

The WSU Center for Real Estate:  
Laying a Foundation for Real Estate in Kansas

The Center for Real Estate was created to help deepen the connections between the region's professional real estate community and the academic programs at Wichita State University. Whether you want to better understand the area's real estate markets or engage our students as interns or full-time employees, the WSU Center for Real Estate is your go-to resource.

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KANSAS HOUSING MARKETS FORECAST  
MCPHERSON COUNTY  
HOUSING OUTLOOK

In the midst of a pandemic and its consequent economic turmoil, it may seem that Kansas housing markets are defying gravity. The tightest inventories in history have led to bidding wars, rapidly rising home prices, ... and buyer fatigue. Will the market continue a meteoric rise? Or come crashing back to earth?

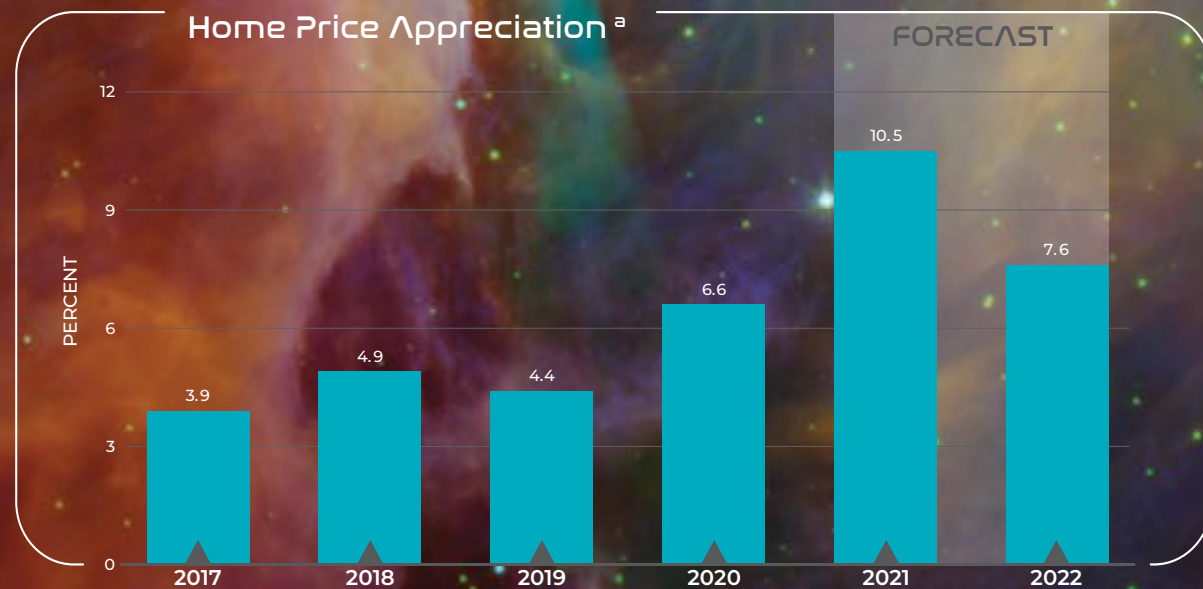
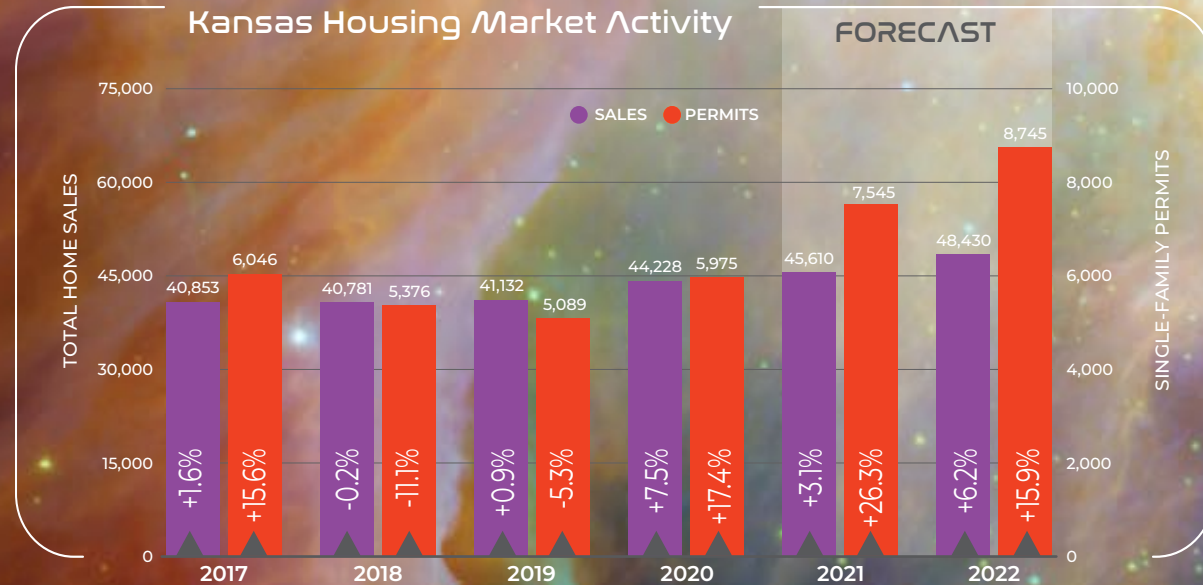
As we navigate into the uncharted void, this year's McPherson County Housing Outlook is here to give you the guidance you need to explore a housing market that is *Out of this World!*

