

# Geary County Housing Outlook

## 2020 Kansas Housing Markets Forecast

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

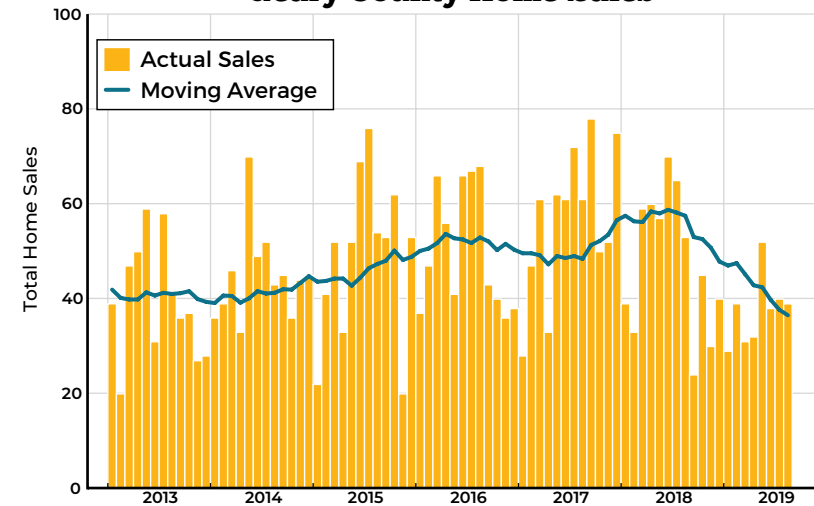


COURTESY OF THE LIBRARY OF CONGRESS, WWW.LOC.GOV/ITEM/KS0050



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

### Geary County Home Sales



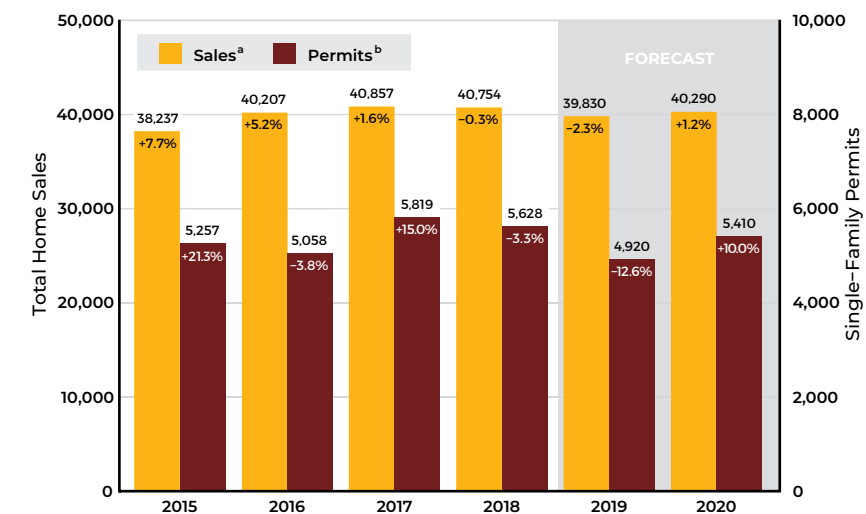
Sources: Flint Hills Association of REALTORS® and participating Kansas REALTOR® MLS systems

