

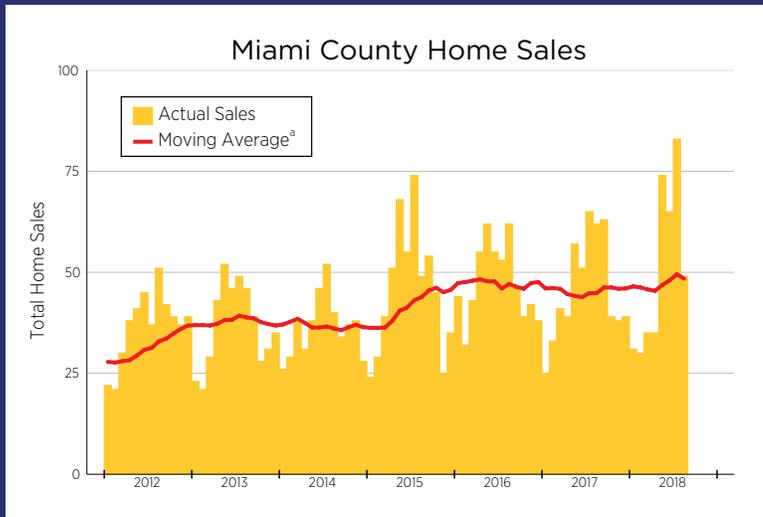
2019 Kansas Housing Markets Outlook

# MIAMI 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 Miami 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](http://wichita.edu/realestate)



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

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

*The Miami County Housing Outlook is made possible by*

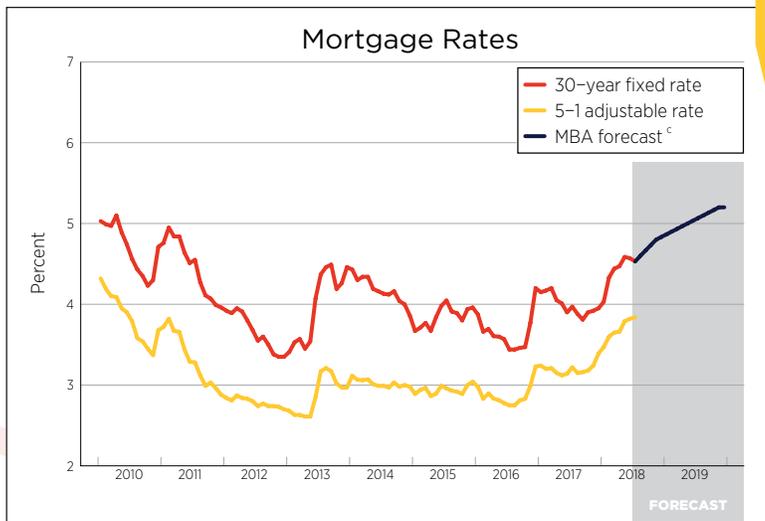
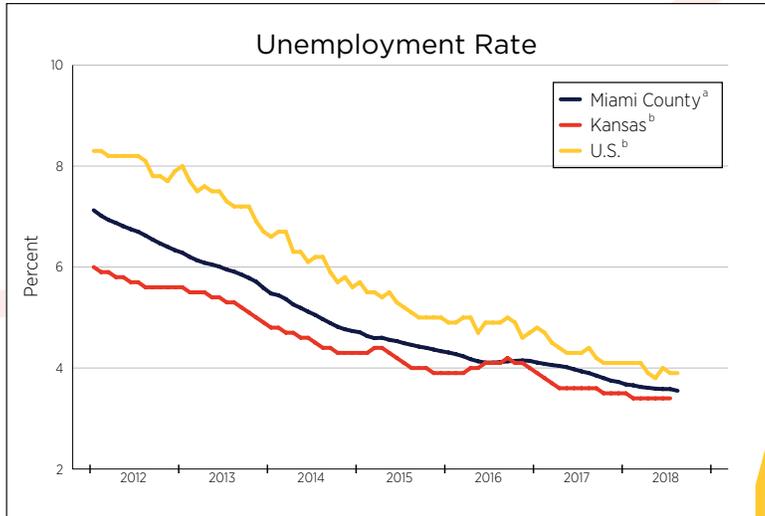


