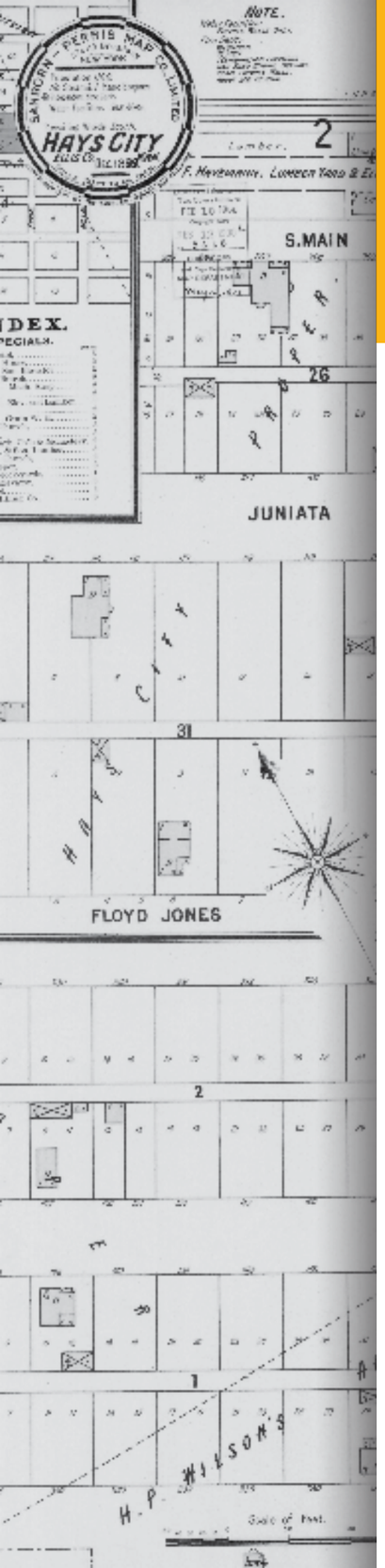


Ellis County Housing Outlook

2020 Kansas Housing Markets Forecast

There's a proud history of real estate in Kansas. In this year's Ellis County Housing Outlook, we offer you a glimpse of the scenes and images that laid the foundation for where we are today. As you look ahead to what's in store in the coming year, we hope you enjoy this look back at the past.

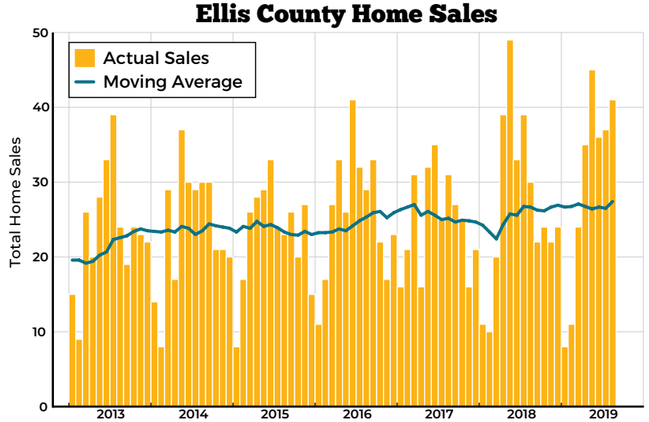
Dr. Stanley D. Longhofer
Director, WSU Center for Real Estate
wichita.edu/realestate

CRE CENTER FOR REAL ESTATE | WICHITA STATE UNIVERSITY W. FRANK BARTON SCHOOL OF BUSINESS

COURTESY OF THE LIBRARY OF CONGRESS, WWW.LOC.GOV/ITEM/KS0050

STONE HOUSE AT KANDT-DOMANN FARMSTEAD, HOPE, KS, 1933

Ellis County Home Sales



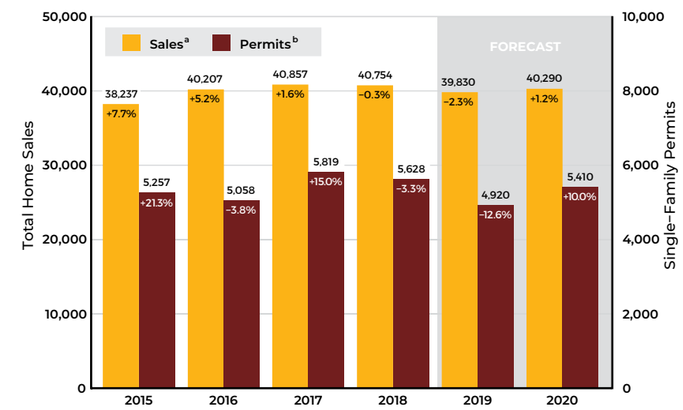
Sources: Hays Board of REALTORS® and participating Kansas REALTOR® MLS systems

