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# KANSAS HOUSING MARKETS FORECAST

## COWLEY COUNTY

### HOUSING OUTLOOK

In the midst of a pandemic and its consequent economic turmoil, it may seem that Kansas housing markets are defying gravity. The tightest inventories in history have led to bidding wars, rapidly rising home prices, ... and buyer fatigue. Will the market continue a meteoric rise? Or come crashing back to earth?

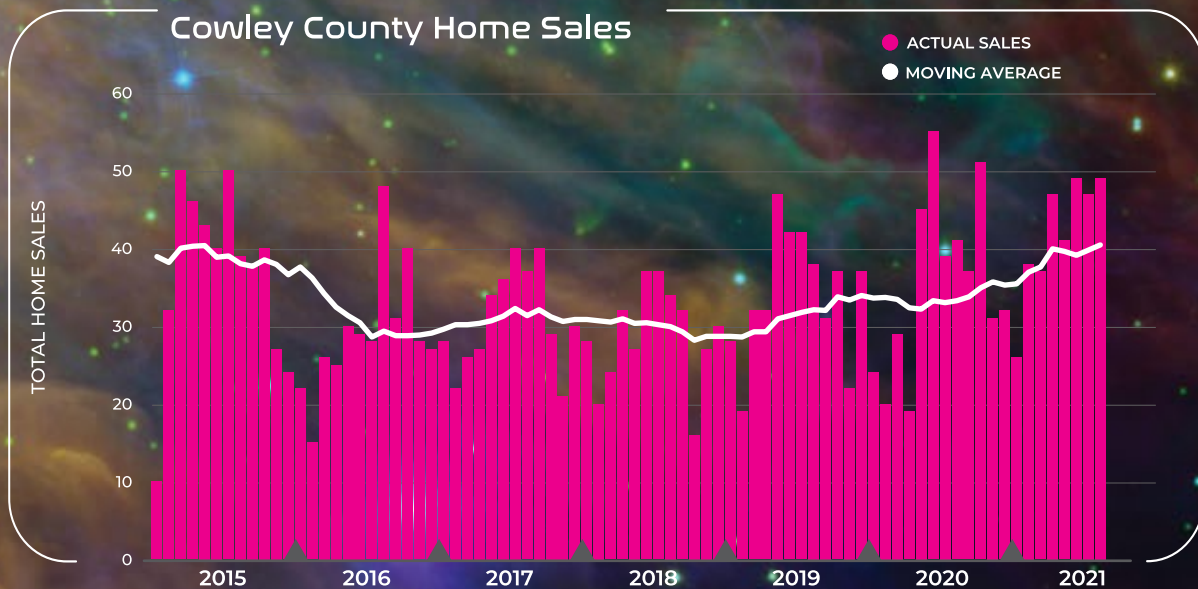
As we navigate into the uncharted void, this year's Cowley County Housing Outlook is here to give you the guidance you need to explore a housing market that is *Out of this World!*

