

In Cowley County, the Hunt is on!

The Cowley County Housing Outlook is a part of the Kansas Housing Markets Forecast series. Our theme this year is “The Hunt is On!” reflecting the tight inventories of homes available for sale across much of the state. Whether you’re a buyer, a seller or a real estate professional, we’ve prepared this year’s Cowley County Housing Outlook to help you track your quarry.

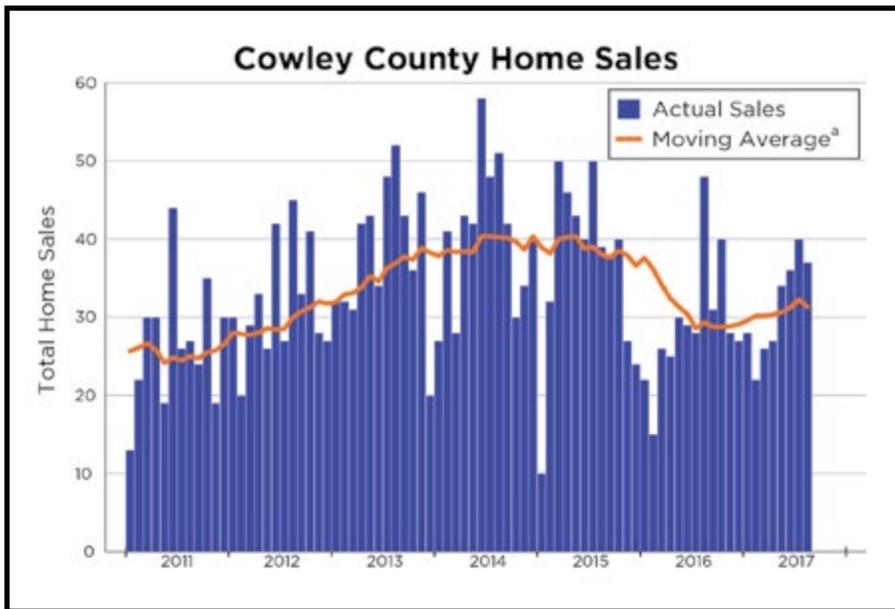
Dr. Stanley D. Longhofer

Director, WSU Center for Real Estate

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Cowley County Housing Statistics



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

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

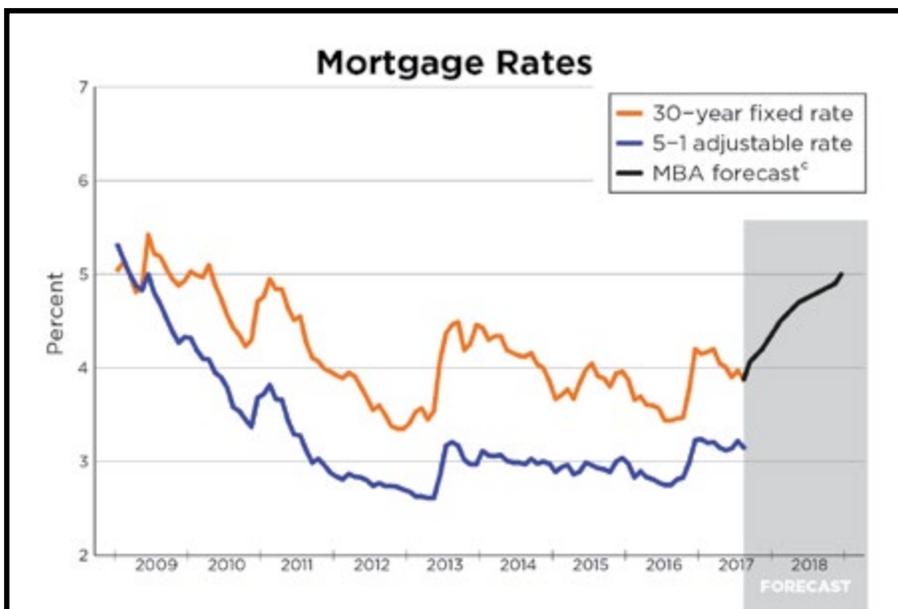
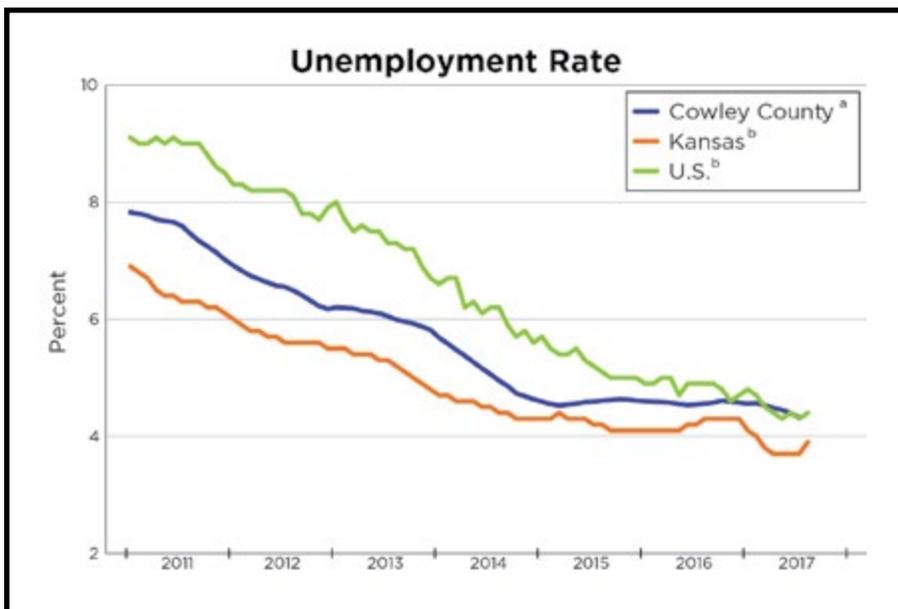
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Economic Overview

