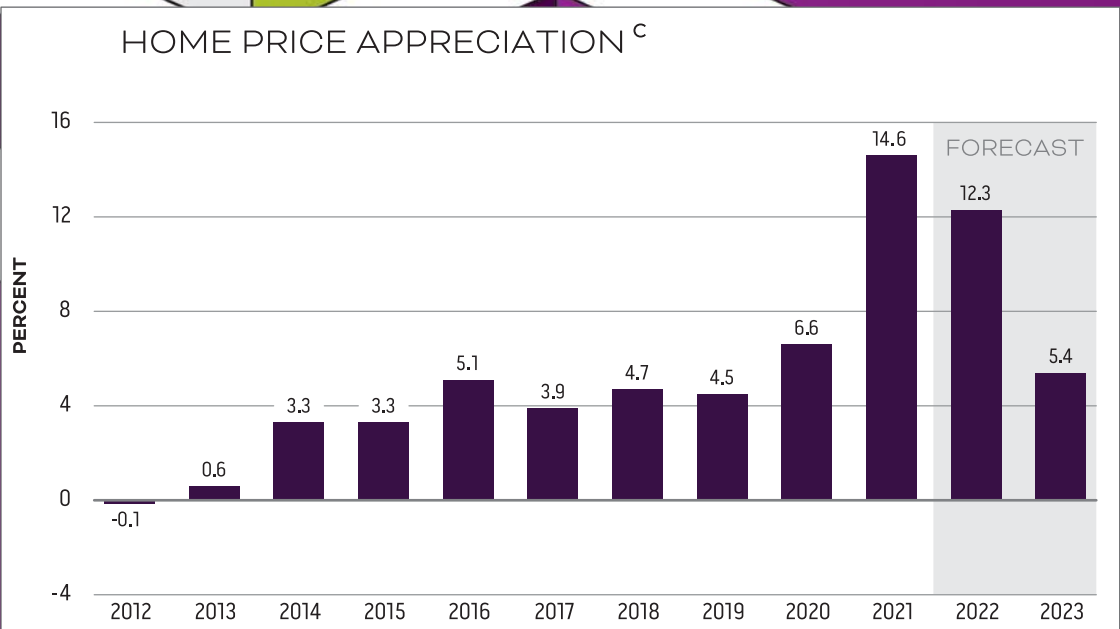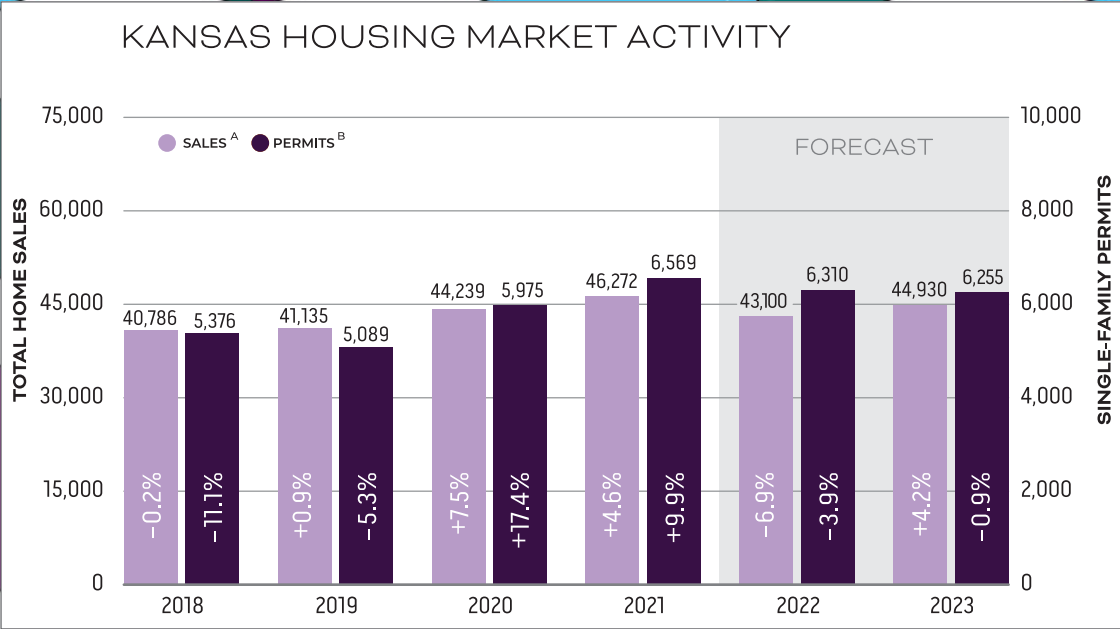The Center for Real Estate was created to help deepen the connections between the region's professional real estate community and the academic programs at Wichita State University. Whether you want to better understand the area's real estate markets or engage our students as interns or full-time employees,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