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# ECONOMIC OVERVIEW

## Mortgage rates should rise above 5 percent in 2019

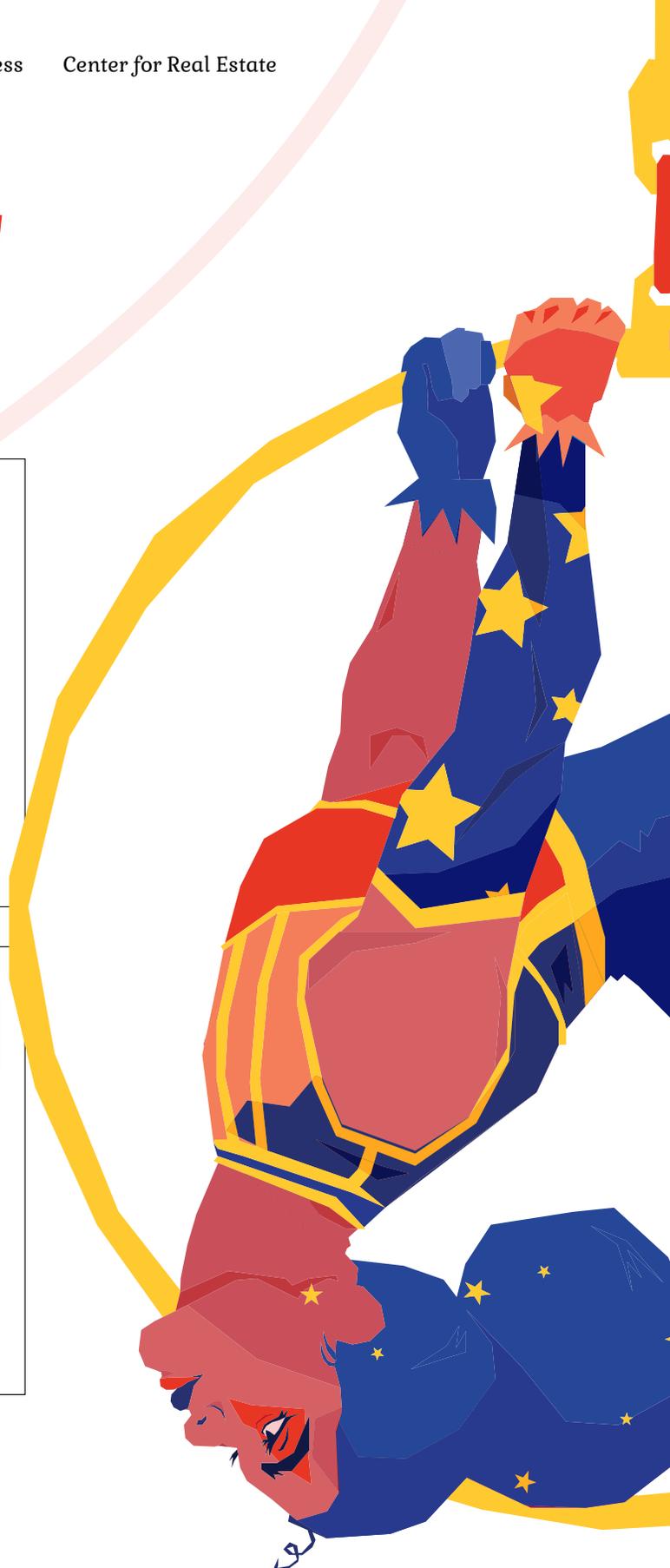


Sources:  
 Freddie Mac, Mortgage Bankers Association,  
 U.S. Bureau of Labor Statistics

