

# Harvey County Housing Outlook

## 2020 Kansas Housing Markets Forecast

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

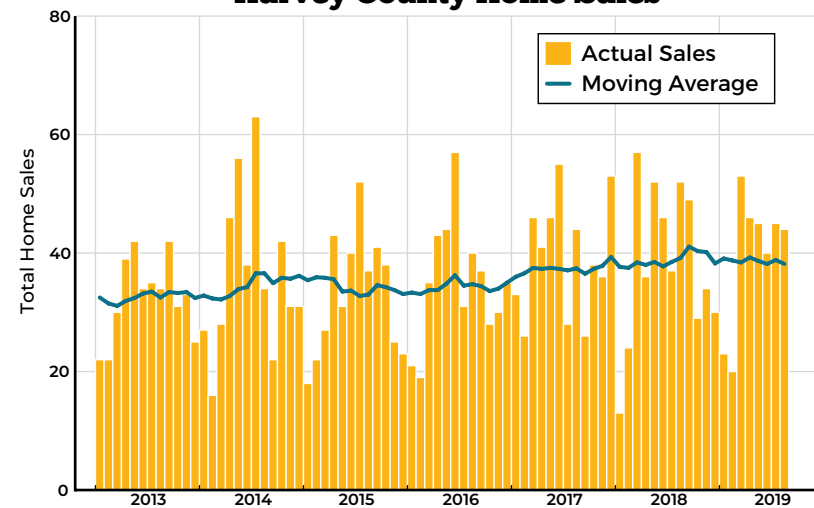


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STONE HOUSE AT KANDT-DOMANN FARMSTEAD, HOPE, KS, 1933

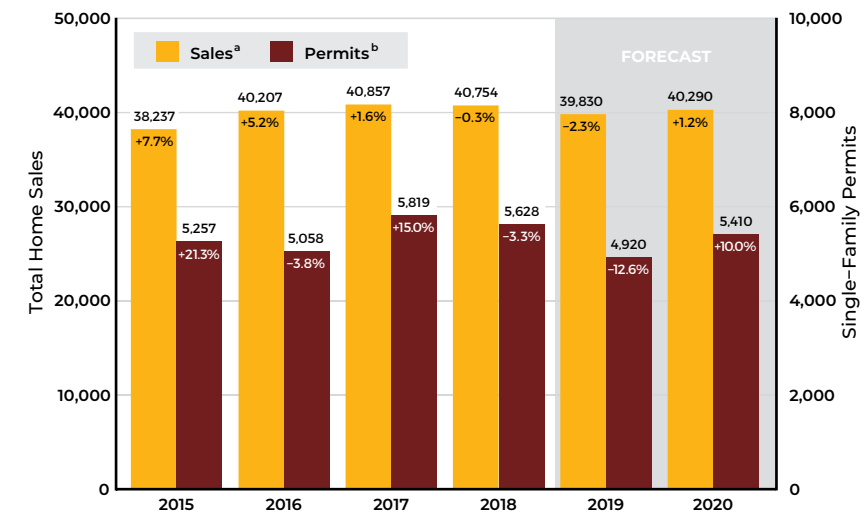
### Harvey County Home Sales



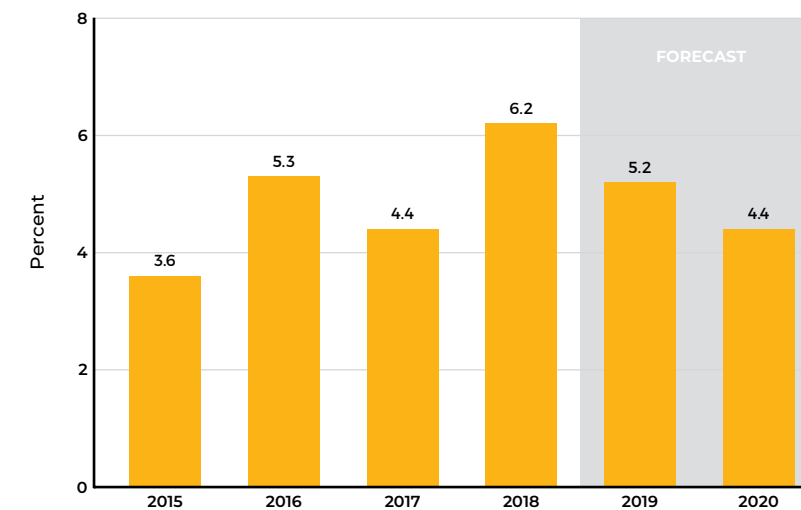
Sources: South Central Kansas Multiple Listing Service and participating Kansas REALTOR® MLS systems

