesy of the University of Kansas, Spencer Library.

