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# KANSAS HOUSING MARKETS FORECAST ELLIS 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?

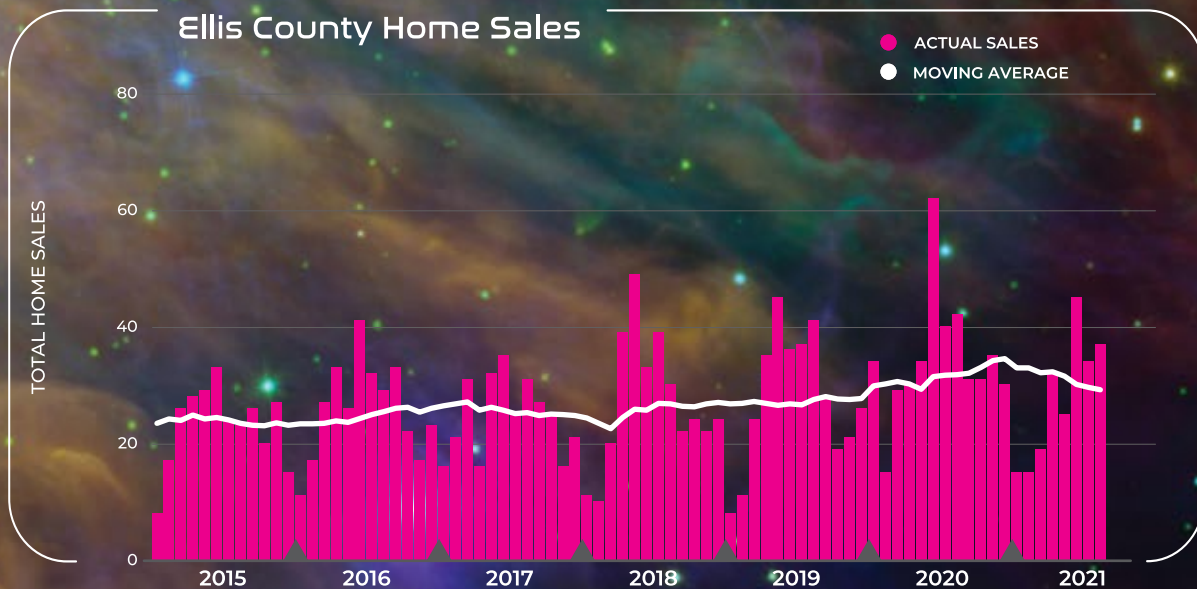
As we navigate into the uncharted void, this year's Ellis County Housing Outlook is here to give you the guidance you need to explore a housing market that is *Out of this World!*