*Stan Longhofer*

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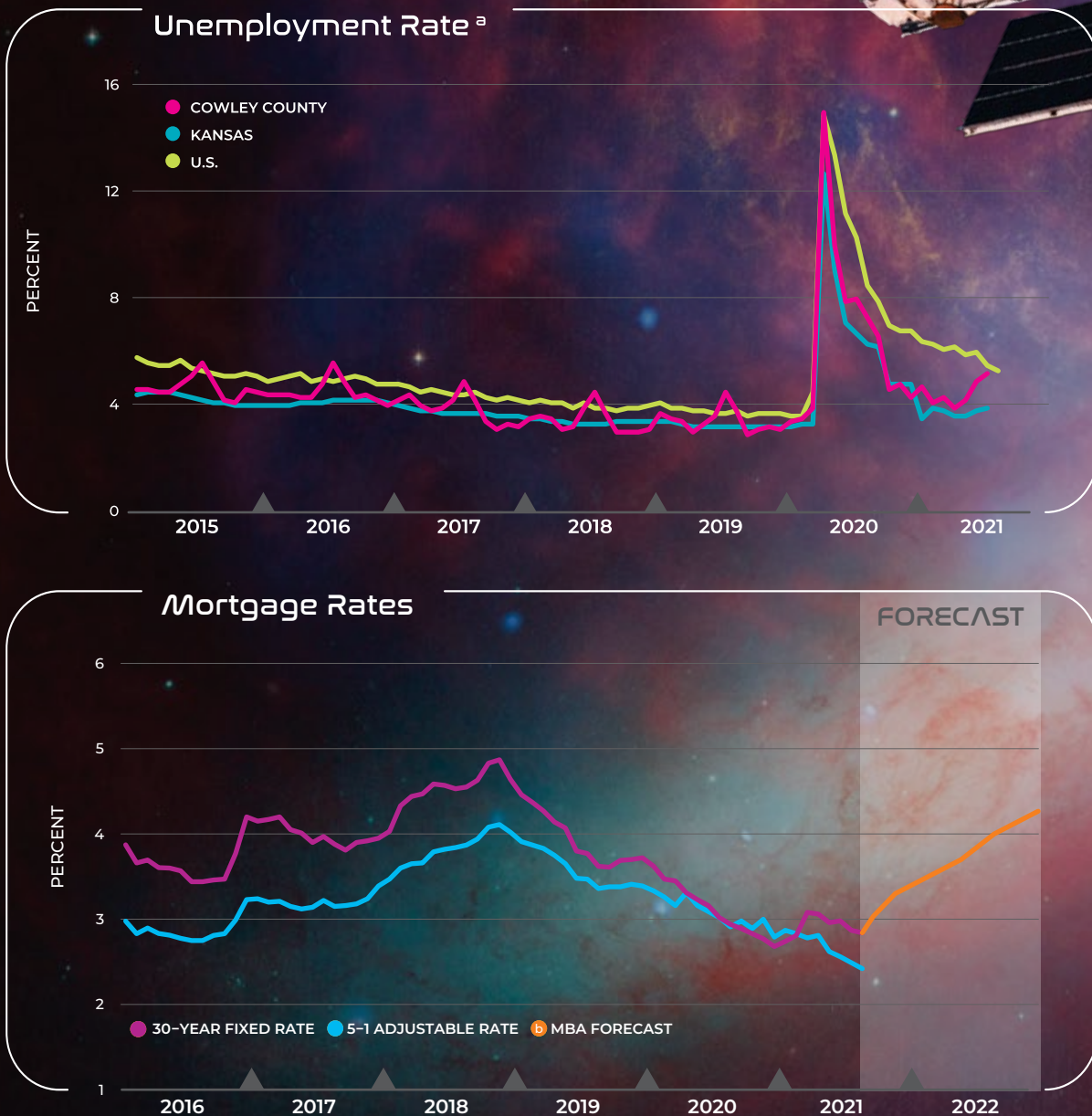
Sources: South Central Kansas Multiple Listing Service and participating Kansas REALTOR® MLS systems

THE COWLEY COUNTY HOUSING OUTLOOK IS MADE POSSIBLE BY



Security 1<sup>st</sup> Title

## ECONOMIC OVERVIEW



Sources: Freddie Mac, Mortgage Bankers Association, U.S. Bureau of Labor Statistics

Notes:

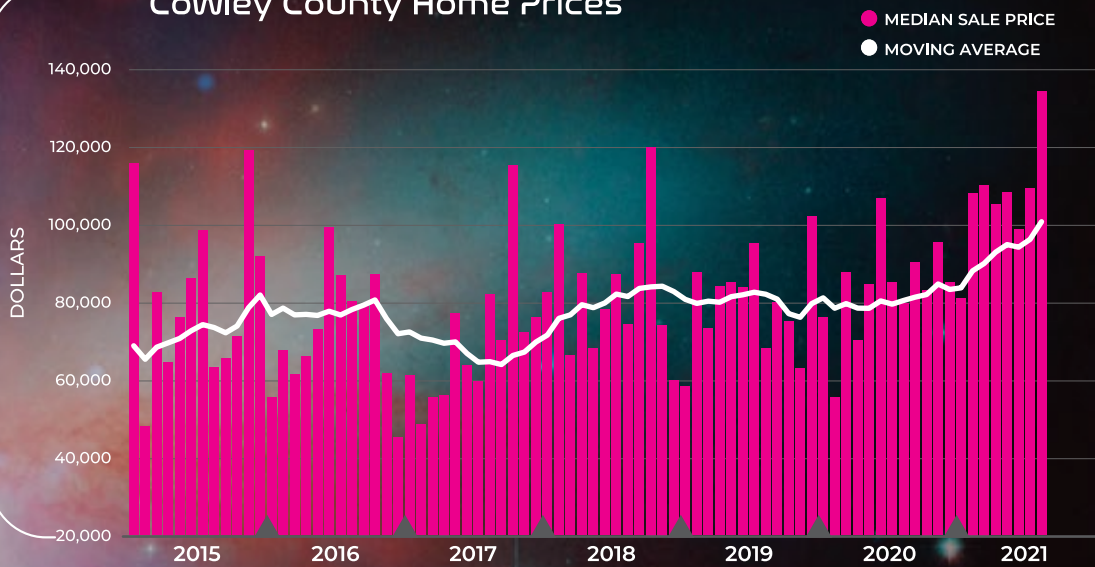
- a) Kansas and U.S. unemployment rate figures are seasonally adjusted
- b) Mortgage Bankers Association August 2021 forecast of the 30-year conventional mortgage rate