# 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

The Harvey County Housing Outlook is made possible by



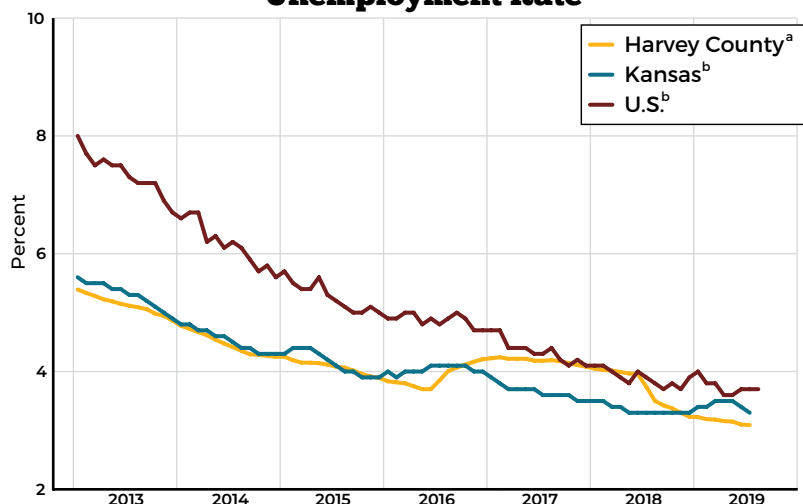
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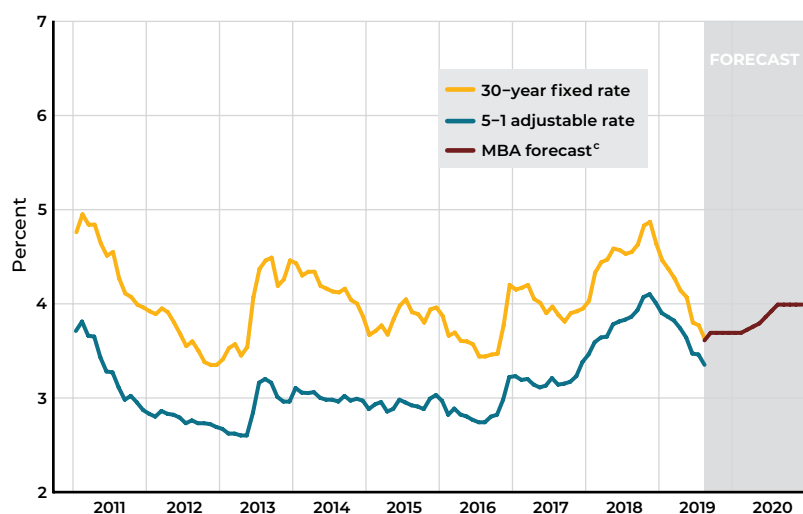
# Economic Overview

Mortgage Rates to Remain Below 4 Percent

Unemployment Rate



Mortgage Rates



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

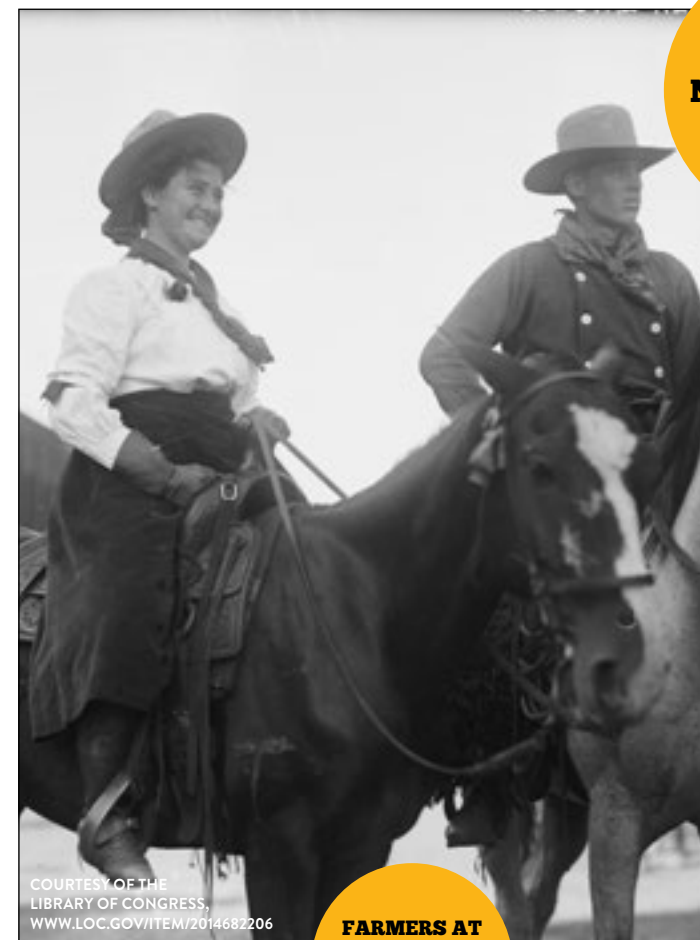
Notes:  
 a) Twelve-month trailing moving average of the Harvey County unemployment rate  
 b) Seasonally adjusted  
 c) Mortgage Bankers Association August 2019 forecast of the 30-year conventional mortgage rate



