

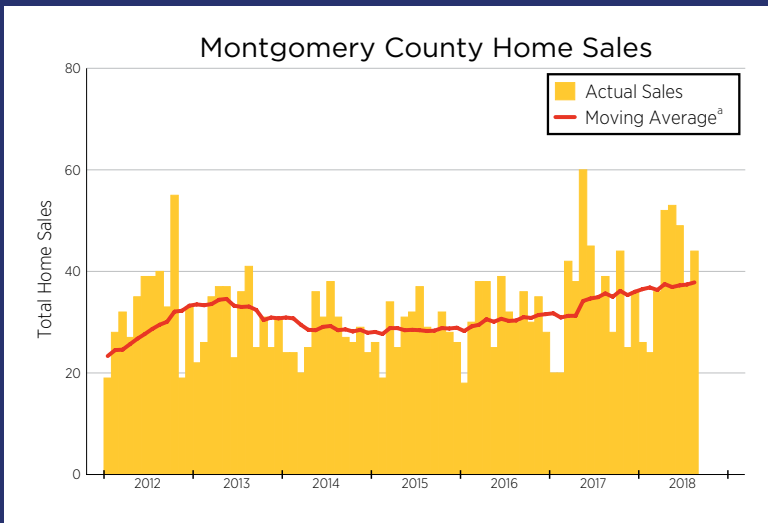
2019 Kansas Housing Markets Forecast Series

MONTGOMERY COUNTY HOUSING OUTLOOK

Participating in today's real estate market can feel like you're in the middle of a three ring circus. Whether you're a buyer, a seller or a real estate professional, the Montgomery County Housing Outlook is designed to give you the information you need to sort through the mayhem and engage the market with confidence. ***Jump into the Ring!***

Dr. Stanley D. Longhofer

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



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

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

The Montgomery County Housing Outlook is made possible by



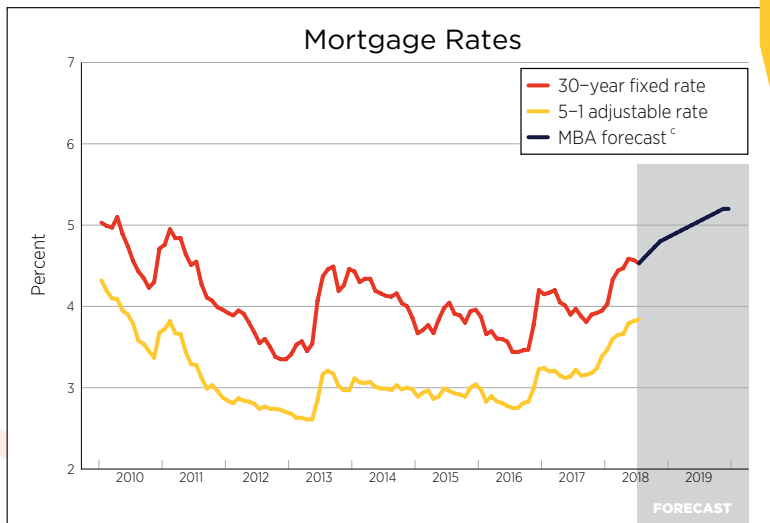
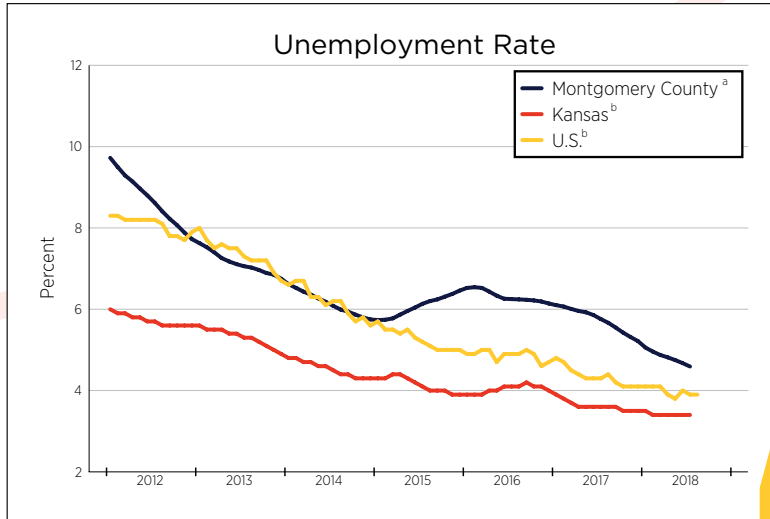
Security 1st Title

