

McPherson County Housing Outlook

2020 Kansas Housing Markets Forecast

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

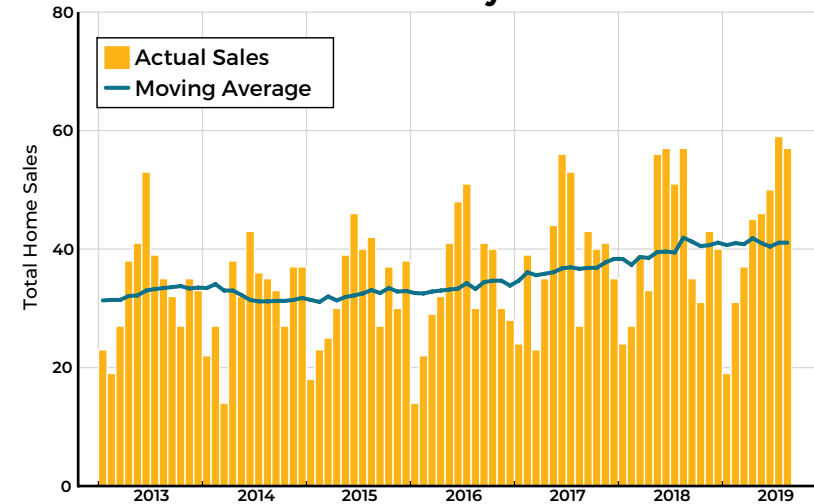
Director, WSU Center for Real Estate
wichita.edu/realestate



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



McPherson County Home Sales

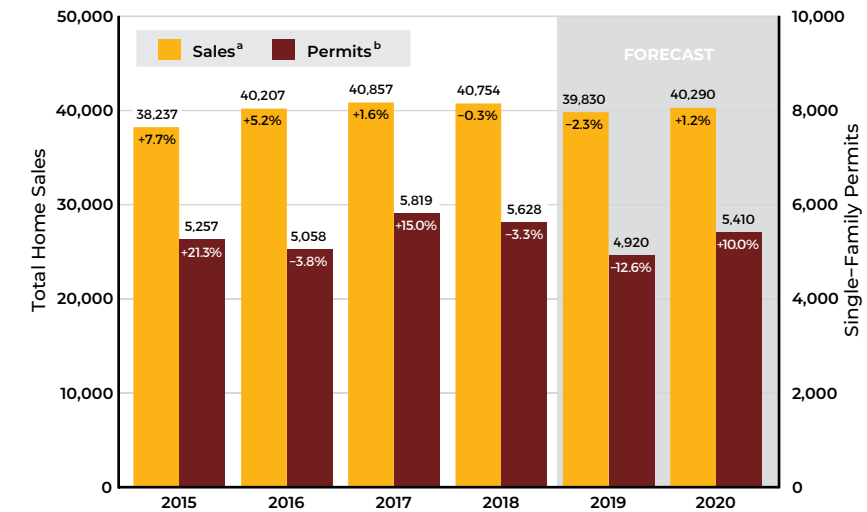


Sources: Prairie Land REALTORS® and participating Kansas REALTOR® MLS systems

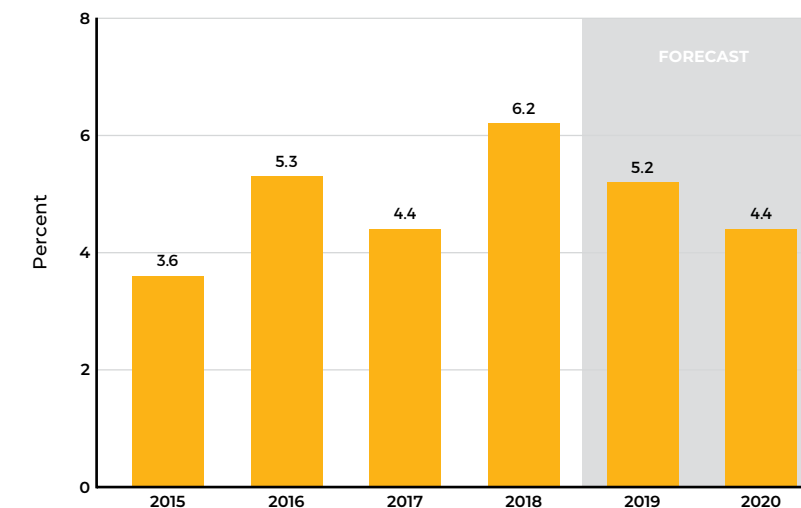
The McPherson County Housing Outlook is made possible by
 Security 1st Title

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



DESIGN BY VISUAL FUSION GRAPHIC DESIGN STUDIO

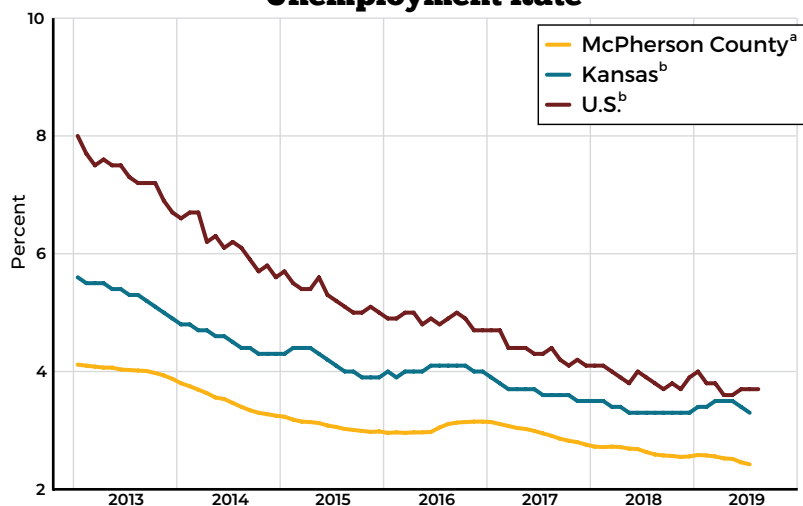
Front and back cover images courtesy of the Library of Congress, www.loc.gov/item/sanborn03023_002