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TRACTOR-DRAWN FLOATER,  
GRAY COUNTY, KS, 1939



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



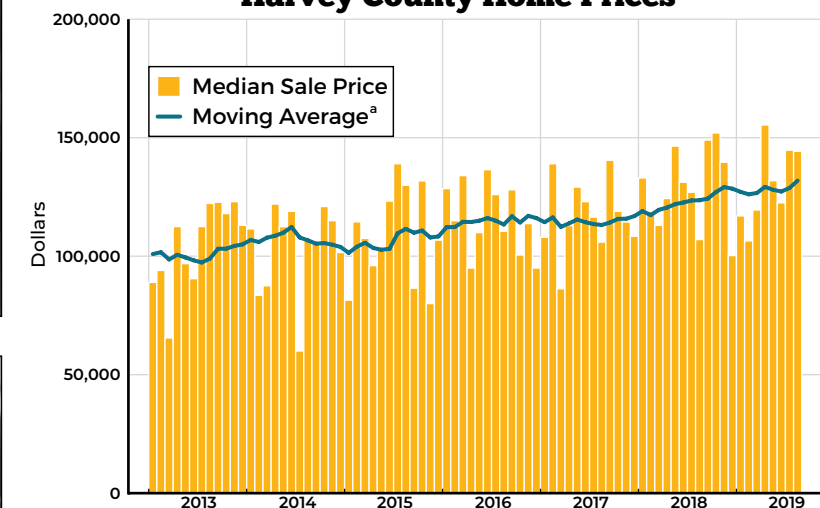
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COWGIRL,  
NEWTON, KS,  
1908



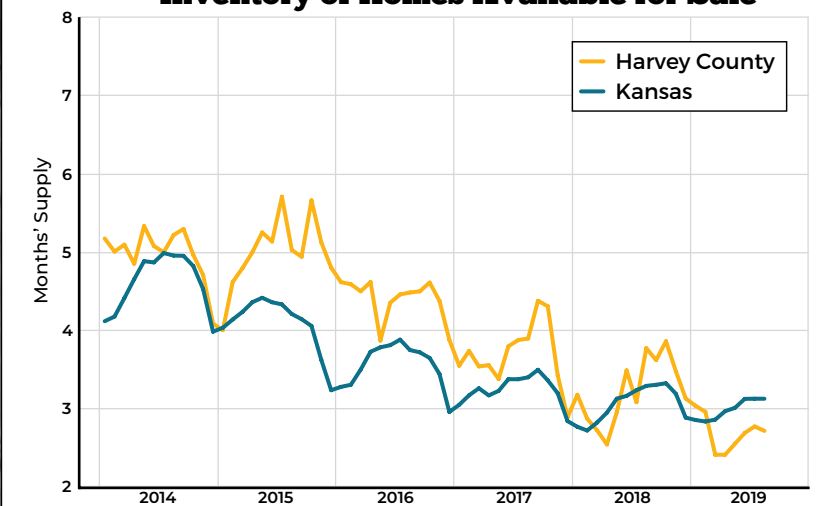
↓  
FARMERS AT  
THE AUCTION,  
OSKALOOSA, KS,  
1938

# Harvey County Housing Statistics

Harvey County Home Prices



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



Sources: South Central Kansas 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 Harvey County  
 b) Active listings divided by the 12-month trailing moving average of sales