

# Ford County Housing Outlook

## 2020 Kansas Housing Markets Forecast

There's a proud history of real estate in Kansas. In this year's Ford 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](http://wichita.edu/realestate)

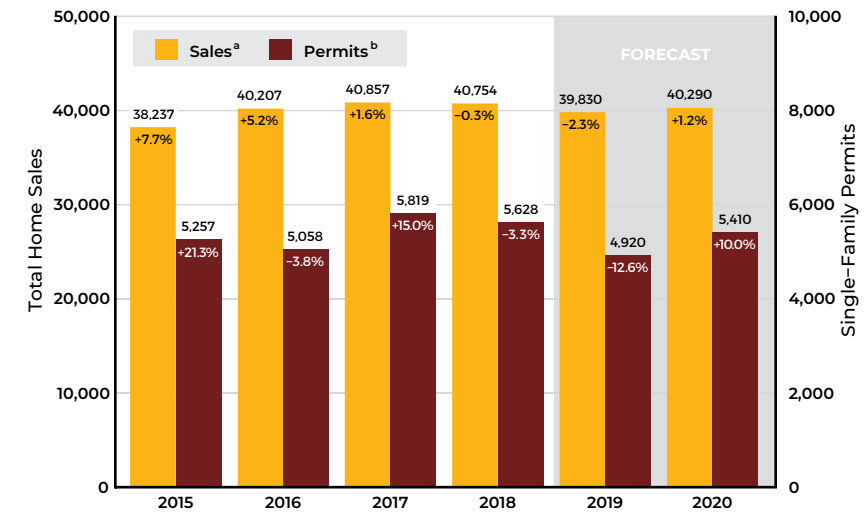


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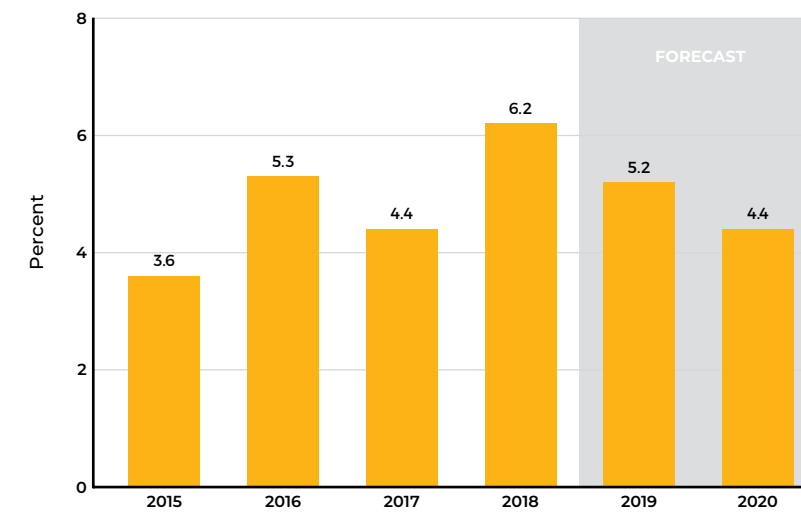