The Ellis County Housing Outlook is made possible by

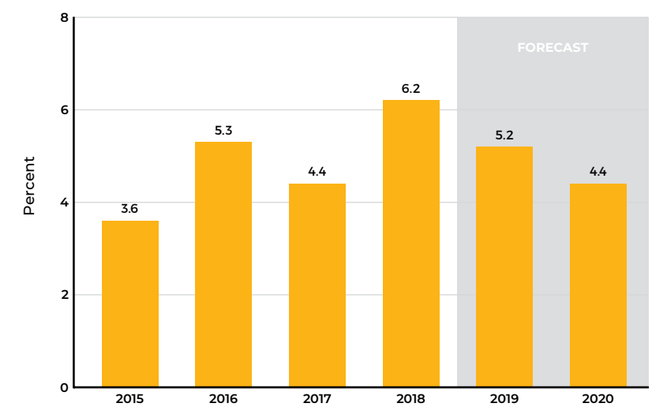
KANSAS ASSOCIATION OF REALTORS®

Kansas Statewide Housing Forecast

Kansas Housing Market Activity



Home Price Appreciation[c]



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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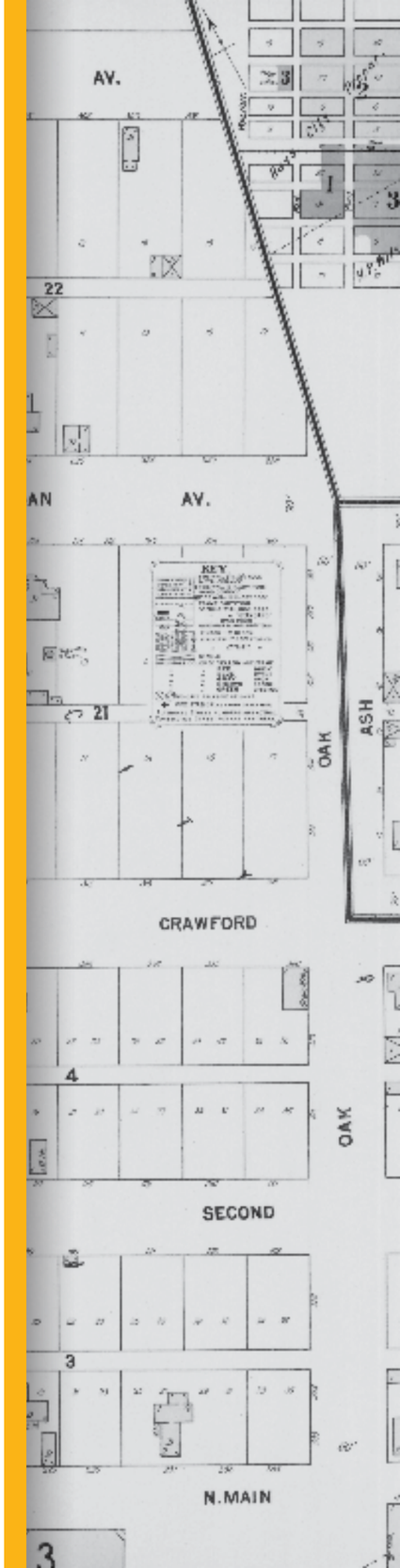
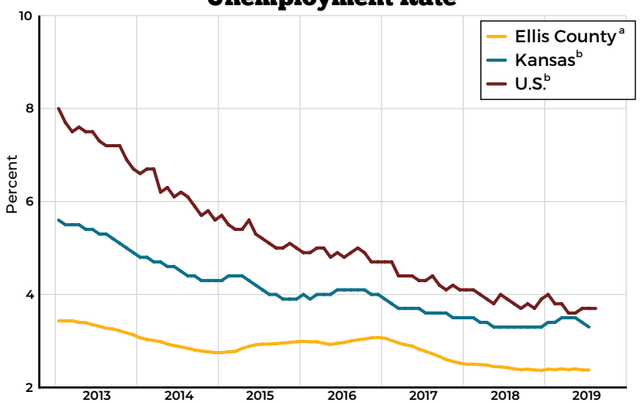
DESIGN BY VISUAL FUSION GRAPHIC DESIGN STUDIO
Front and back cover images courtesy of the Library of Congress, www.loc.gov/item/sanborn02980_002