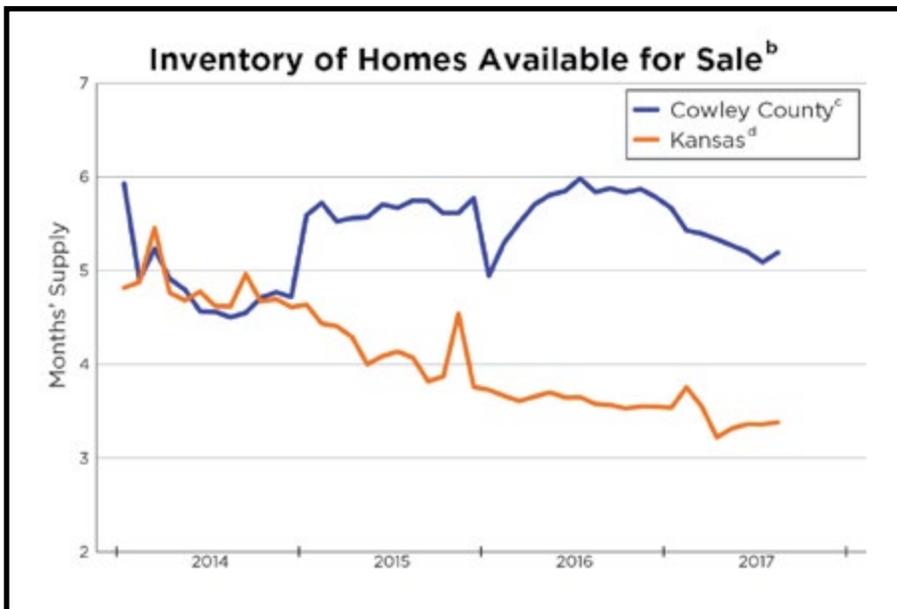
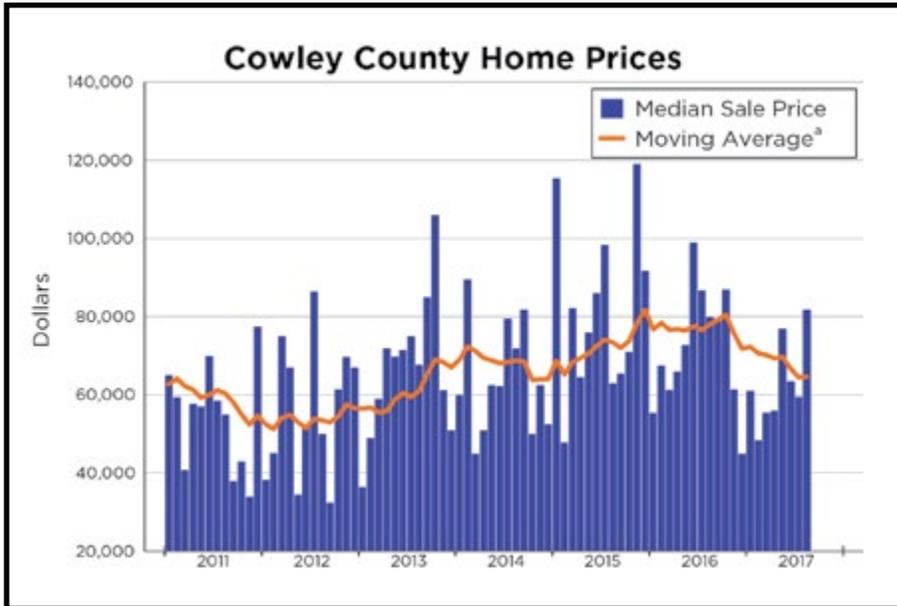