KANSAS STATEWIDE HOUSING FORECAST

2023 PRATT COUNTY HOUSING OUTLOOK

... Bidding wars
... Recession fears
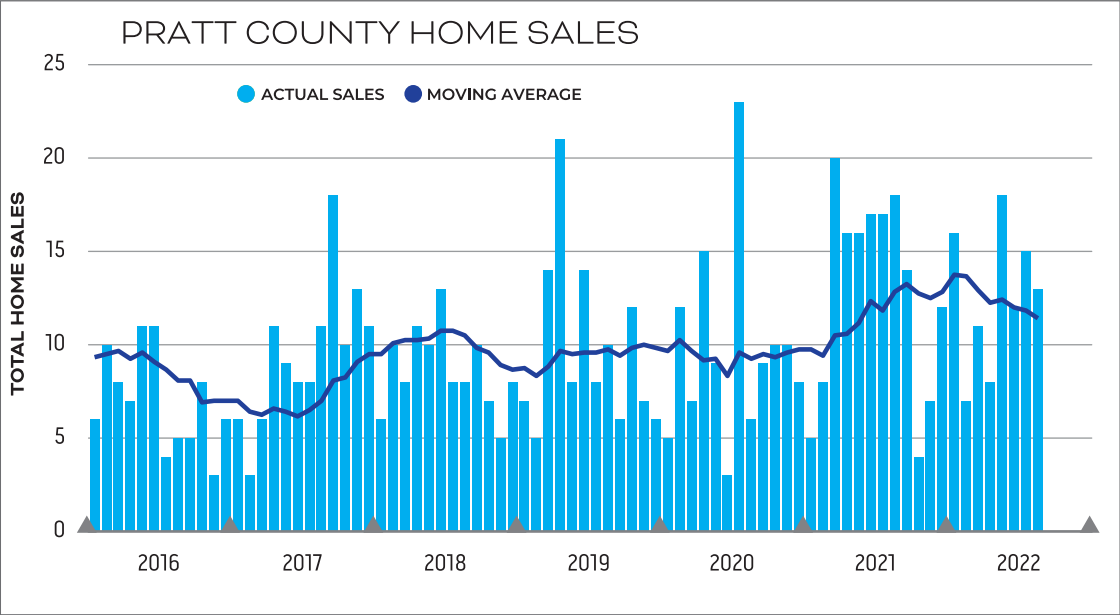... Runaway inflation
... Interest rate spikes

This year it seems like there's a new surprise around every corner. As in the past, the Pratt County Housing Outlook is here to help you understand the local housing market as you find your way through the maze.

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

KANSAS HOUSING MARKET ACTIVITY

FORECAST

SALES [A]   PERMITS [B]

Year	Sales	Permits	Sales %	Permits %
2018	40,786	5,376	−0.2%	−11.1%
2019	41,135	5,089	+0.9%	−5.3%
2020	44,239	5,975	+7.5%	+17.4%
2021	46,272	6,569	+4.6%	+9.9%
2022	43,100	6,310	−6.9%	−3.9%
2023	44,930	6,255	+4.2%	−0.9%

TOTAL HOME SALES — SINGLE-FAMILY PERMITS

HOME PRICE APPRECIATION [C]

FORECAST

Year	Percent
2012	−0.1
2013	0.6
2014	3.3
2015	3.3
2016	5.1
2017	3.9
2018	4.7
2019	4.5
2020	6.6
2021	14.6
2022	12.3
2023	5.4

PERCENT

PRATT COUNTY HOME SALES

ACTUAL SALES   MOVING AVERAGE

TOTAL HOME SALES

2016 2017 2018 2019 2020 2021 2022

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

NOTES:
Ⓐ Total home sales in Kansas as reported by participating REALTOR® multiple listing services across the state

