

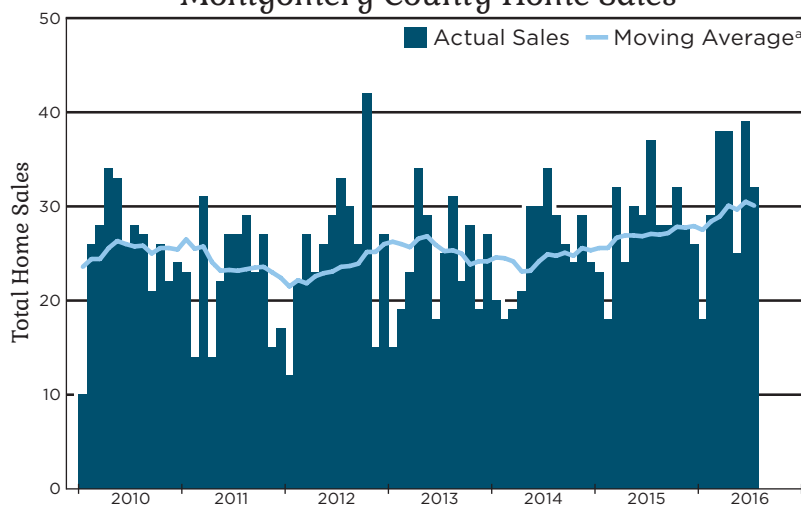
## 2017 Kansas Housing Markets Outlook

# Montgomery County Housing Outlook

The Montgomery County Housing Outlook is a new part of this year's Kansas Housing Markets Forecast series. The theme of this year's forecast is "Through the Woods," following the adventures of our heroine Ophelia as she overcomes many obstacles to find her way home. Like Ophelia, Kansas housing markets appear at long last to have made it through the woods.

The WSU Center for Real Estate  
*Laying a Foundation for Real Estate in Kansas*

### Montgomery County Home Sales



**Sources:** Southeast Kansas Association of REALTORS® and participating Kansas REALTOR® MLS systems

**Note:** a) Twelve-month trailing moving average of total home sales in Montgomery County

The Montgomery County Housing Outlook is brought to you by your friends at



Security 1<sup>st</sup> Title



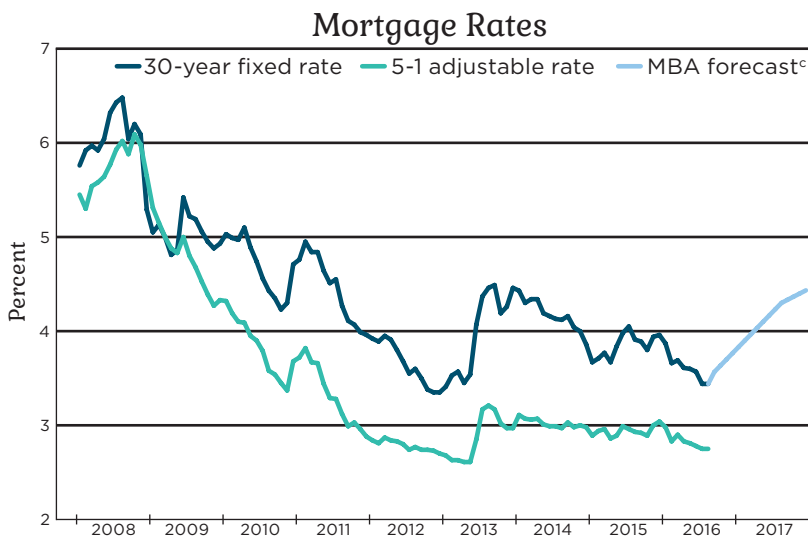
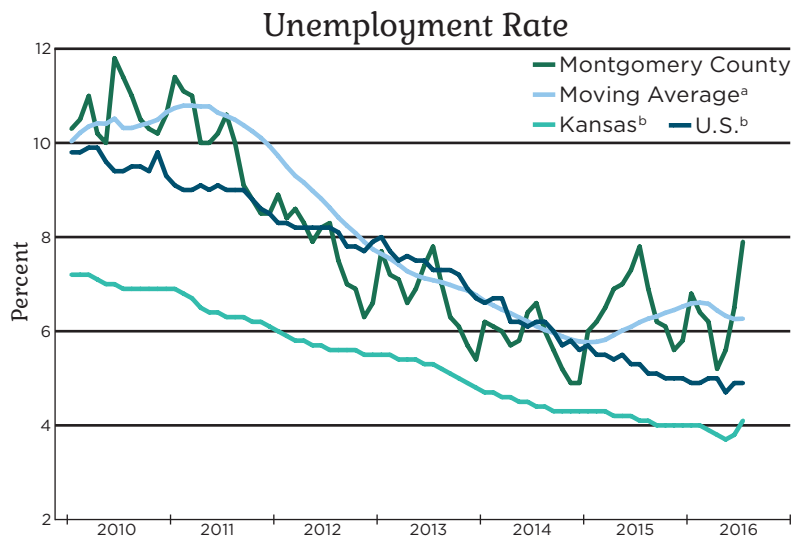
WICHITA STATE  
UNIVERSITY