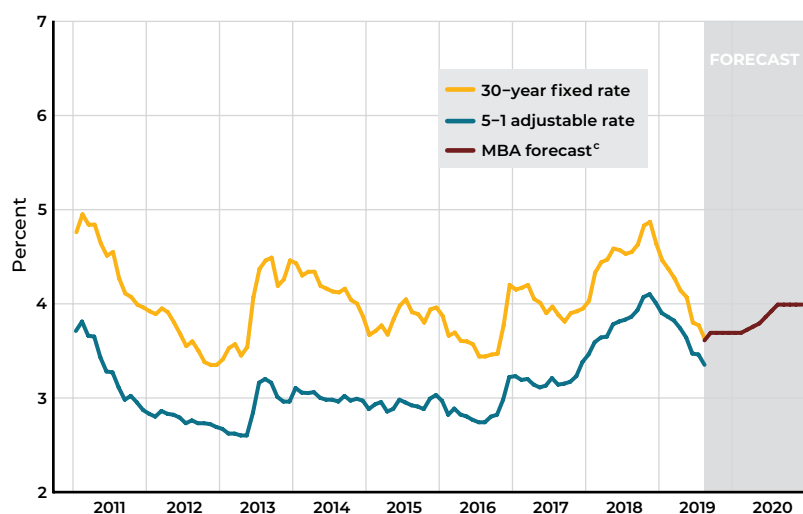
Economic Overview

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 McPherson 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



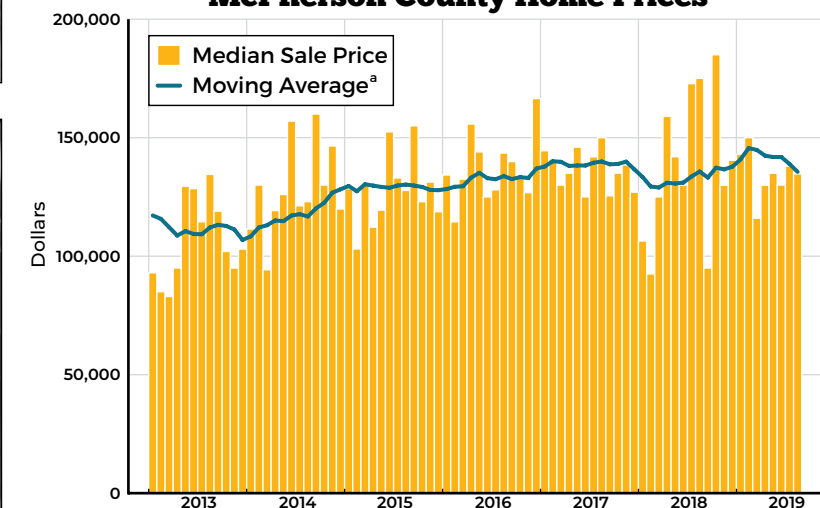
↑
 SVEADAHL, THE
 FIRST COURTHOUSE
 IN MCPHERSON CO.,
 POST OFFICE, GENERAL
 STORE, ETC., 3 MILES
 SW OF LINDSBORG, KS,
 1908



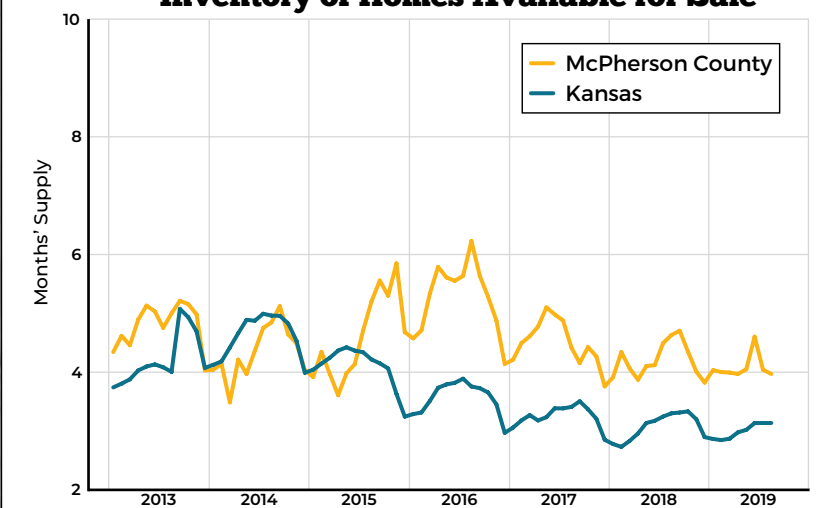
↓
 FARMERS AT
 THE AUCTION,
 OSKALOOSA, KS,
 1938

McPherson County Housing Statistics

McPherson County Home Prices



Inventory of Homes Available for Sale^b



Sources: Prairie Land REALTORS® and participating Kansas REALTOR® MLS systems

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