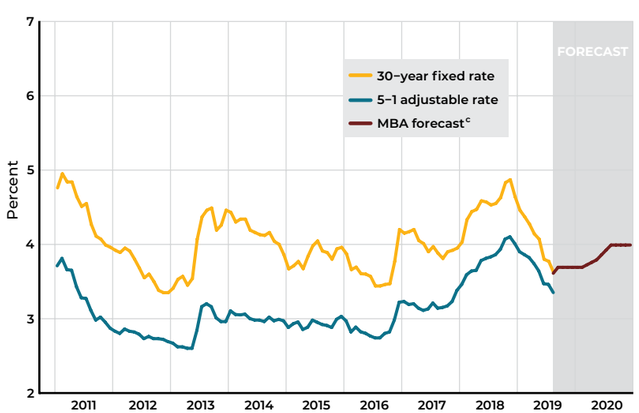
Economic Overview

Mortgage Rates to Remain Below 4 Percent

Unemployment Rate

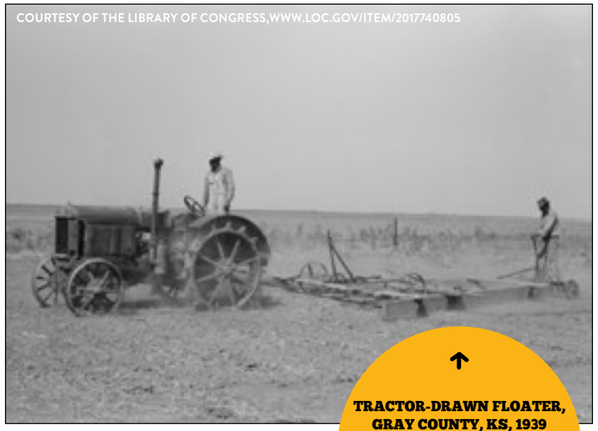


Mortgage Rates



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

Notes:
a) Twelve-month trailing moving average of the Ellis County unemployment rate
b) Seasonally adjusted
c) Mortgage Bankers Association August 2019 forecast of the 30-year conventional mortgage rate



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TRACTOR-DRAWN FLOATER, GRAY COUNTY, KS, 1939

OLD WINDMILL AND SHED ON ABANDONED FARM NEAR SYRACUSE, KS, 1939

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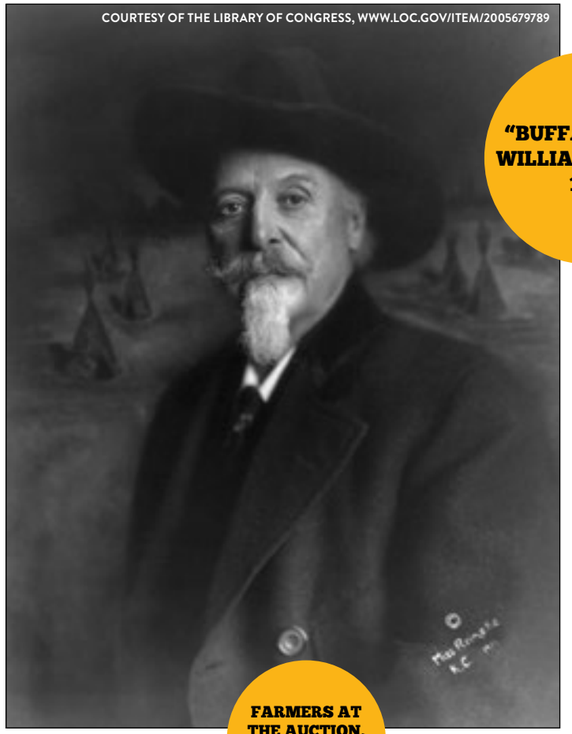

COURTESY OF THE LIBRARY OF CONGRESS, WWW.LOC.GOV/ITEM/2005679789

"BUFFALO BILL" WILLIAM F. CODY, 1911

FARMERS AT THE AUCTION, OSKALOOSA, KS, 1938

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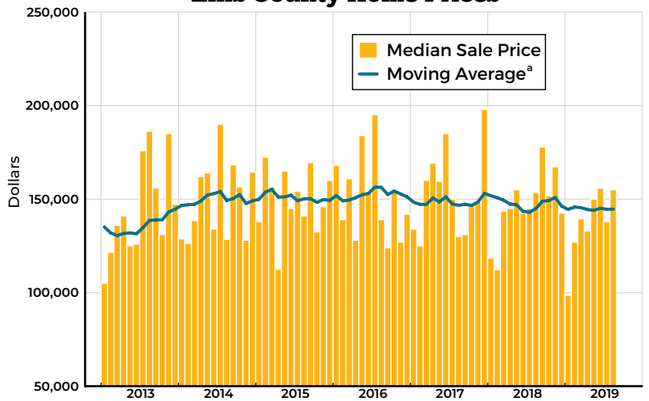
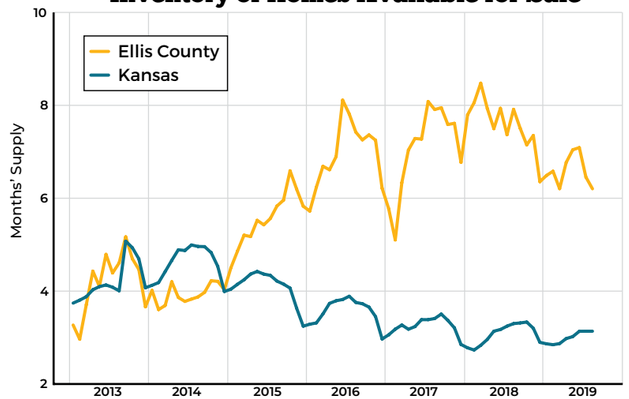
Ellis County Housing Statistics

Ellis County Home Prices



Inventory of Homes Available for Sale[b]



Sources: Hays Board of REALTORS® and participating Kansas REALTOR® MLS systems

Notes:
a) Twelve-month trailing moving average of the median sale price of all homes in Ellis County
b) Active listings divided by the 12-month trailing moving average of sales