# Kansas Statewide Housing Forecast

## Kansas Housing Market Activity



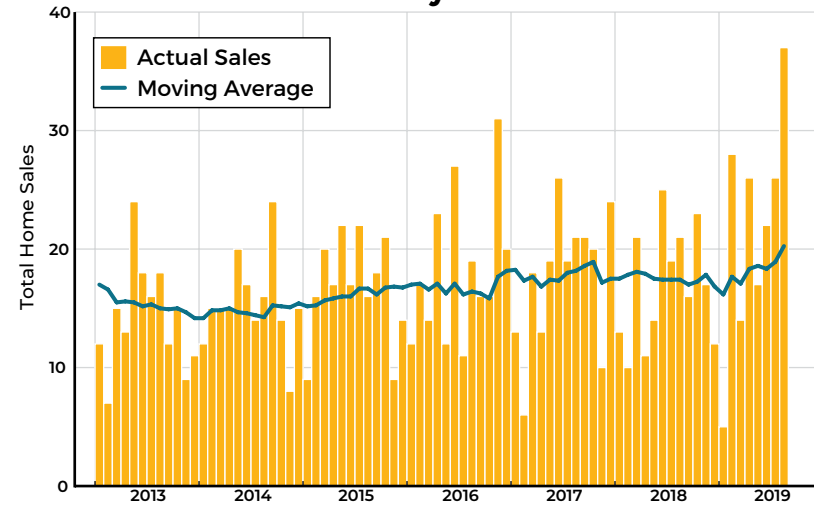
## Home Price Appreciation<sup>c</sup>



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 4th quarter values

## Ford County Home Sales



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

The Ford County Housing Outlook is made possible by



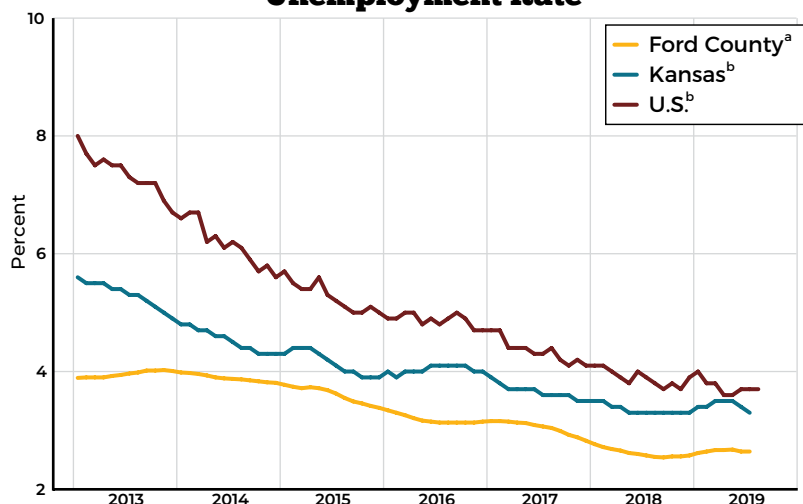
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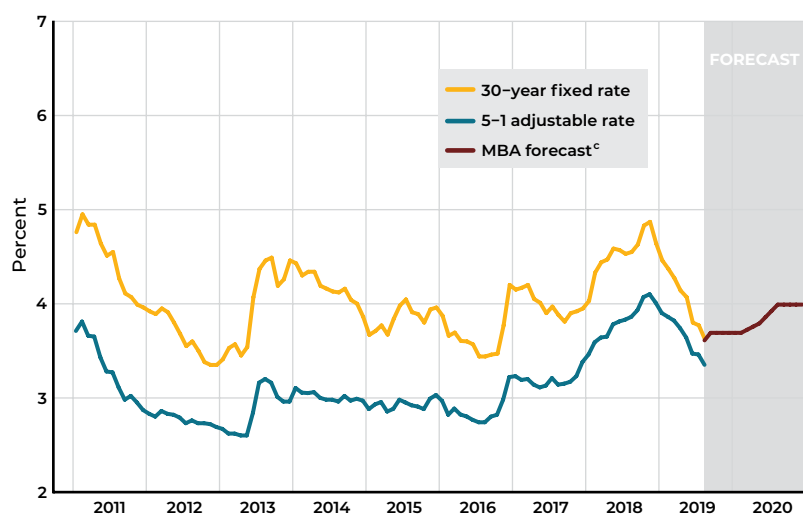
# Economic Overview

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 Ford County unemployment rate
  - b) Seasonally adjusted
  - c) Mortgage Bankers Association August 2019 forecast of the 30-year conventional mortgage rate

