

# Sumner 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 Sumner 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.

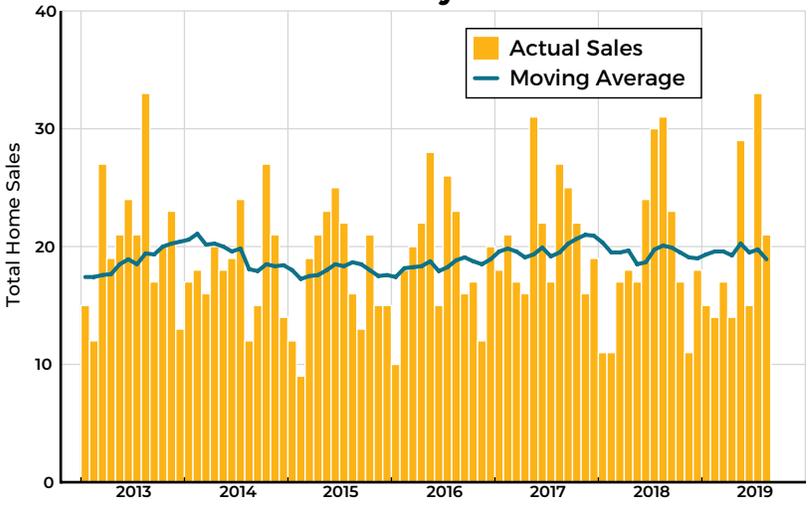


STONE HOUSE AT KANDT-DOMANN FARMSTEAD, HOPE, KS, 1933

**Dr. Stanley D. Longhofer**  
 Director, WSU Center for Real Estate  
[wichita.edu/realestate](http://wichita.edu/realestate)



### Sumner County Home Sales



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

The Sumner County Housing Outlook is made possible by

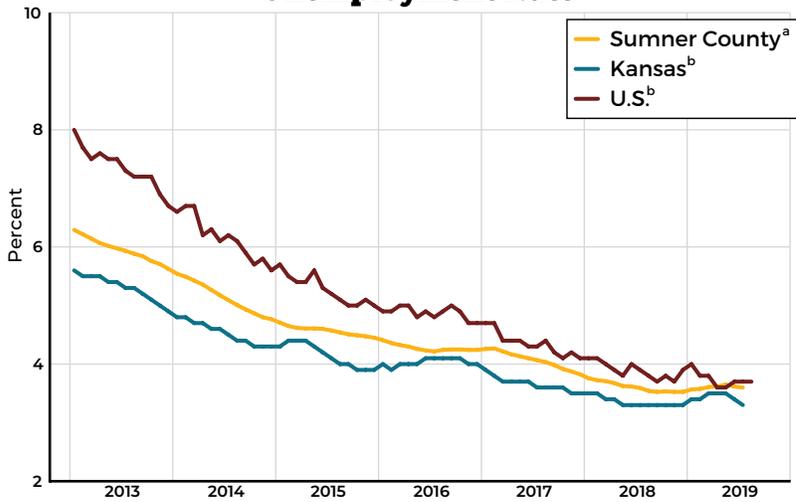


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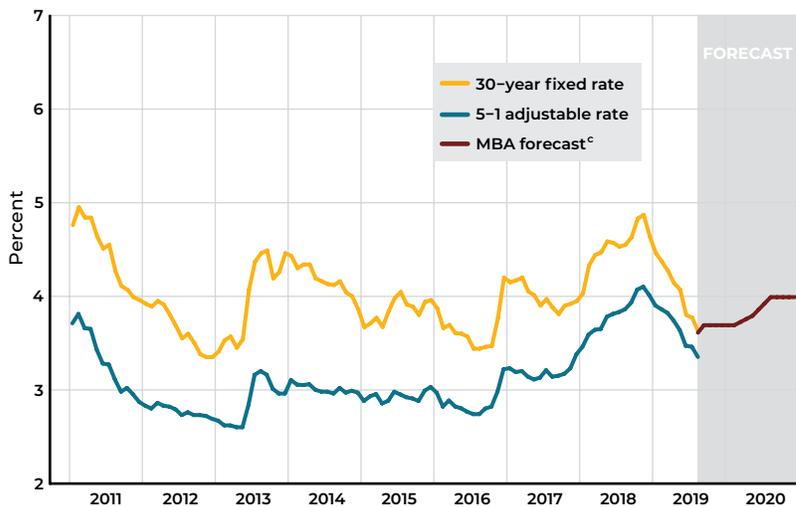
# Economic Overview

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 Sumner 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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**ATCHISON, TOPEKA,  
AND SANTA FE  
RAILROAD TRAIN  
ARRIVING AT  
WELLINGTON, KS,  
1943**