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



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

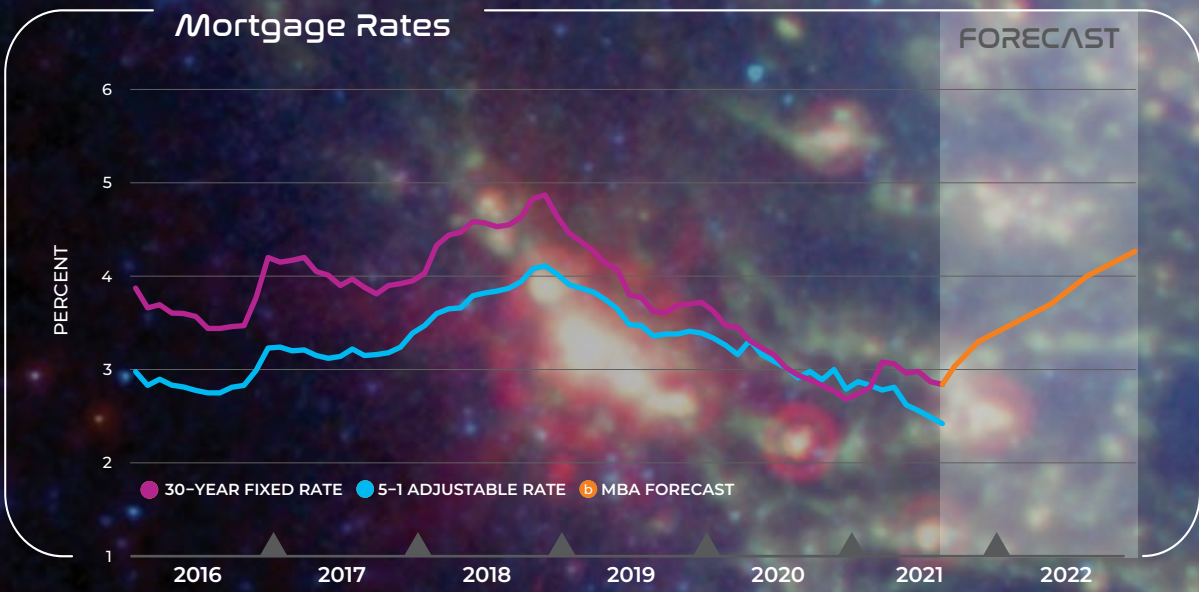
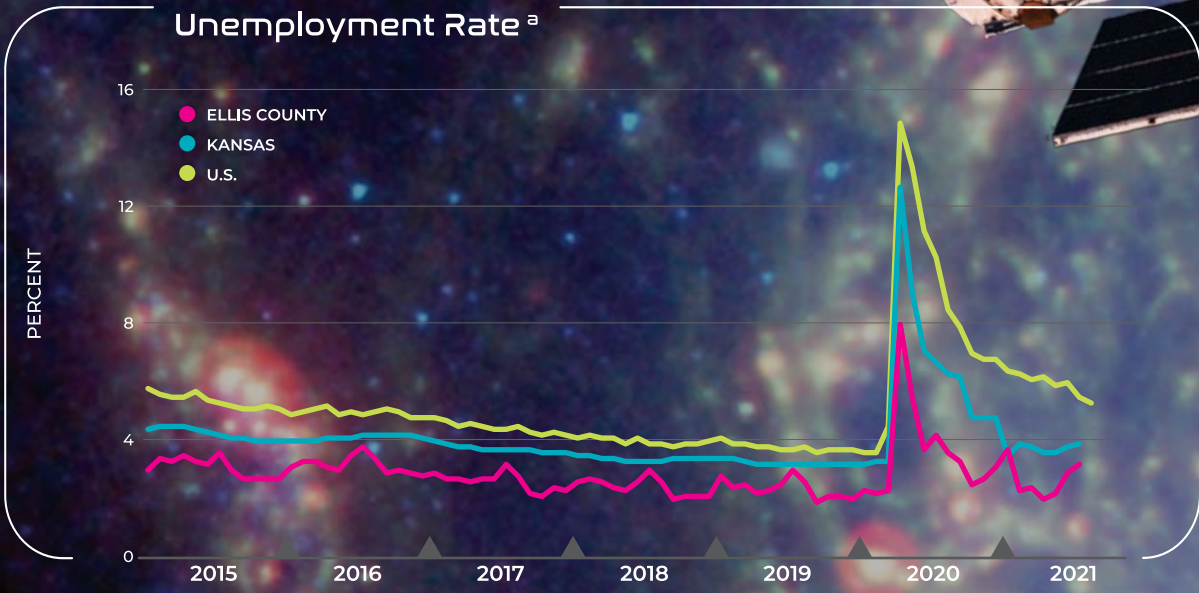
THE ELLIS COUNTY HOUSING OUTLOOK IS MADE POSSIBLE BY



KANSAS ASSOCIATION  
OF REALTORS®



# 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

The galaxy *Messier 101* is a swirling spiral of stars, gas, and dust. *Messier 101* is nearly twice as wide as our *Milky Way* galaxy in this image as seen by NASA *Spitzer* Space Telescope.

