

2024 GEARY COUNTY HOUSING OUTLOOK

Market Distortions

It's hard to get a clear picture of today's housing market. With mortgage rates swinging from all-time lows to multi-decade highs, home prices rising at unprecedented rates, bidding wars giving way to... Housing markets have been so crazy over the past few years, it can be hard to see through the distortions to understand what "normal" really is.

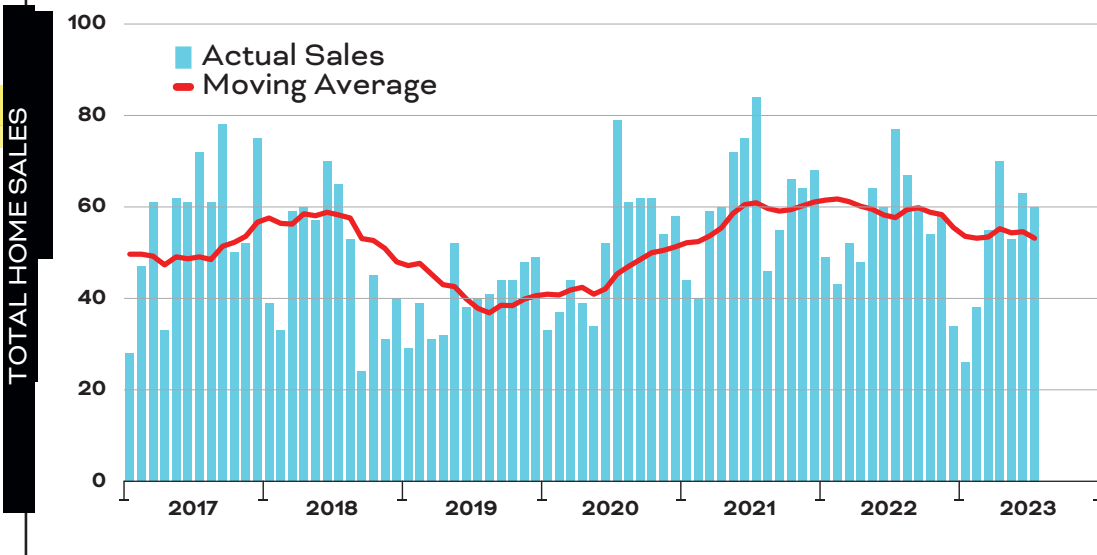
As always, we bring you the Kansas Housing Markets Forecast Series to help you tune in and see clearly what to expect in the coming year.

Dr. Stan Longhofer

Director, WSU Center for Real Estate
wichita.edu/realestate



GEARY COUNTY HOME SALES



THE GEARY COUNTY HOUSING OUTLOOK IS MADE POSSIBLE BY:

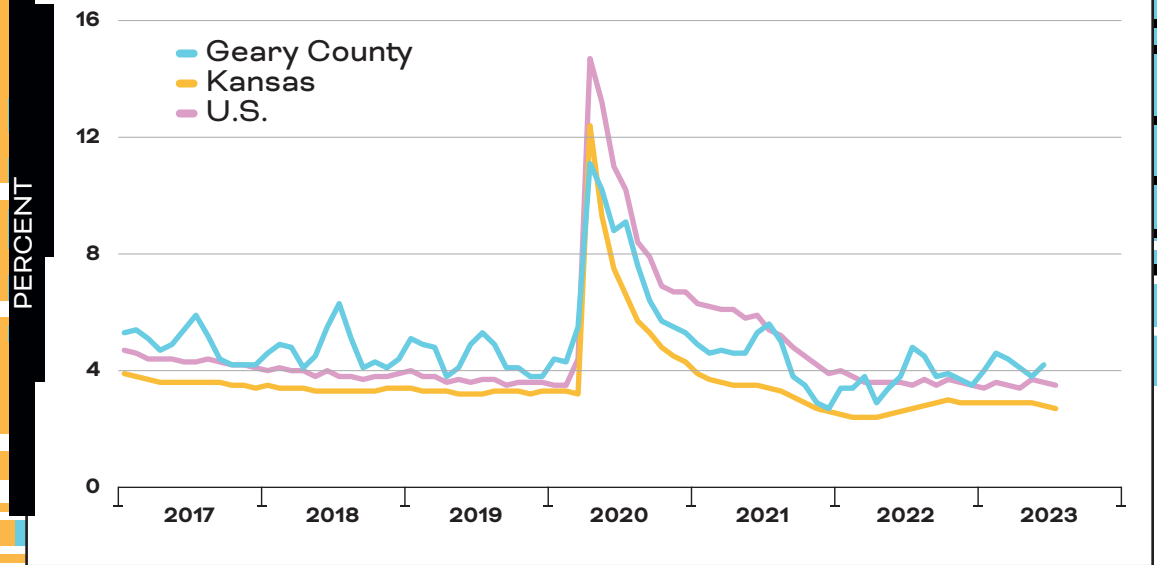


SOURCES:

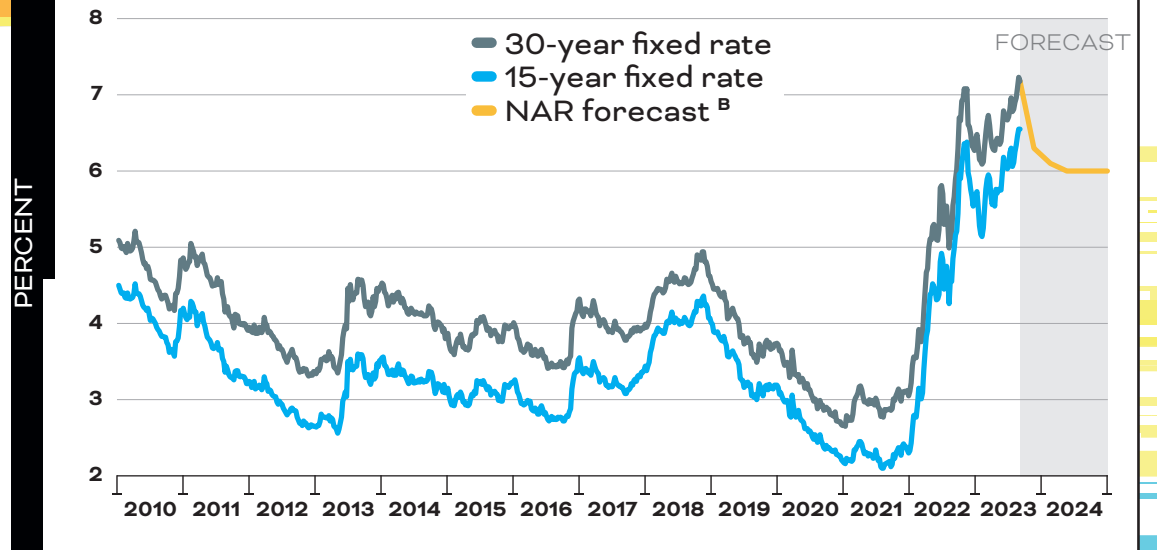
Flint Hills Association of REALTORS® and participating Kansas REALTOR® MLS systems

GEARY COUNTY ECONOMIC OVERVIEW

UNEMPLOYMENT RATE ^A



MORTGAGE RATES



SOURCES:

Freddie Mac; Mortgage Bankers Association; U.S. Bureau of Labor Statistics

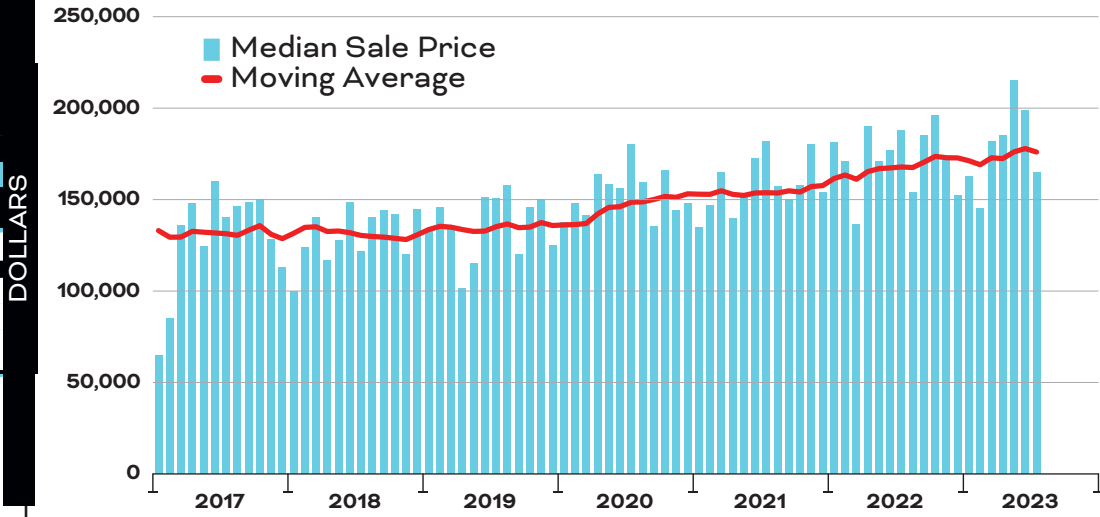
NOTES:

A. Kansas and U.S. unemployment rate figures are seasonally adjusted

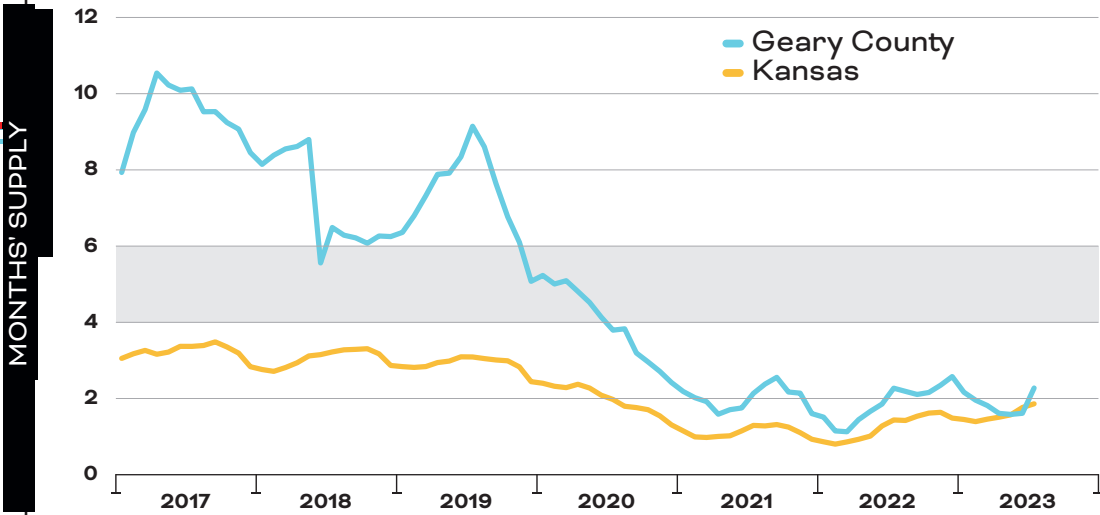
B. National Association of REALTORS[®] August 2023 forecast of the 30-year fixed mortgage rate

GEARY COUNTY HOUSING STATISTICS

GEARY COUNTY HOME PRICES



INVENTORY OF HOMES AVAILABLE FOR SALE ^A



SOURCES:

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NOTES:

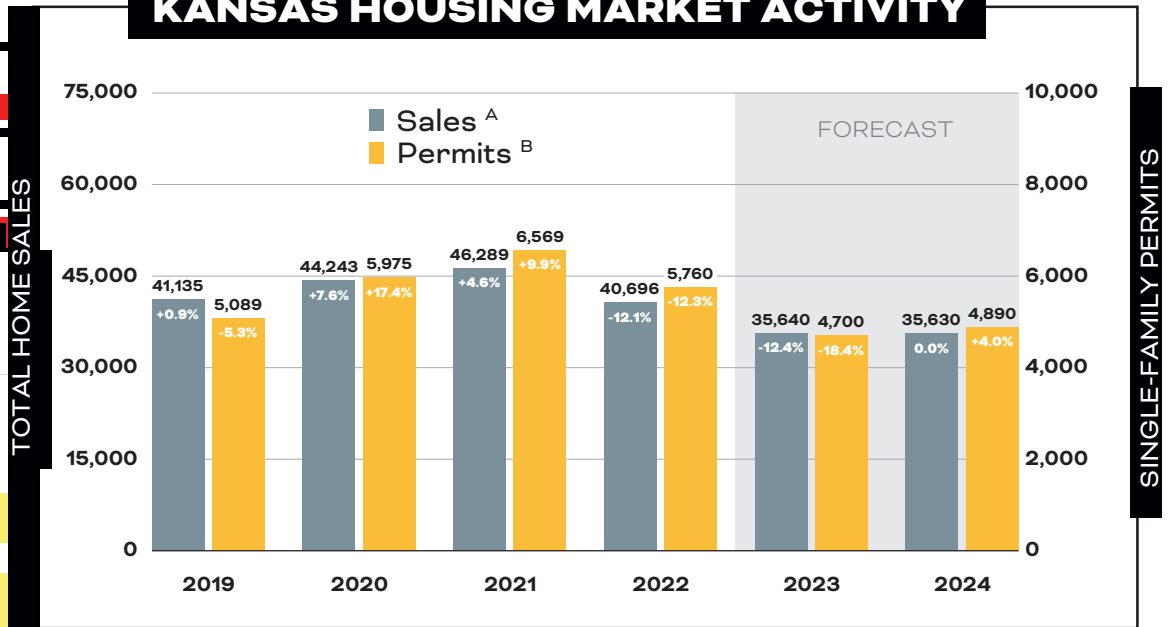
A. Active listings divided by the 12-month trailing moving average of sales

FOR THE LATEST DATA AND ANALYSIS ON REAL ESTATE MARKETS IN KANSAS, VISIT WICHITA.EDU/REALESTATE

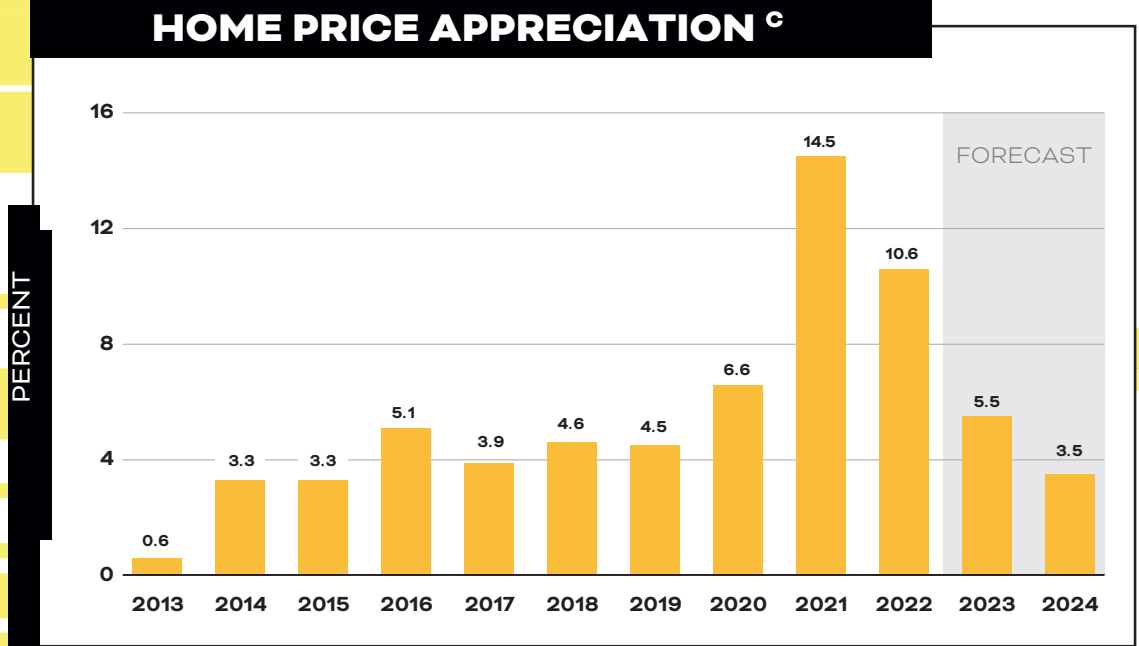
The Center for Real Estate was created to help deepen the connections between the region's professional real estate community and the academic programs at Wichita State University. Whether you want to better understand the area's real estate markets or engage our students as interns or full-time employees,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

KANSAS STATEWIDE HOUSING FORECAST

KANSAS HOUSING MARKET ACTIVITY



HOME PRICE APPRECIATION^C



SOURCES:

NOTES:

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

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