Sources: Freddie Mac, Mortgage Bankers Association, U.S. Bureau of Labor Statistics

- Notes:
- a) Twelve-month trailing moving average of the Cowley County unemployment rate
 - b) Seasonally adjusted
 - c) Mortgage Bankers Association September 2017 forecast of the 30-year conventional mortgage rate

Mortgage rates should remain below 5 percent through the end of 2018

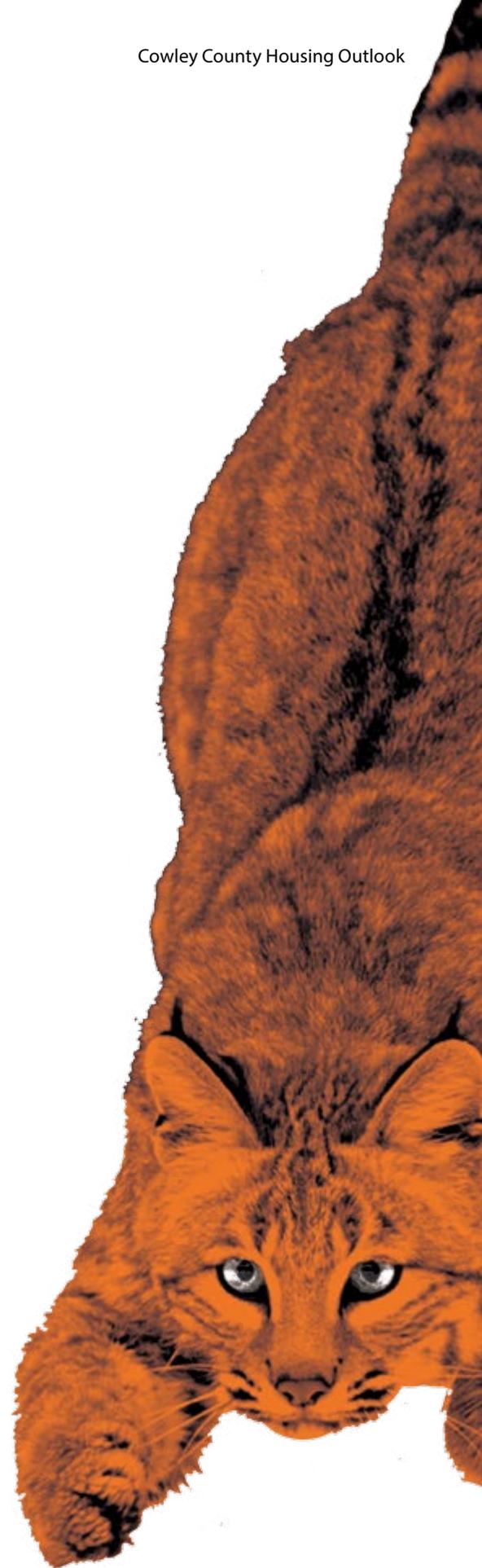
Cowley County Housing Statistics