*Stan Longhofer*

Dr. Stanley D. Longhofer  
Director, WSU Center for Real Estate  
wichita.edu/realestate

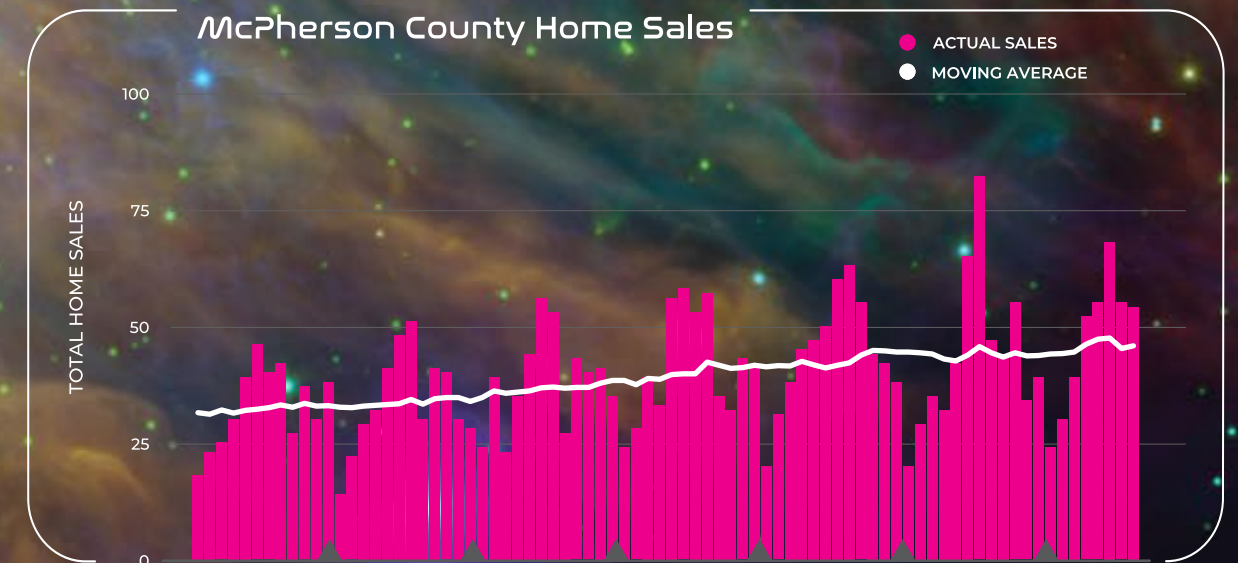


KANSAS STATEWIDE HOUSING FORECAST



Sources: Federal Housing Finance Agency, Participating REALTOR® multiple listing services across Kansas, U.S. Bureau of the Census, WSU Center for Real Estate

Notes:  
a) Year-over-year percentage change in the Federal Housing Finance Agency all-transactions housing price index for Kansas, as measured using 4<sup>th</sup> quarter values



