

Franklin County Housing Outlook

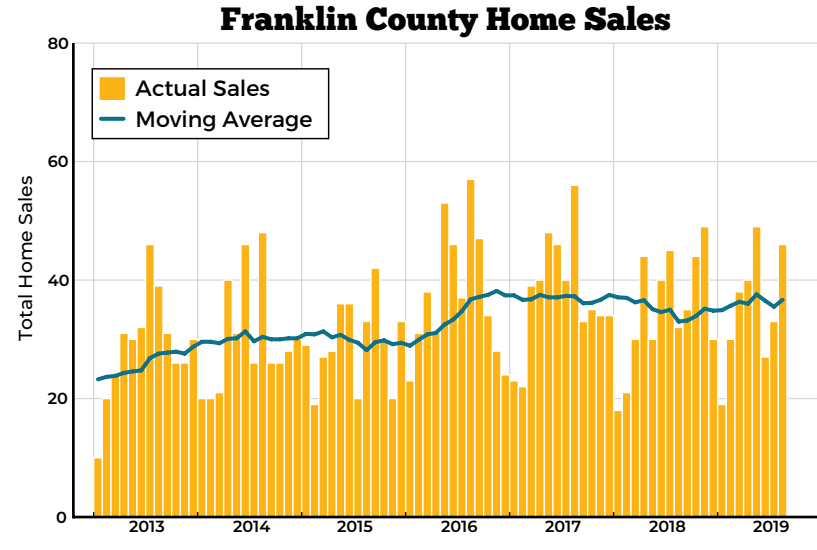
2020 Kansas Housing Markets Forecast

There's a proud history of real estate in Kansas. In this year's Franklin 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



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

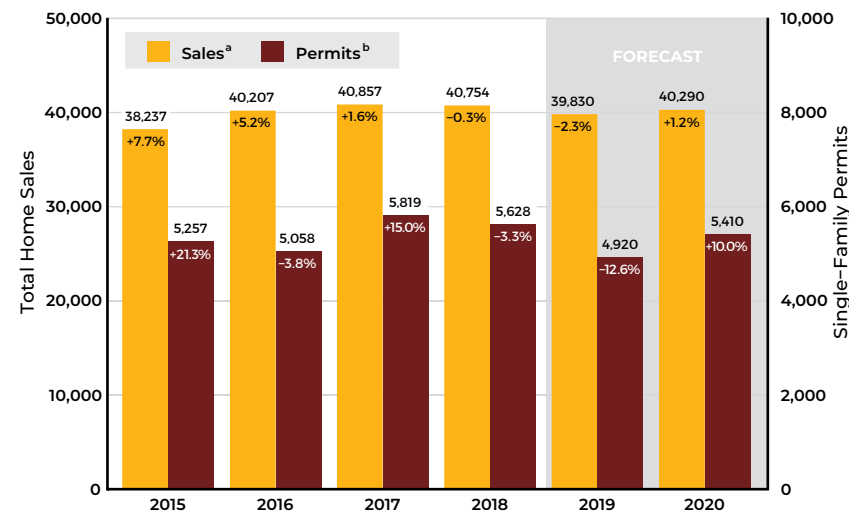


Sources: Heartland Multiple Listing Service and participating Kansas REALTOR® MLS systems

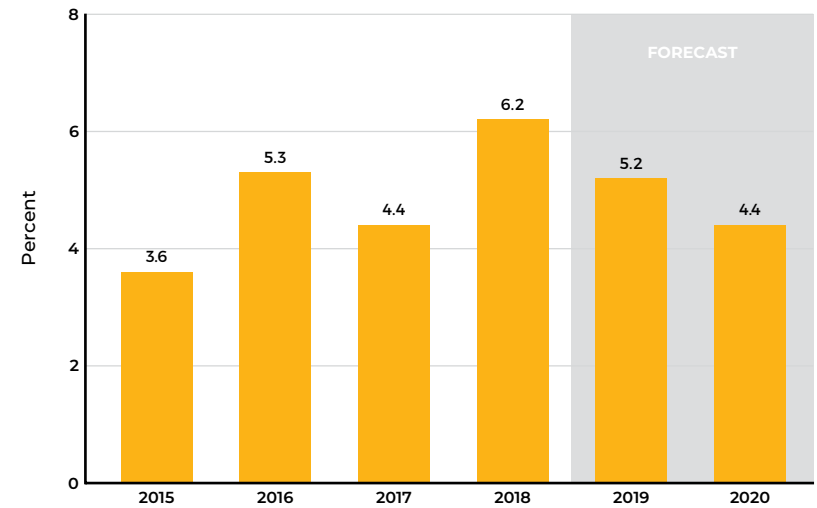
The Franklin County Housing Outlook is made possible by
 Security 1st Title

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

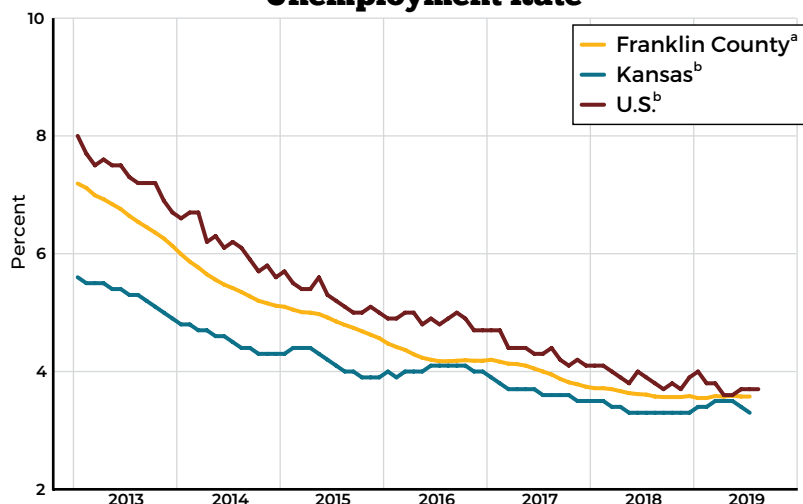
Notes:
 a) Total home sales in Kansas as reported by participating REALTOR® multiple listing services across the state
 b) Single-family building permits issued in Kansas as reported by the U.S. Bureau of the Census
 c) Year-over-year percentage change in the Federal Housing Finance Agency all-transactions housing price index for Kansas, as measured using 4th quarter values