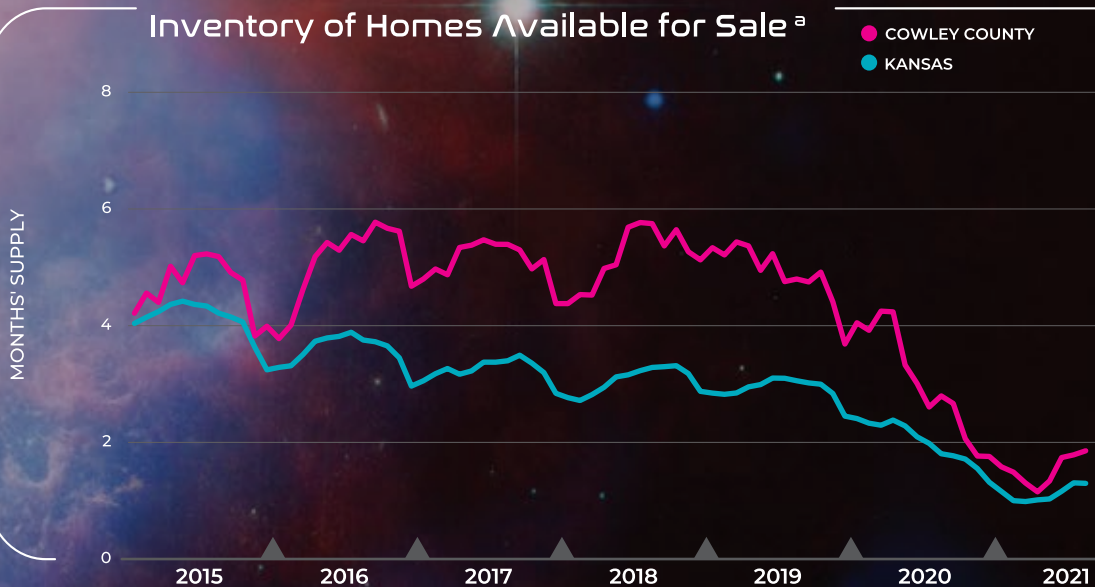
# OUT OF THIS WORLD

## COWLEY COUNTY HOUSING STATISTICS

### Cowley County Home Prices



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



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

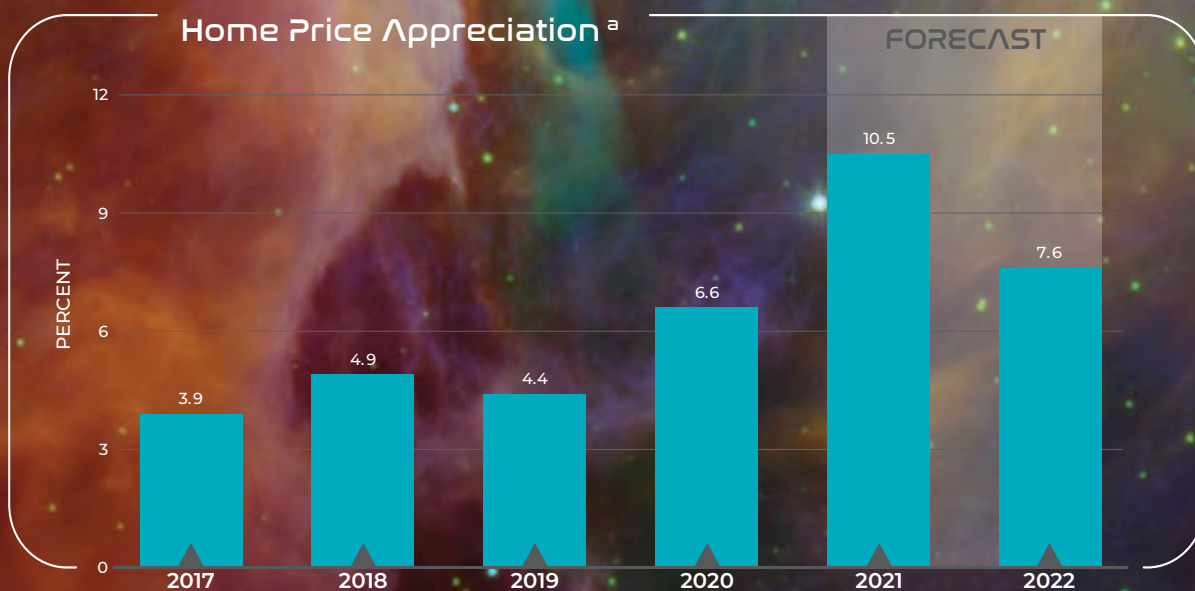
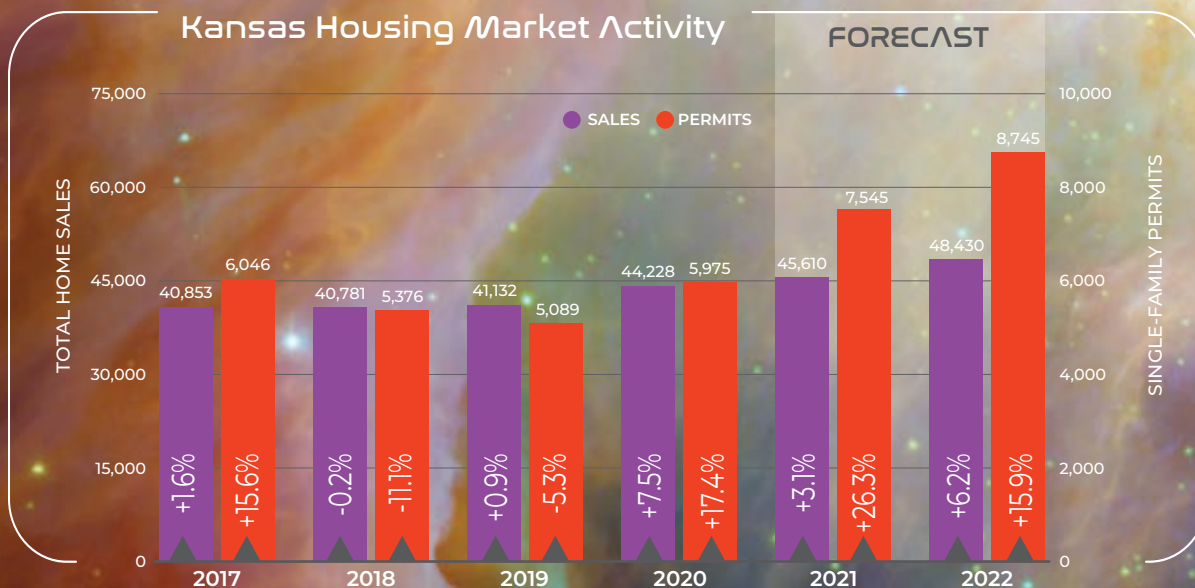
Notes:

a) Active listings divided by the 12-month trailing moving average of sales

## The WSU Center for Real Estate: Laying a Foundation for Real Estate in Kansas

The Center for Real Estate was created to help deepen the connections between the region's professional real estate community and the academic programs at Wichita State University. Whether you want to better understand the area's real estate markets or engage our students as interns or full-time employees, the WSU Center for Real Estate is your go-to resource.

### KANSAS STATEWIDE HOUSING FORECAST



Sources: Federal Housing Finance Agency, Participating REALTOR® multiple listing services across Kansas, U.S. Bureau of the Census, WSU Center for Real Estate

**Notes:**

a) Year-over-year percentage change in the Federal Housing Finance Agency all-transactions housing price index for Kansas, as measured using 4<sup>th</sup> quarter values