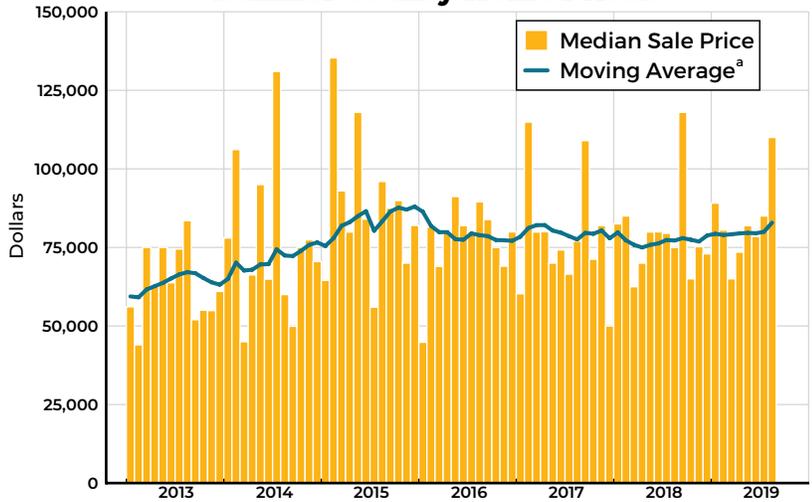
# Sumner County Housing Statistics

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

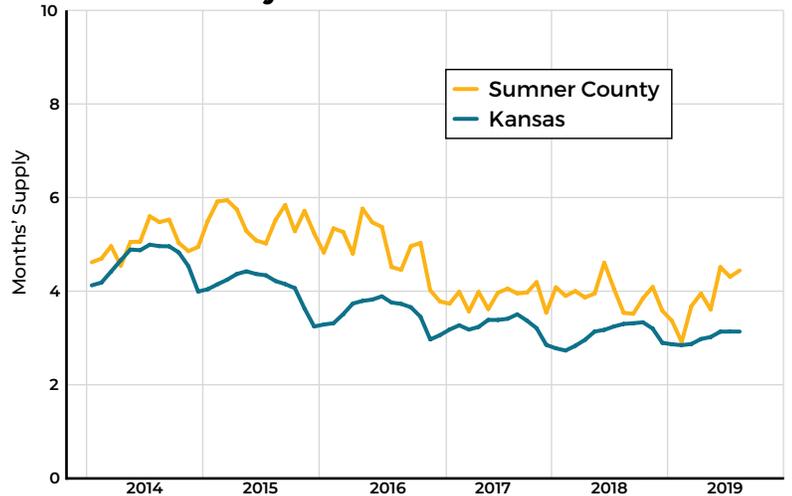


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**Sumner County Home Prices**



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



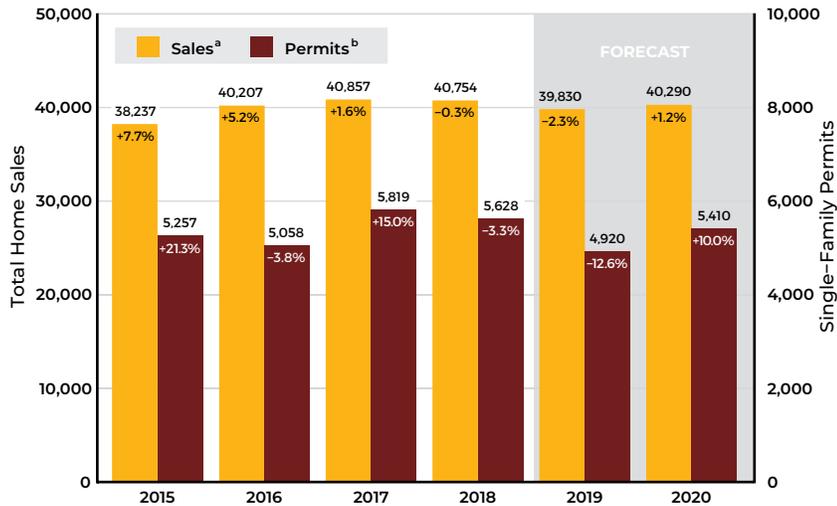
Sources: South Central Kansas Multiple Listing Service and participating Kansas REALTOR® MLS systems

**Notes:**

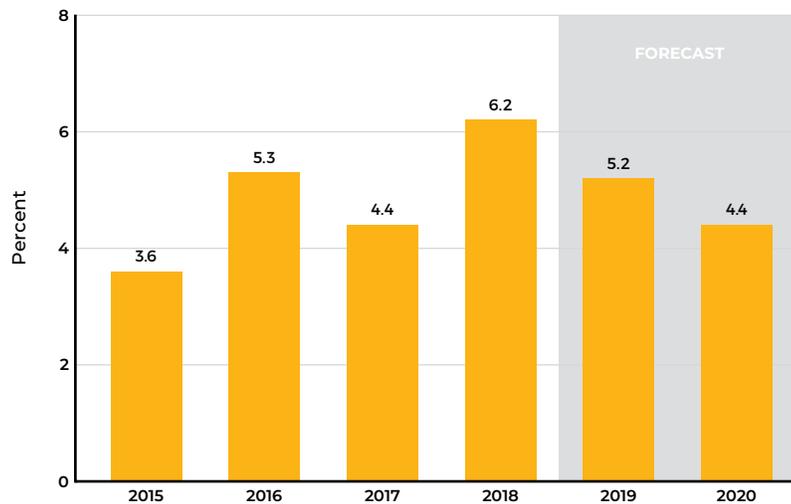
- a) Twelve-month trailing moving average of the median sale price of all homes in Sumner County
- b) Active listings divided by the 12-month trailing moving average of sales

# Kansas Statewide Housing Forecast

## Kansas Housing Market Activity



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



Sources: Federal Housing Finance Agency, National Association of REALTORS<sup>®</sup>, Participating REALTOR<sup>®</sup> 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<sup>®</sup> 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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