

Seward County Housing Outlook

2020 Kansas Housing Markets Forecast

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

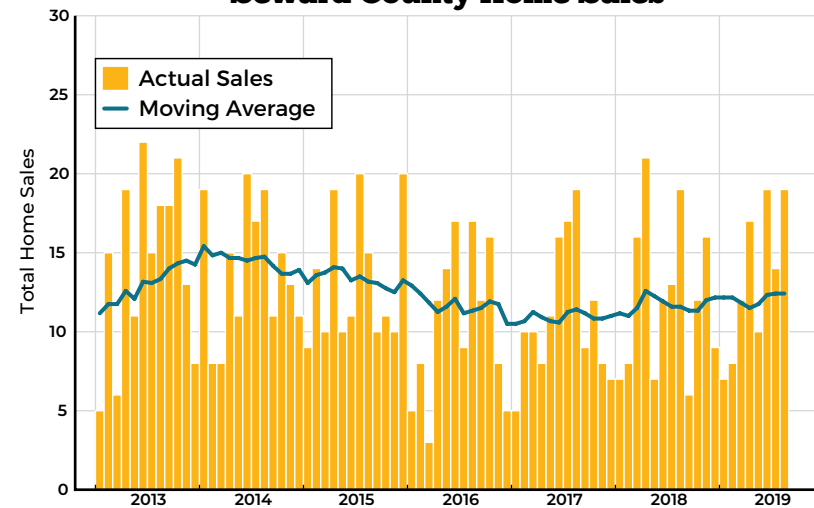
Director, WSU Center for Real Estate
wichita.edu/realestate



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



Seward County Home Sales



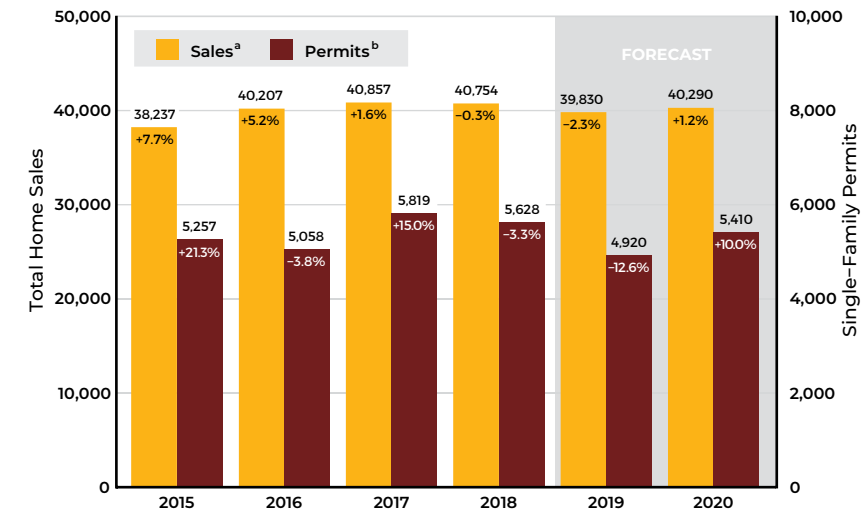
Sources: Southwest Kansas Board of REALTORS® and participating Kansas REALTOR® MLS systems