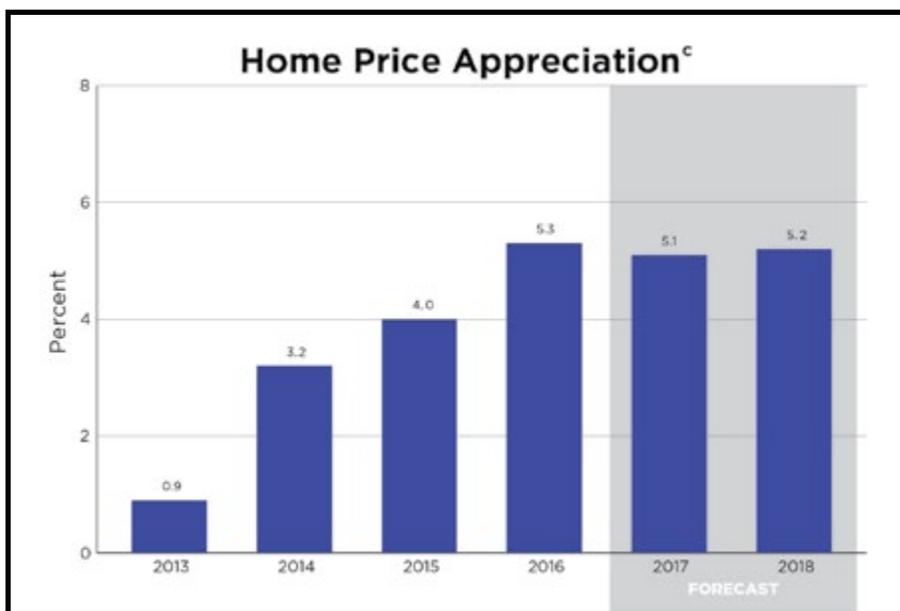
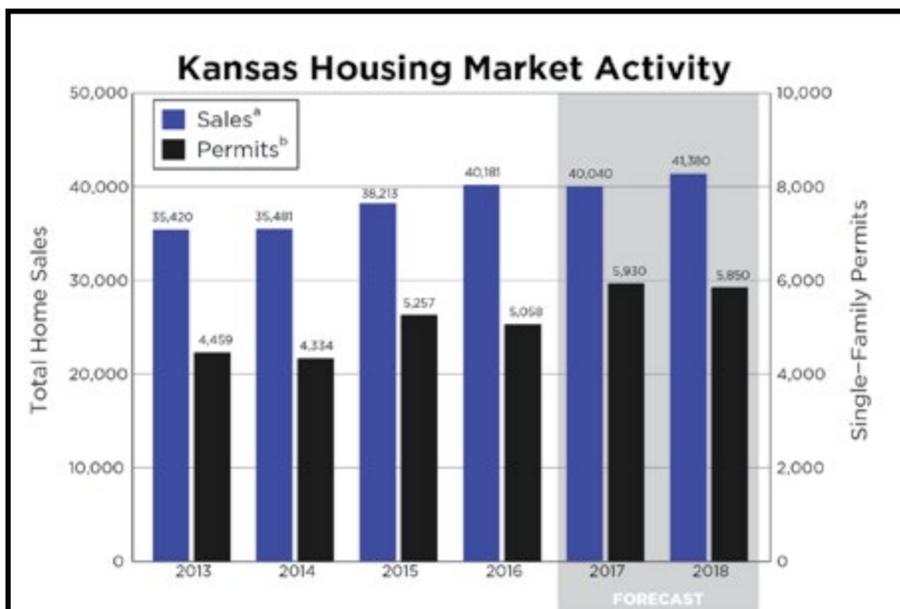
Sources:
South Central Kansas Multiple Listing Service and participating Kansas REALTOR® MLS systems

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

2017 YTD Days on Market: 41 days



Kansas Statewide Housing Forecast



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 4th quarter values



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