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

THE MCPHERSON COUNTY HOUSING OUTLOOK IS MADE POSSIBLE BY



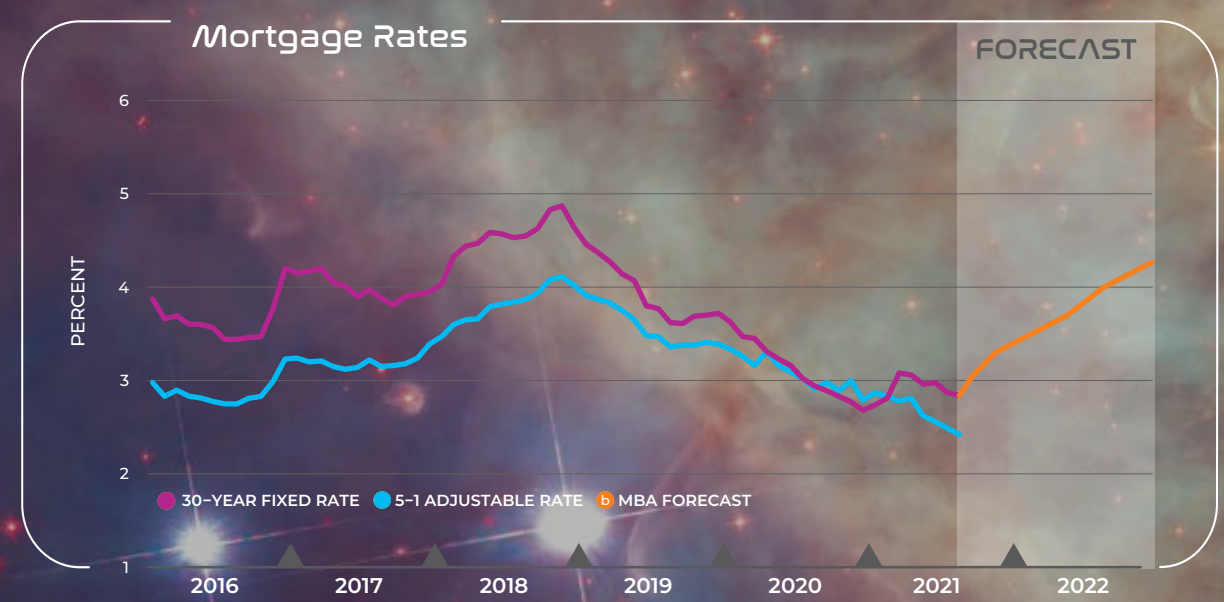
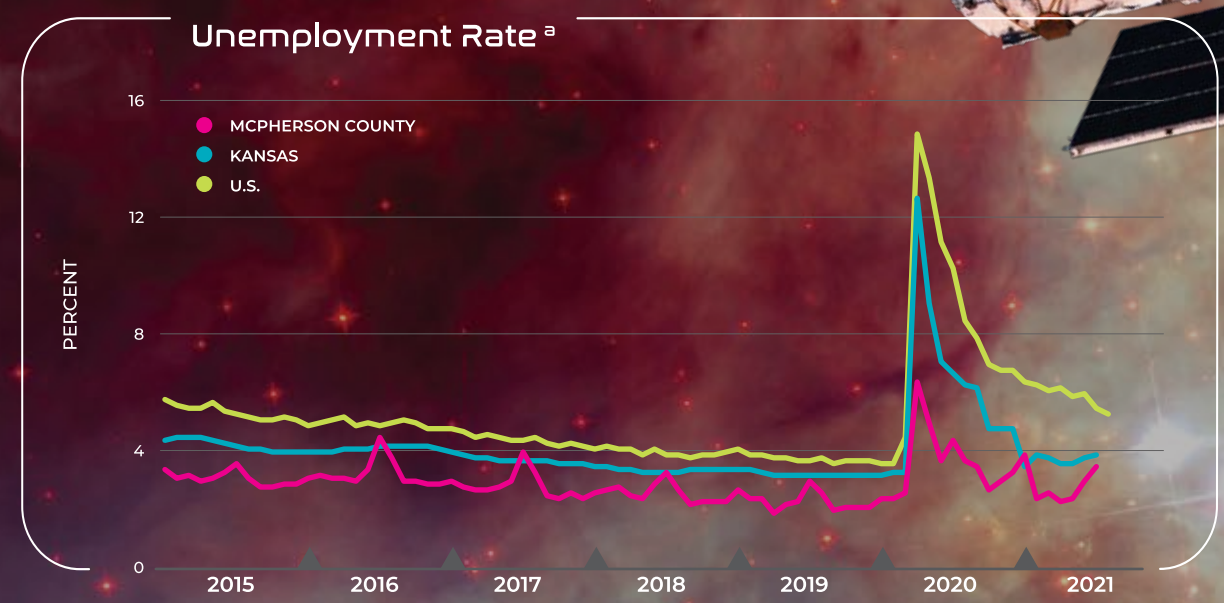
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# OUT OF THIS WORLD