The Geary County Housing Outlook is made possible by

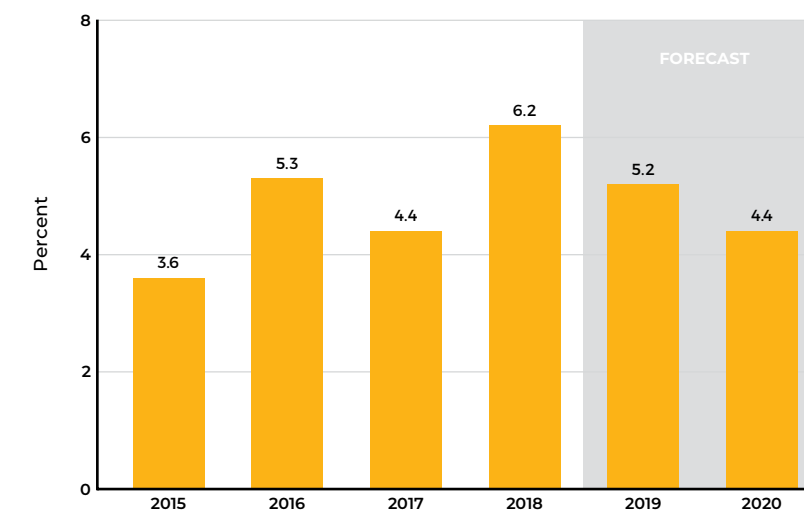
**Meritrust**  
HOME LOANS

# 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



WICHITA STATE  
UNIVERSITY  
W. FRANK BARTON  
SCHOOL OF BUSINESS



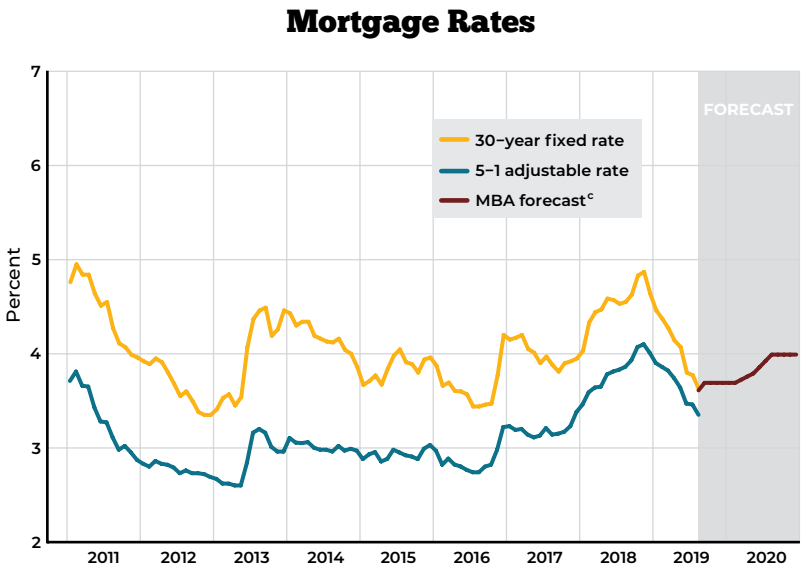
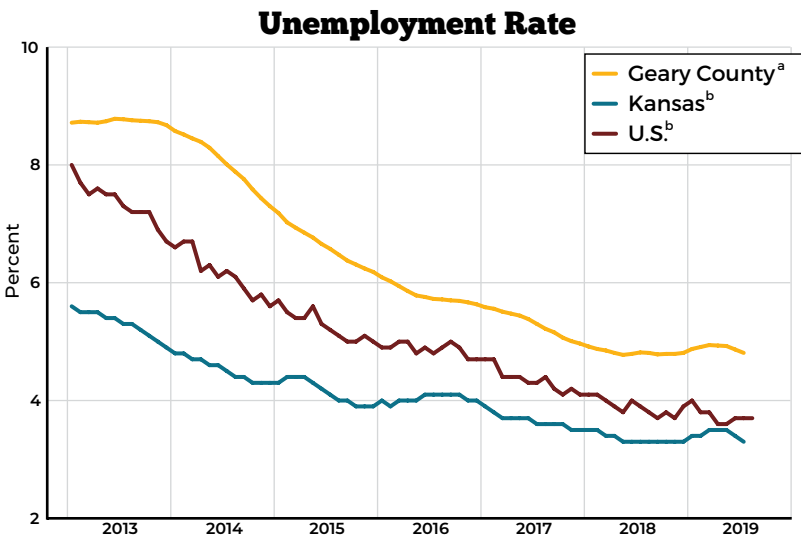
DESIGN BY VISUAL FUSION GRAPHIC DESIGN STUDIO

Front and back cover images courtesy of the Library of Congress, www.loc.gov/item/sanborn02997\_002