W. FRANK BARTON  
SCHOOL OF BUSINESS  
Center for Real Estate

Design and illustration by Visual Fusion Graphic & Web Design Studio

# Economic Overview

Mortgage rates should remain exceptionally low in the coming year.



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

**Notes:**

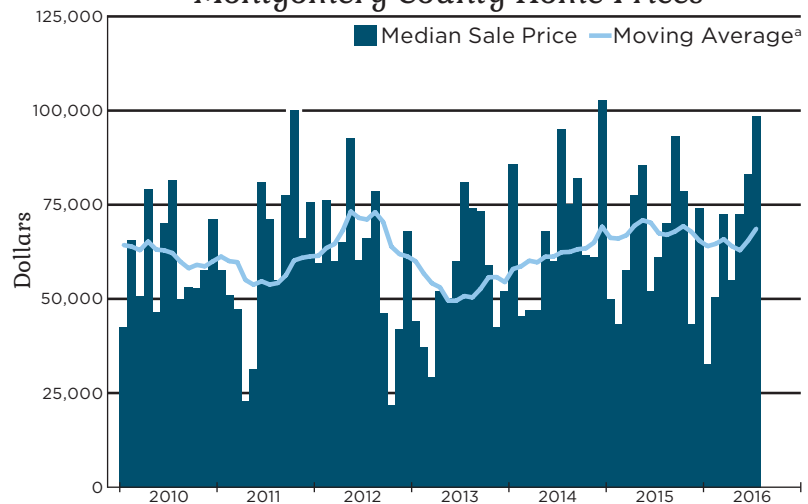
- a) Twelve-month trailing moving average of the Montgomery County unemployment rate
- b) Seasonally adjusted
- c) Mortgage Bankers Association August 2016 forecast of the 30-year conventional mortgage rate