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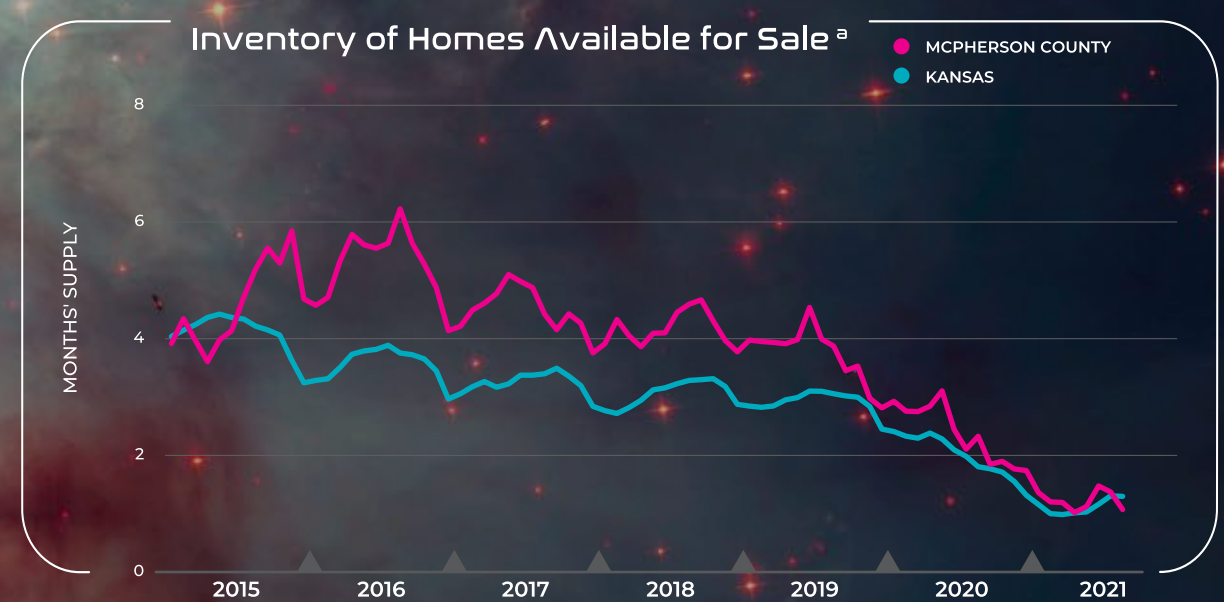
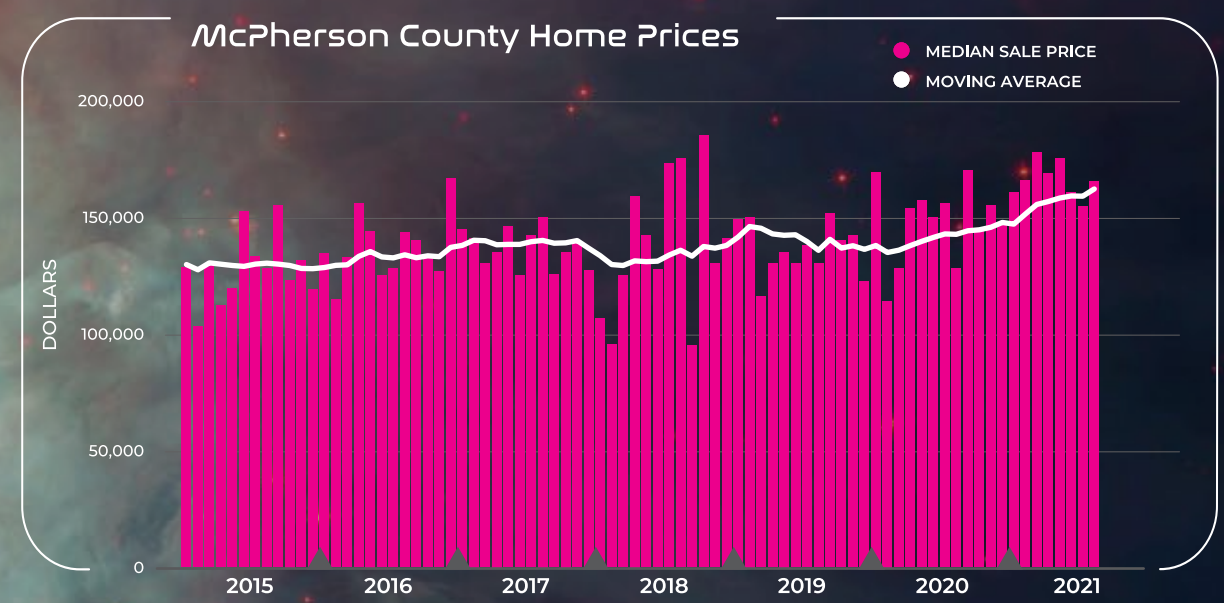
## ECONOMIC OVERVIEW



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

Notes:  
 a) Kansas and U.S. unemployment rate figures are seasonally adjusted  
 b) Mortgage Bankers Association August 2021 Forecast of the 30-year conventional mortgage rate

## MCPHERSON COUNTY HOUSING STATISTICS



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

Notes:  
 a) Active listings divided by the 12-month trailing moving average of sales

• NASA's Hubble Space Telescope has helped astronomers find the final piece of a celestial puzzle by nabbing a third runaway star. In the 1400s, a group of stars far away in the Orion Nebula were waging a war, battling each other in a gravitational tussle. This ended with the system breaking apart and at least three stars being ejected in different directions. The speedy, wayward stars went unnoticed for hundreds of years until, over the past few decades, two of them were spotted in infrared and radio observations, which could penetrate the thick dust in the Orion Nebula.