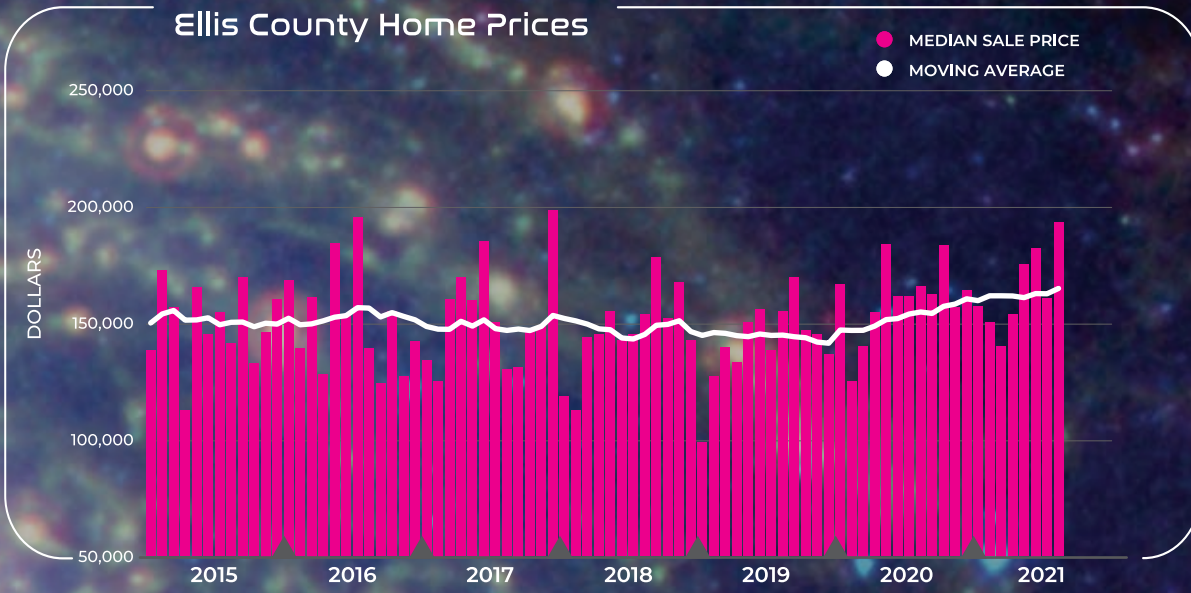


# OUT OF THIS WORLD

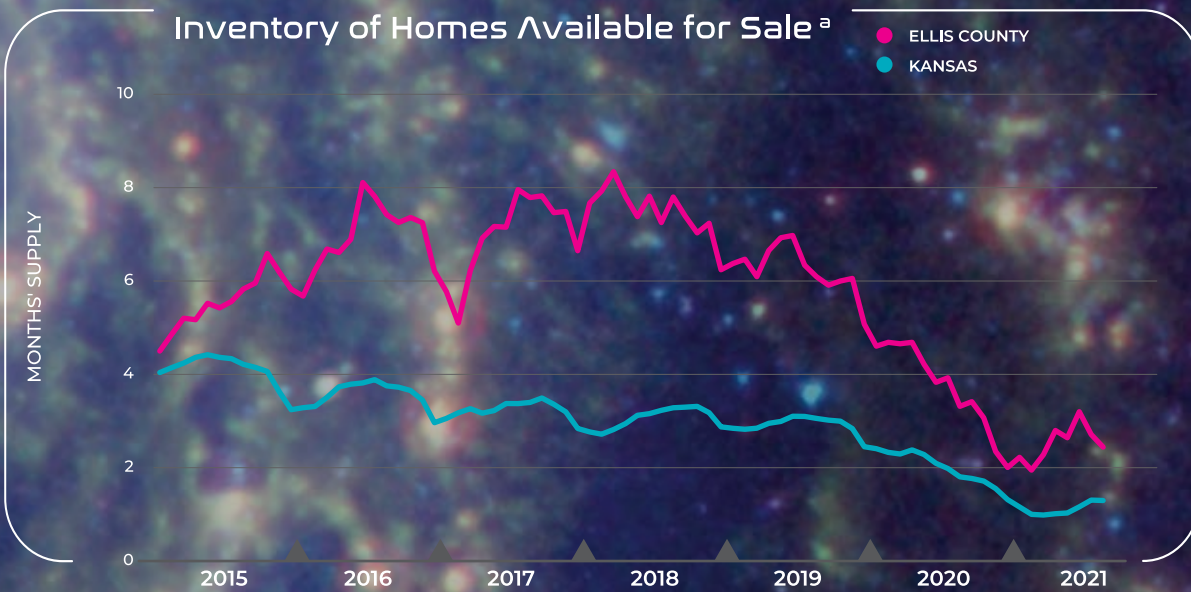


ELLIS COUNTY HOUSING STATISTICS

### Ellis County Home Prices



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



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

Notes:

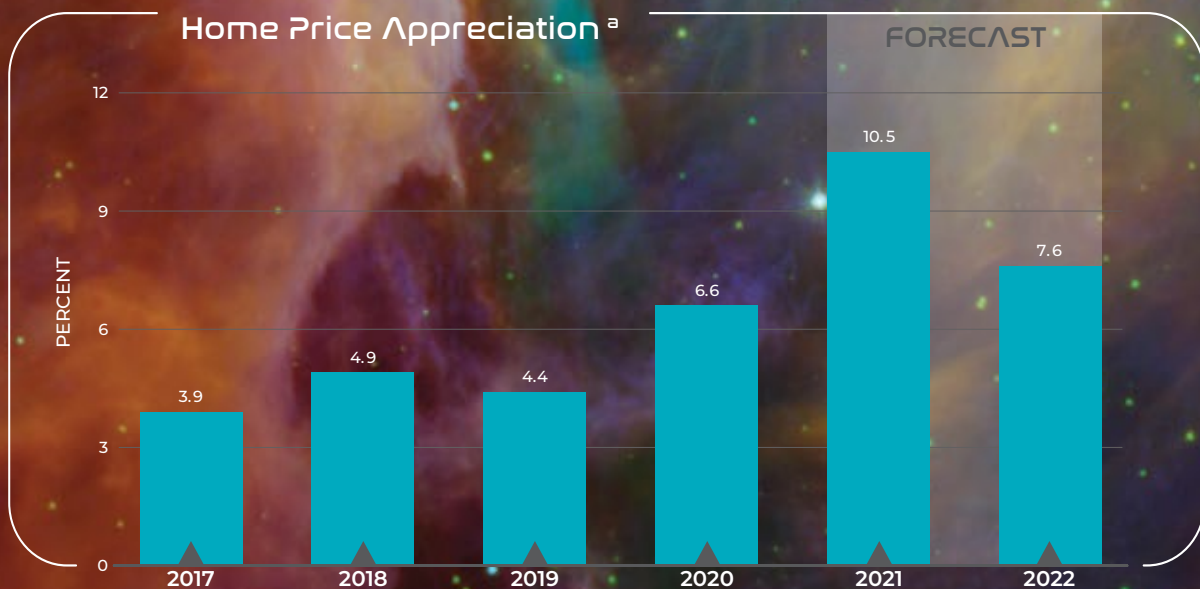
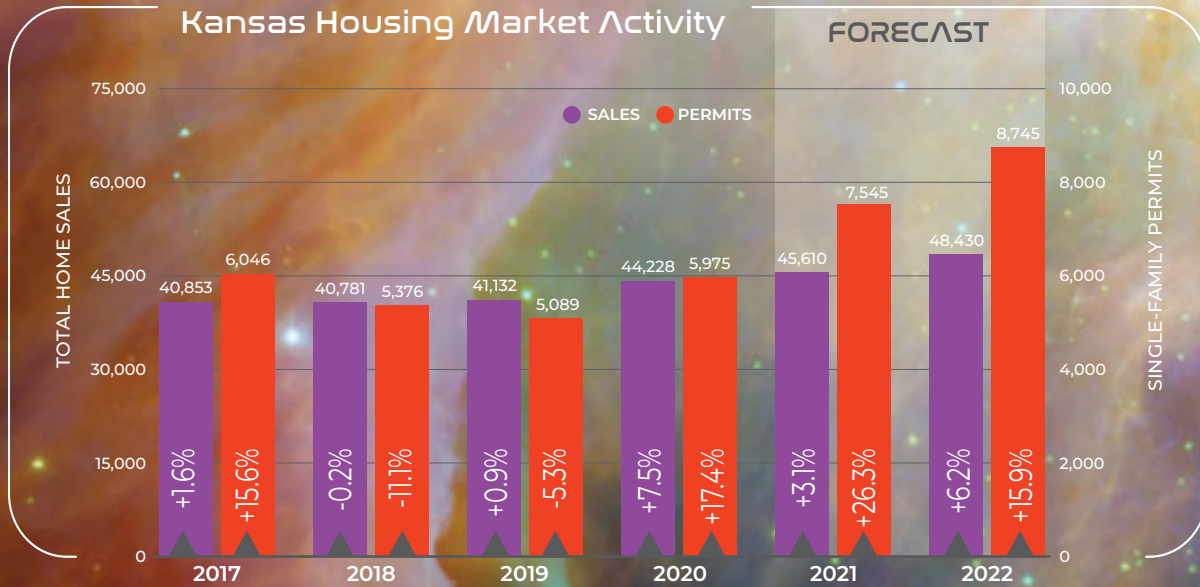
a) Active listings divided by the 12-month trailing moving average of sales



## 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