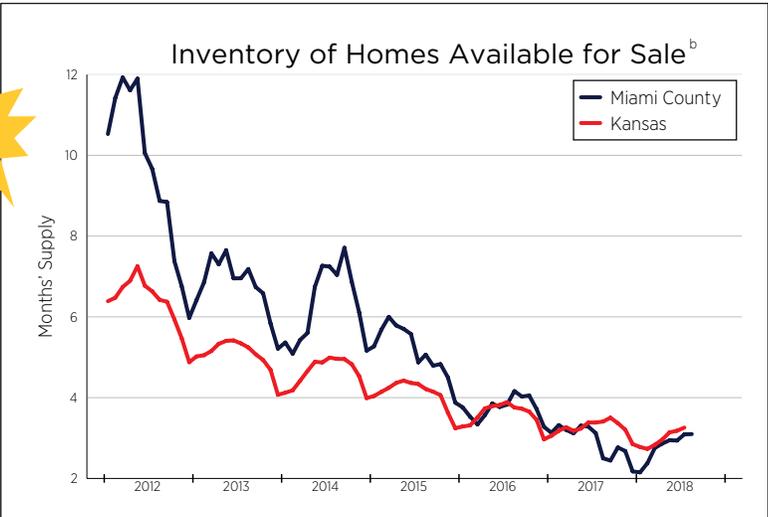
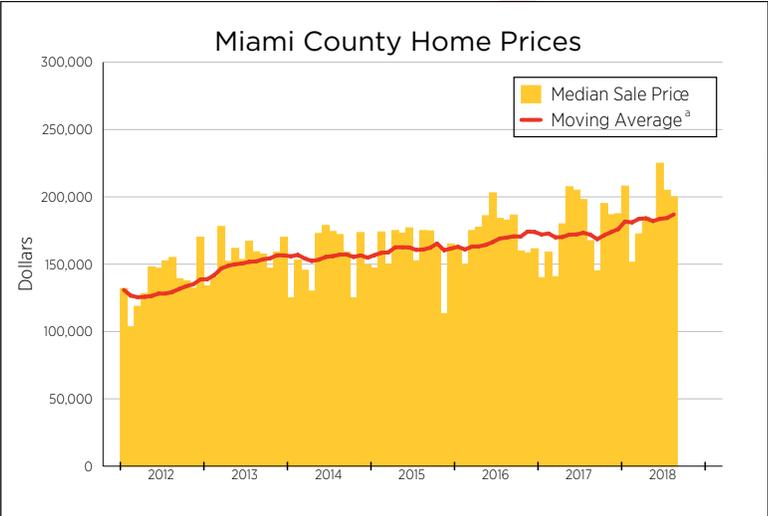
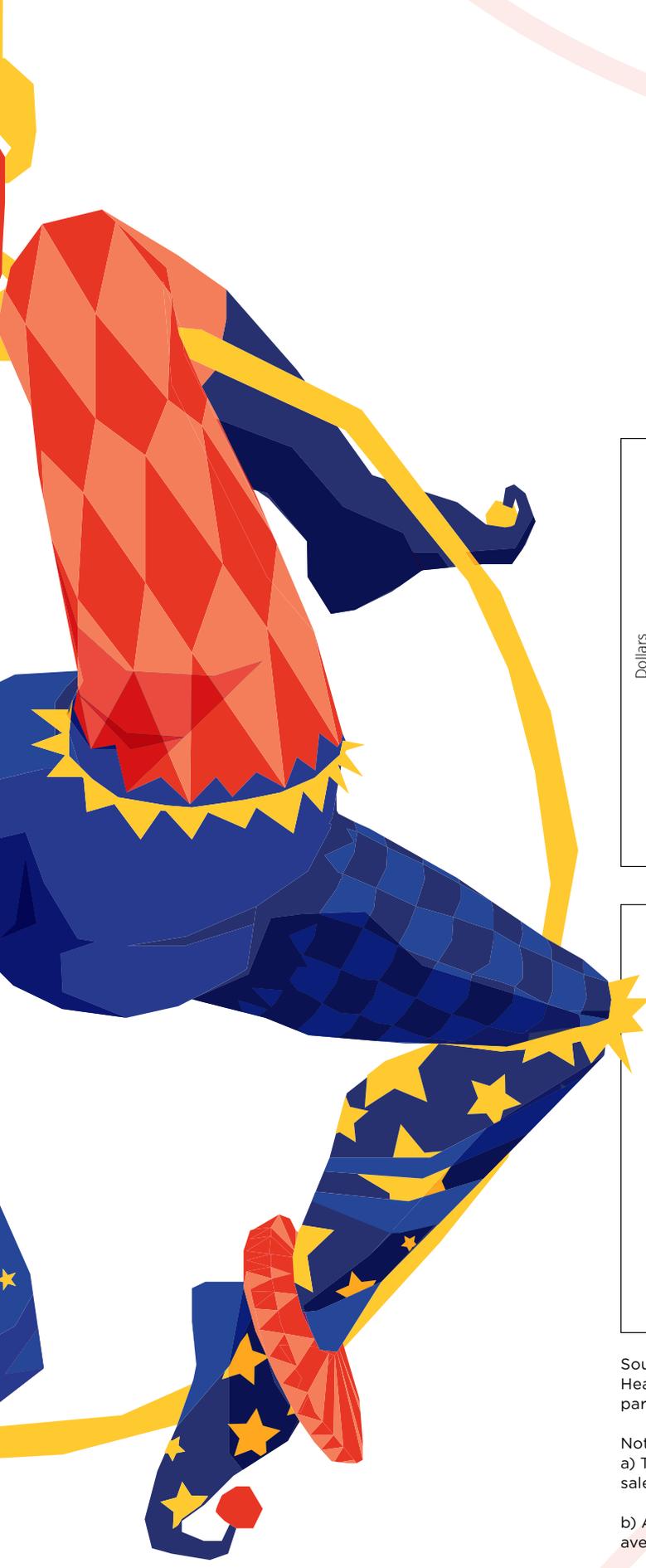
Notes:  
 a) Twelve-month trailing moving average of the  
 Miami County unemployment rate