# Economic Overview

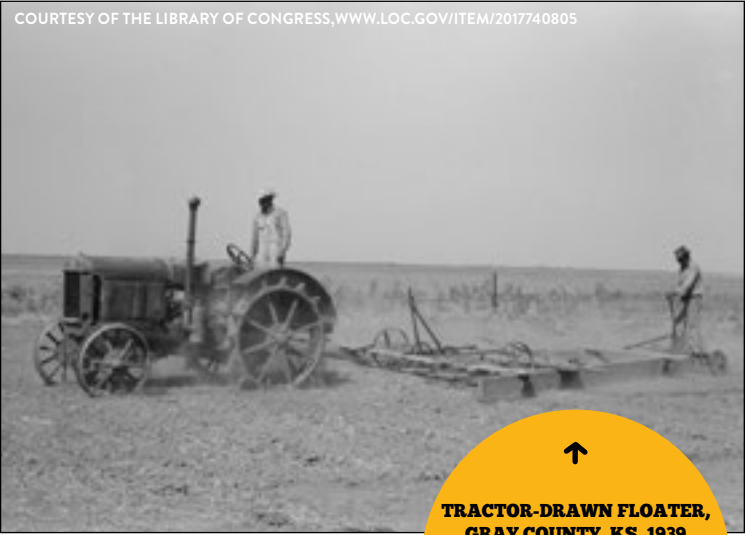
Mortgage Rates to Remain Below 4 Percent



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

Notes:

- a) Twelve-month trailing moving average of the Geary 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**

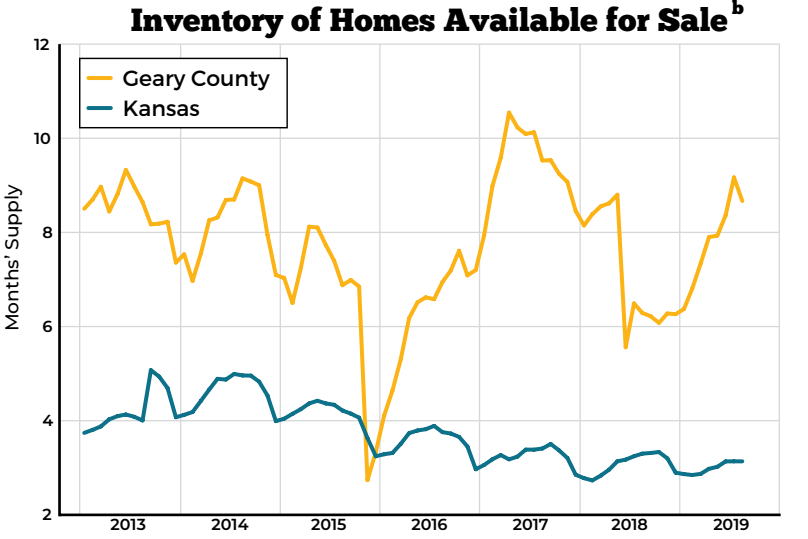
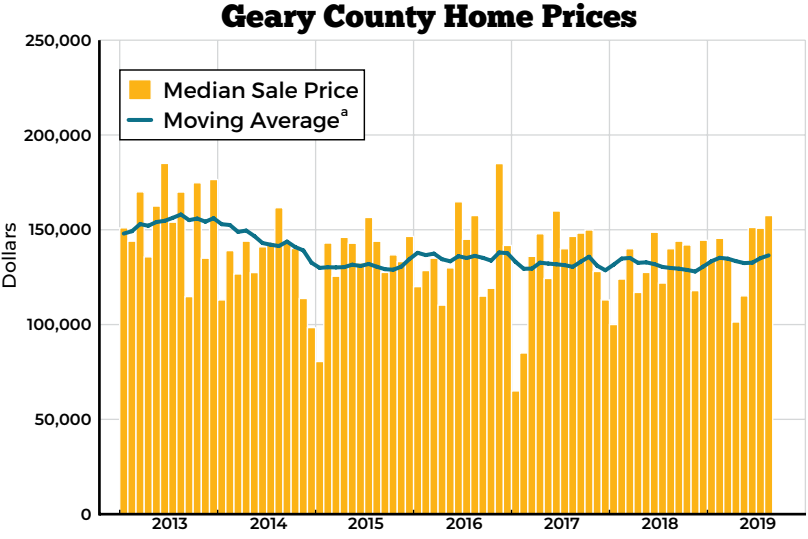


**COLONIAL THEATER  
(FORMERLY OPERA  
HOUSE, 1882-1982),  
7TH STREET,  
JUNCTION CITY, KS,  
1977**



↓  
**FARMERS AT  
THE AUCTION,  
OSKALOOSA, KS,  
1938**

# Geary County Housing Statistics



Sources: Flint Hills 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 Geary County
- b) Active listings divided by the 12-month trailing moving average of sales