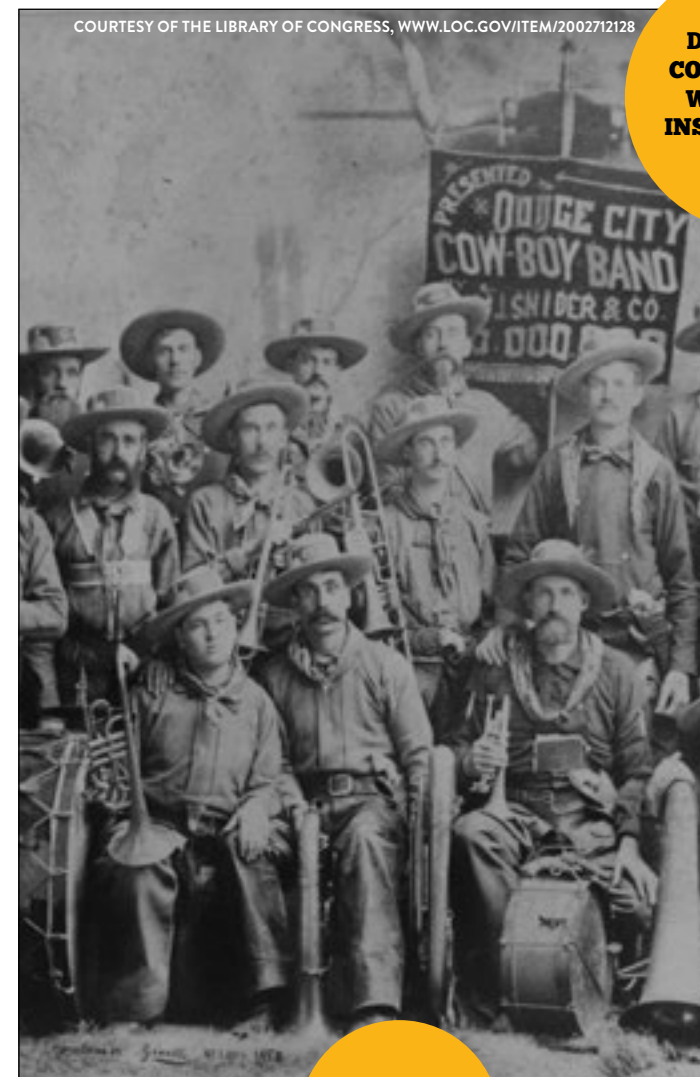


TRACTOR-DRAWN FLOATER, GRAY COUNTY, KS, 1939



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

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DODGE CITY COWBOY BAND WITH THEIR INSTRUMENTS, 1885

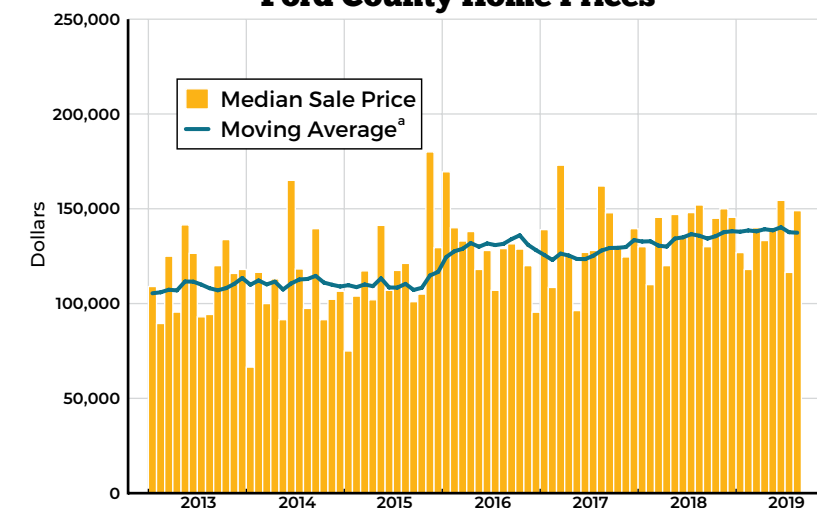


FARMERS AT THE AUCTION, OSKALOOSA, KS, 1938

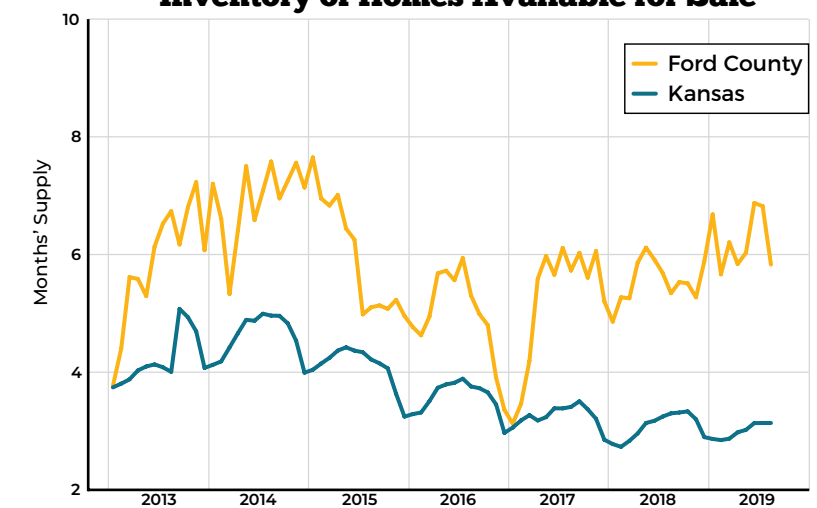
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# Ford County Housing Statistics

Ford County Home Prices



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



Sources: Dodge City 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 Ford County
  - b) Active listings divided by the 12-month trailing moving average of sales