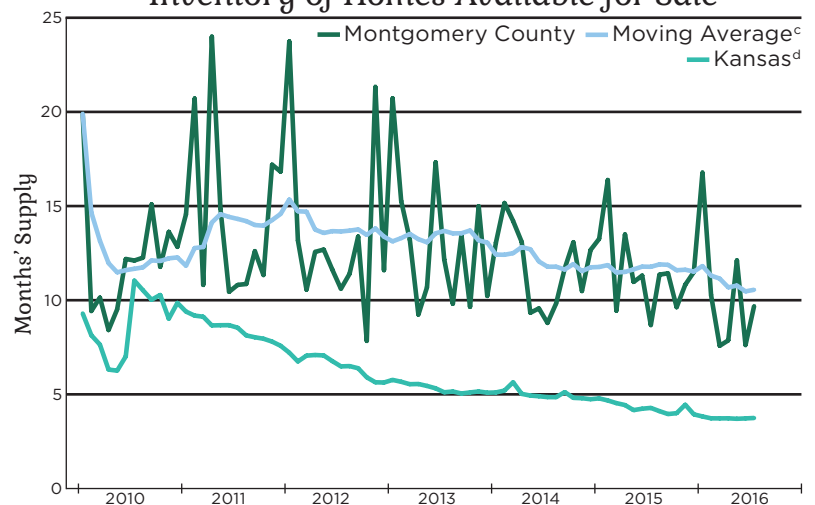
# Montgomery County Housing Statistics

2016 YTD Days on Market:  
58 days

Montgomery County Home Prices



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



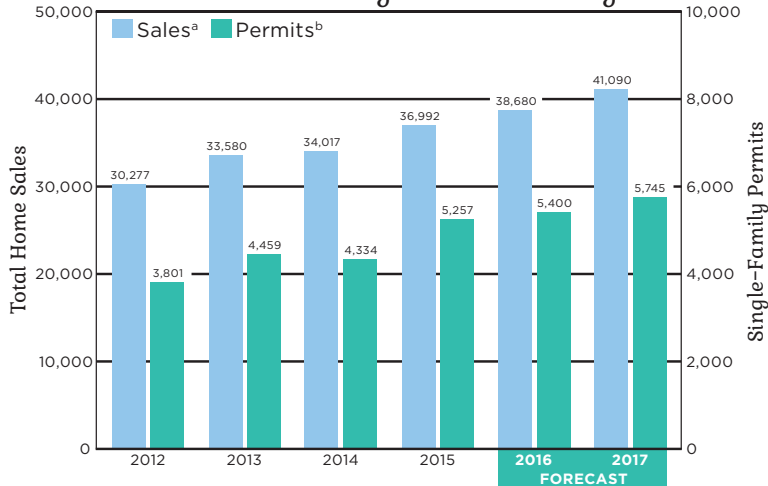
**Sources:** Southeast Kansas Association of REALTORS® and participating Kansas REALTOR® MLS systems

**Notes:**

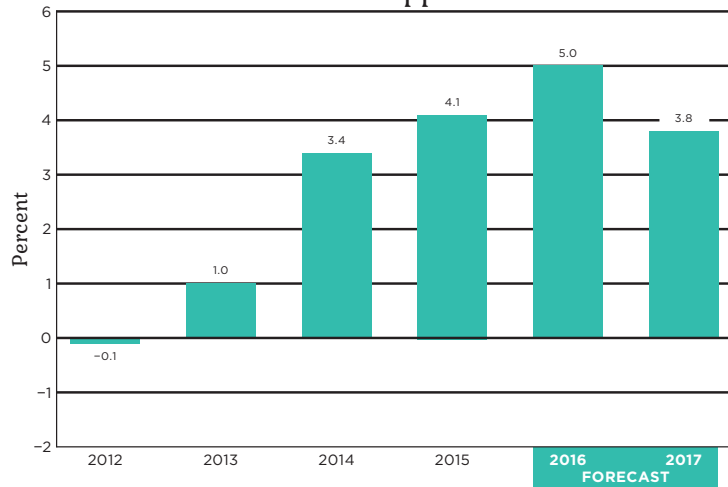
- a) Twelve-month trailing moving average of the median sale price of all homes in Montgomery County
- b) Ratio of active listings to home sales
- c) Twelve-month trailing moving average of Montgomery County inventory
- d) Kansas statewide inventory figure is seasonally adjusted

# 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 4<sup>th</sup> quarter values



Are you trying to  
find your  
way home?

The  
**WSU Center for  
Real Estate**  
is here to help.

[WICHITA.EDU/REALESTATE](http://WICHITA.EDU/REALESTATE)