Design by Visual Fusion Graphic & Web Design Studio



ECONOMIC OVERVIEW

Mortgage rates should rise above 5 percent in 2019



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

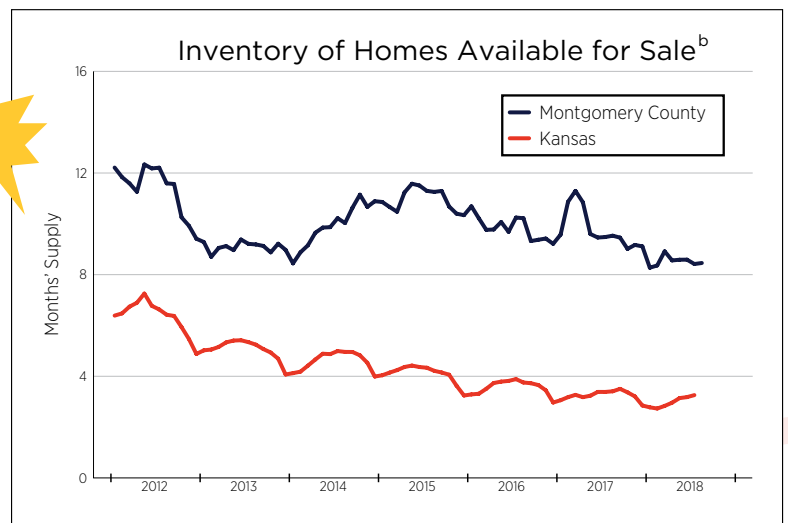
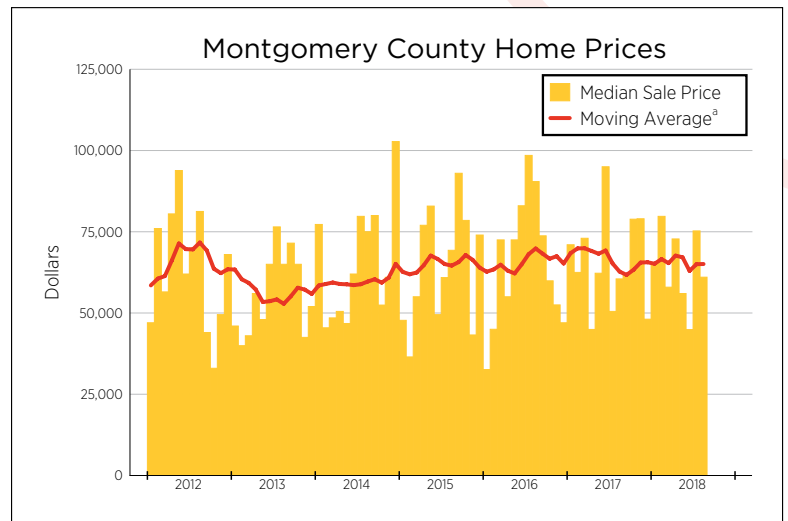
Notes:
 a) Twelve-month trailing moving average of the
 Montgomery County unemployment rate

b) Seasonally adjusted

c) Mortgage Bankers Association August 2018
 forecast of the 30-year conventional mortgage rate



MONTGOMERY COUNTY HOUSING STATISTICS

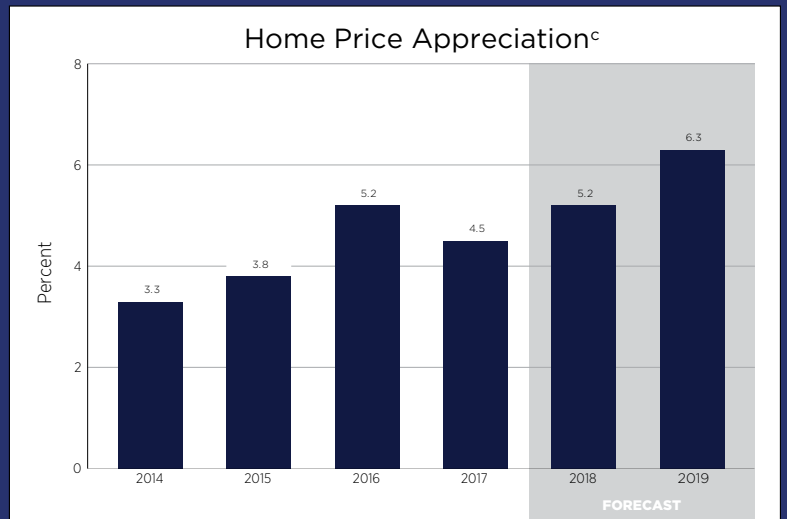
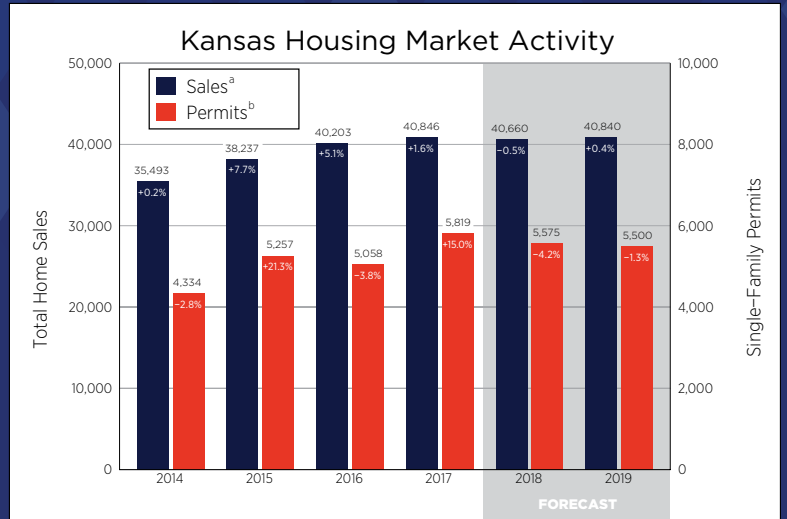


Sources:
Southeast Kansas Association of REALTORS® and participating Kansas REALTOR® MLS systems

Notes:
a) Twelve-month trailing moving average of the median sale price of all homes in Montgomery County

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

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