The Seward County Housing Outlook is made possible by

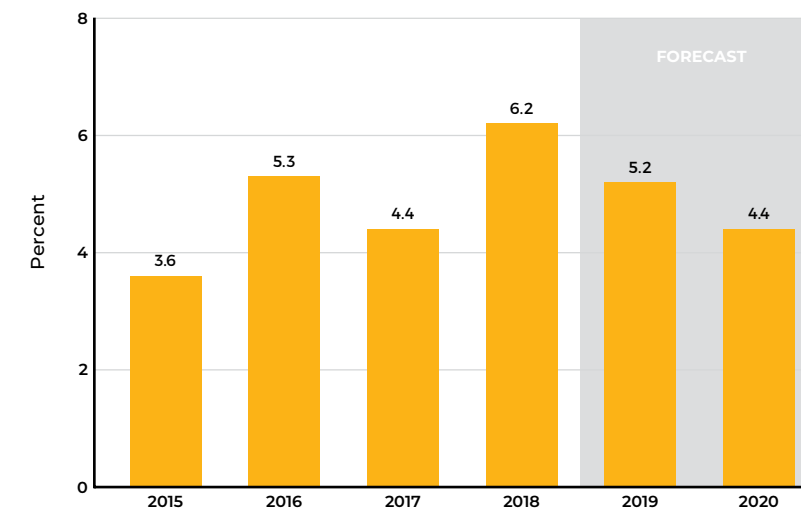


Kansas Statewide Housing Forecast

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

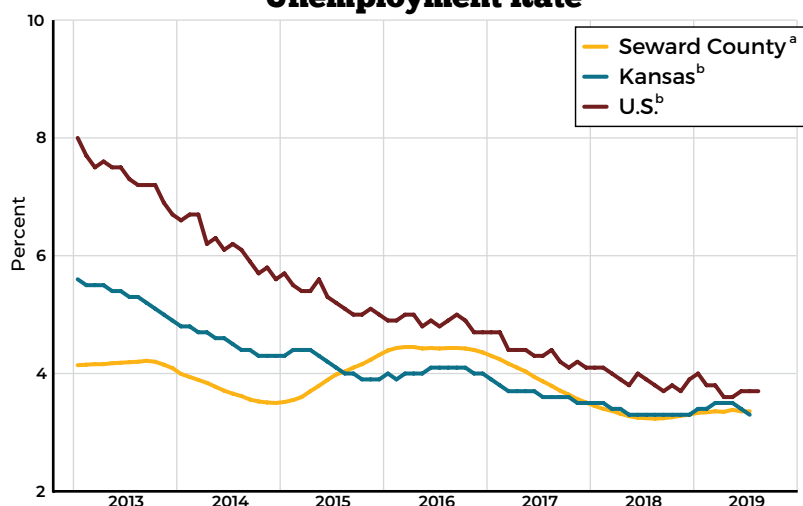


DESIGN BY VISUAL FUSION GRAPHIC DESIGN STUDIO
Front and back cover images courtesy of the University of Kansas, Spencer Library.