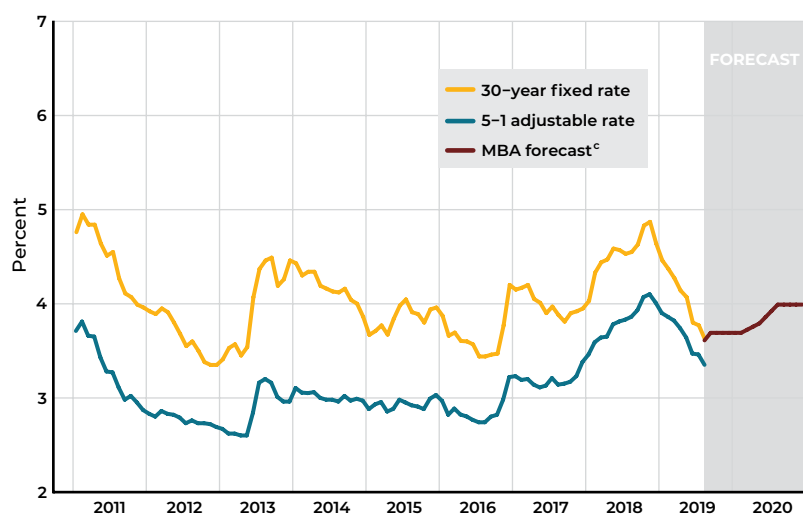
Economic Overview

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 Franklin 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

COURTESY OF THE LIBRARY OF CONGRESS, WWW.LOC.GOV/ITEM/2017784226



FARMER OF FRANKLIN COUNTY, KS, 1936

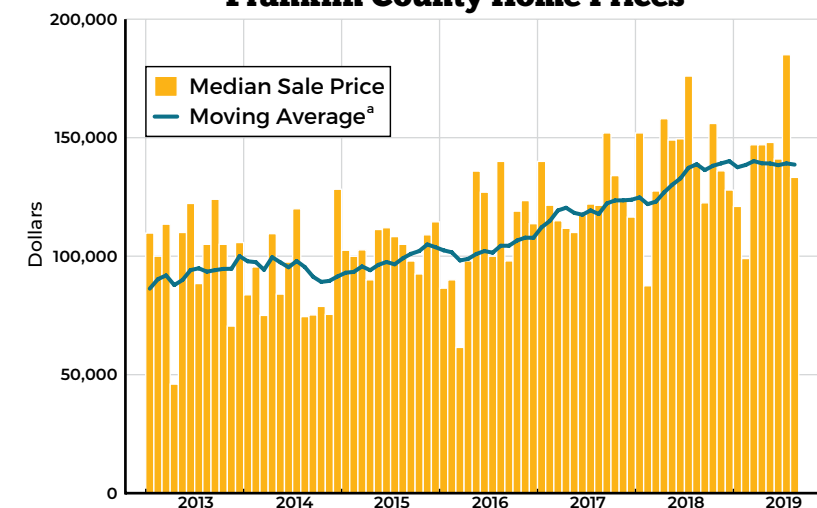


FARMERS AT THE AUCTION, OSKALOOSA, KS, 1938

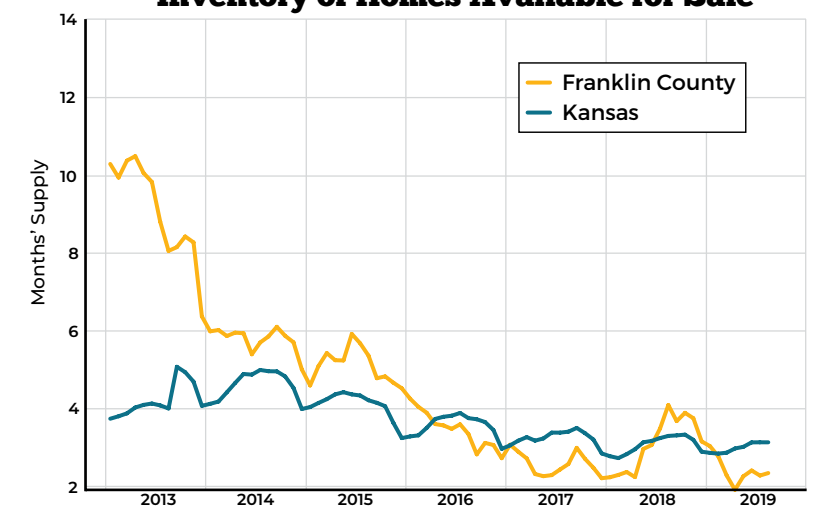
COURTESY OF THE LIBRARY OF CONGRESS, WWW.LOC.GOV/ITEM/2017717602

Franklin County Housing Statistics

Franklin County Home Prices



Inventory of Homes Available for Sale^b



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