b) Seasonally adjusted

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



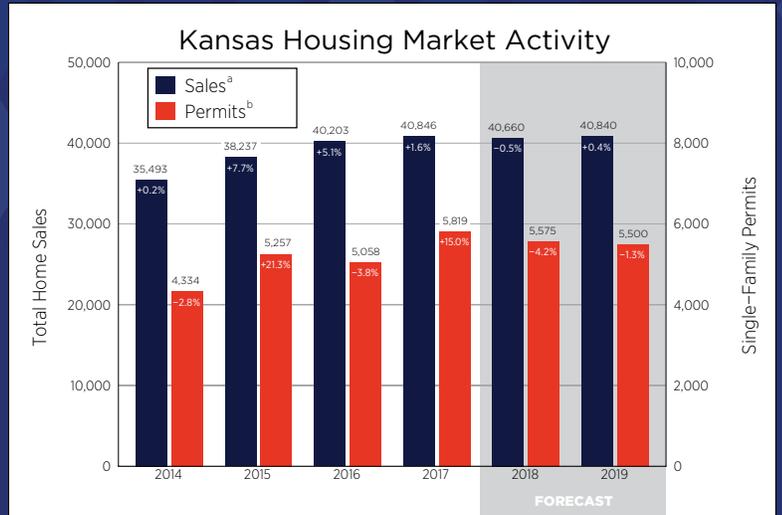
# MIAMI COUNTY HOUSING STATISTICS



Sources:  
Heartland 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 Miami 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



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