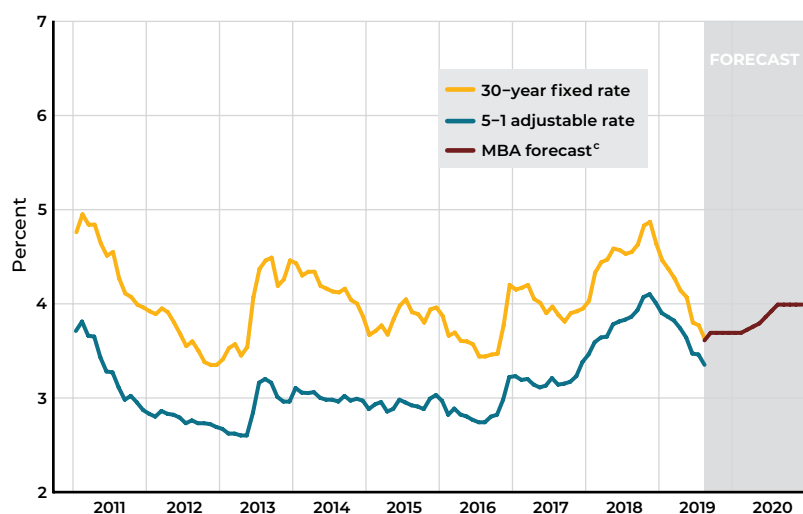
Economic Overview

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

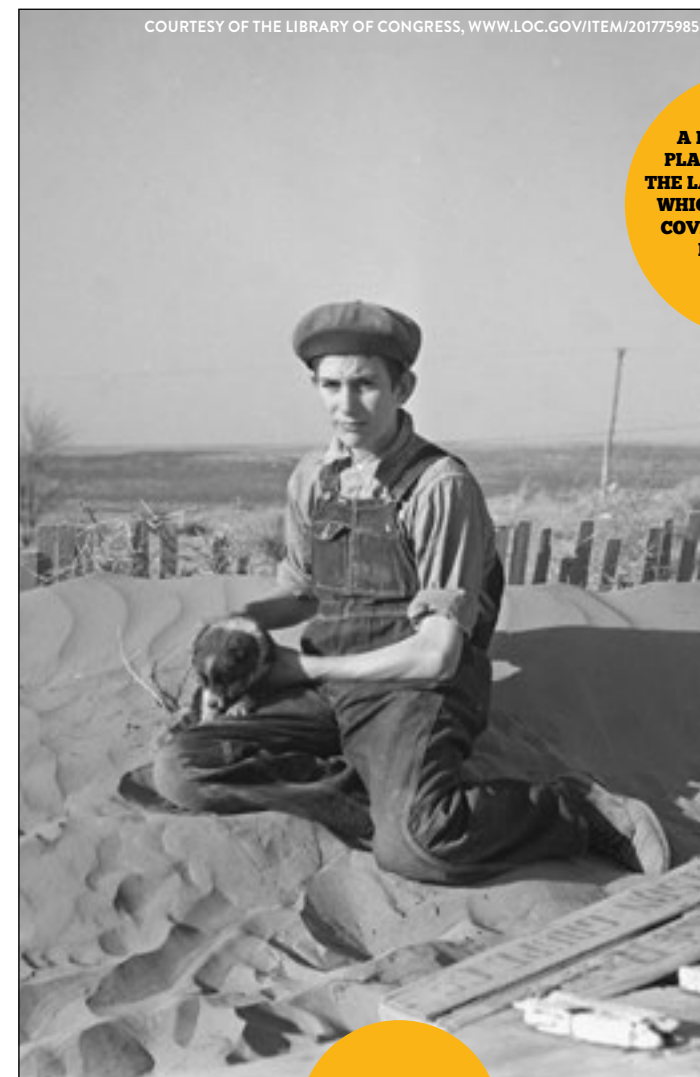


↑
TRACTOR-DRAWN FLOATER, GRAY COUNTY, KS, 1939



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

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



A FARMER'S SON PLAYING ON ONE OF THE LARGE SOIL DRIFTS WHICH THREATEN TO COVER UP HIS HOME, LIBERAL, KS, 1936

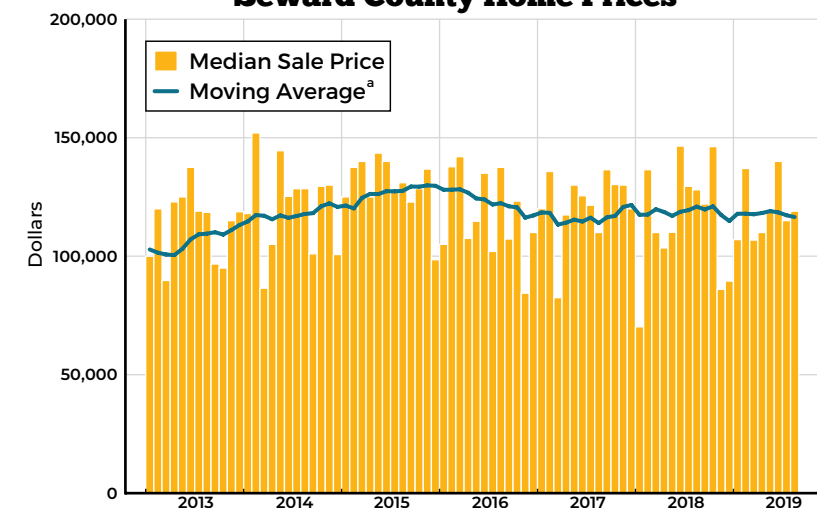


↓
FARMERS AT THE AUCTION, OSKALOOSA, KS, 1938

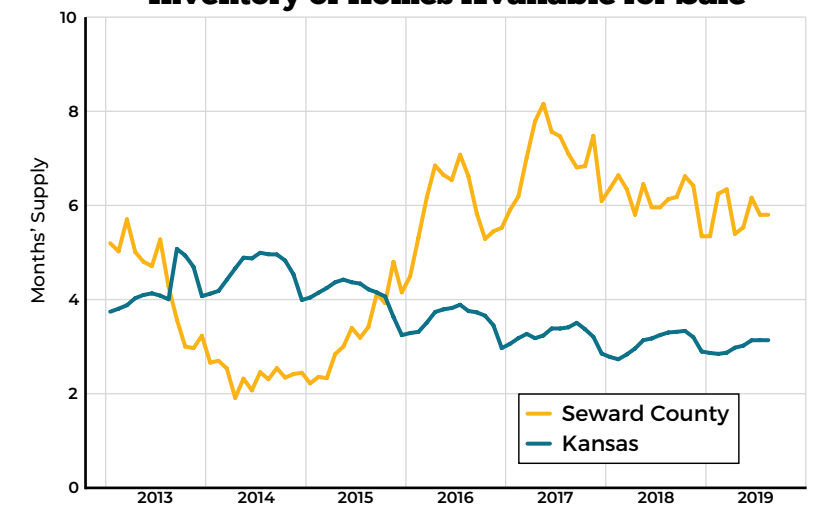
COURTESY OF THE LIBRARY OF CONGRESS, WWW.LOC.GOV/ITEM/2017717602

Seward County Housing Statistics

Seward County Home Prices



Inventory of Homes Available for Sale^b



Sources: Southwest Kansas 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 Seward County
 b) Active listings divided by the 12-month trailing moving average of sales