Ⓑ Single-family building permits issued in Kansas as reported by the U.S. Bureau of the Census

Ⓒ Year-over-year percentage change in the Federal Housing Finance Agency all-transactions housing price index for Kansas, as measured using 4th quarter values

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

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WICHITA STATE UNIVERSITY
W. FRANK BARTON SCHOOL OF BUSINESS

THE PRATT COUNTY HOUSING OUTLOOK IS MADE POSSIBLE BY:

Security 1st Title

CREDIT UNION of America

UNEMPLOYMENT RATE [A]

● PRATT COUNTY ● KANSAS ● U.S.

PERCENT

16
12
8
4
0

2016 2017 2018 2019 2020 2021 2022

PRATT COUNTY HOME PRICES

● MEDIAN SALE PRICE ● MOVING AVERAGE

DOLLARS

200,000
150,000
100,000
50,000
0

2016 2017 2018 2019 2020 2021 2022

MORTGAGE RATES

● 30-YEAR FIXED RATE ● 5-1 ADJUSTABLE RATE ● MBA FORECAST [B]

FORECAST

PERCENT

6
5
4
3
2

2017 2018 2019 2020 2021 2022 2023

INVENTORY OF HOMES AVAILABLE FOR SALE [A]

● PRATT COUNTY ● KANSAS

MONTHS' SUPPLY

20
16
12
8
4
0

2016 2017 2018 2019 2020 2021 2022
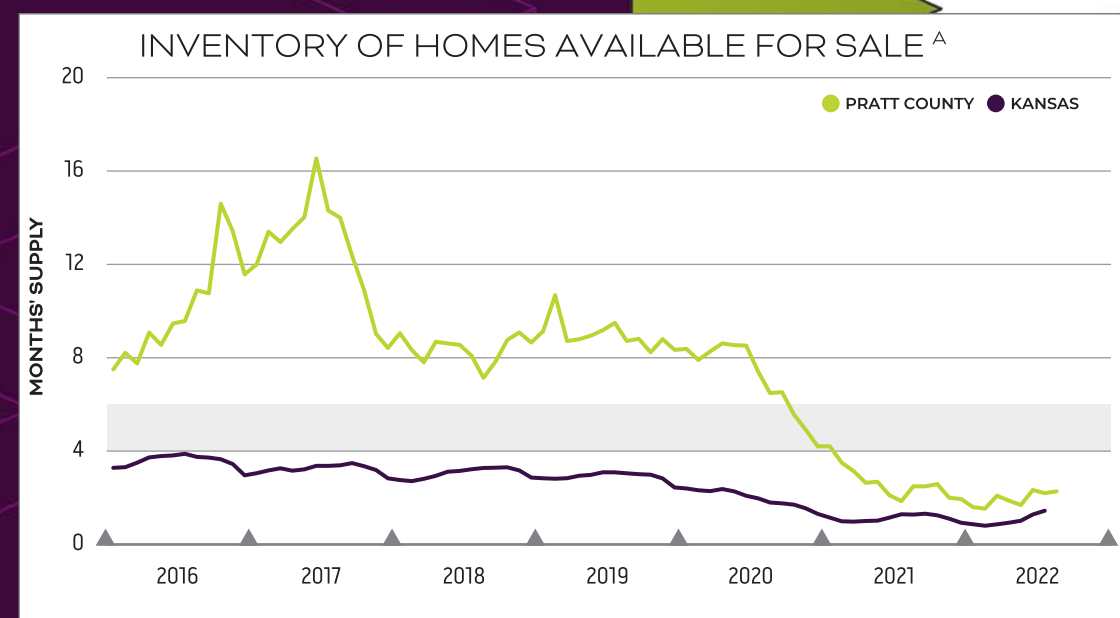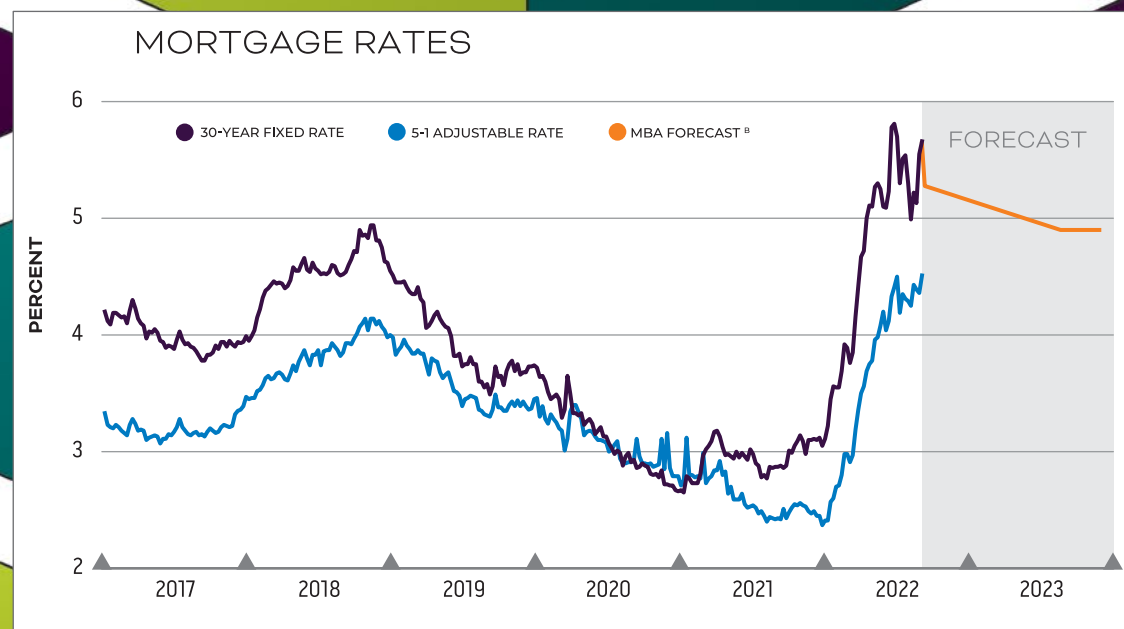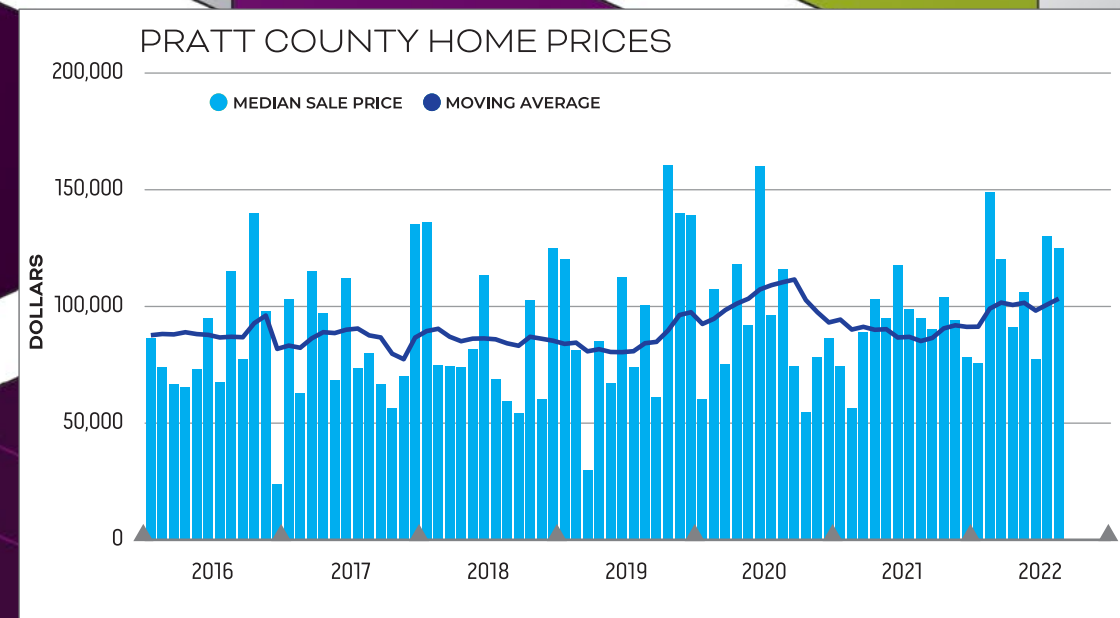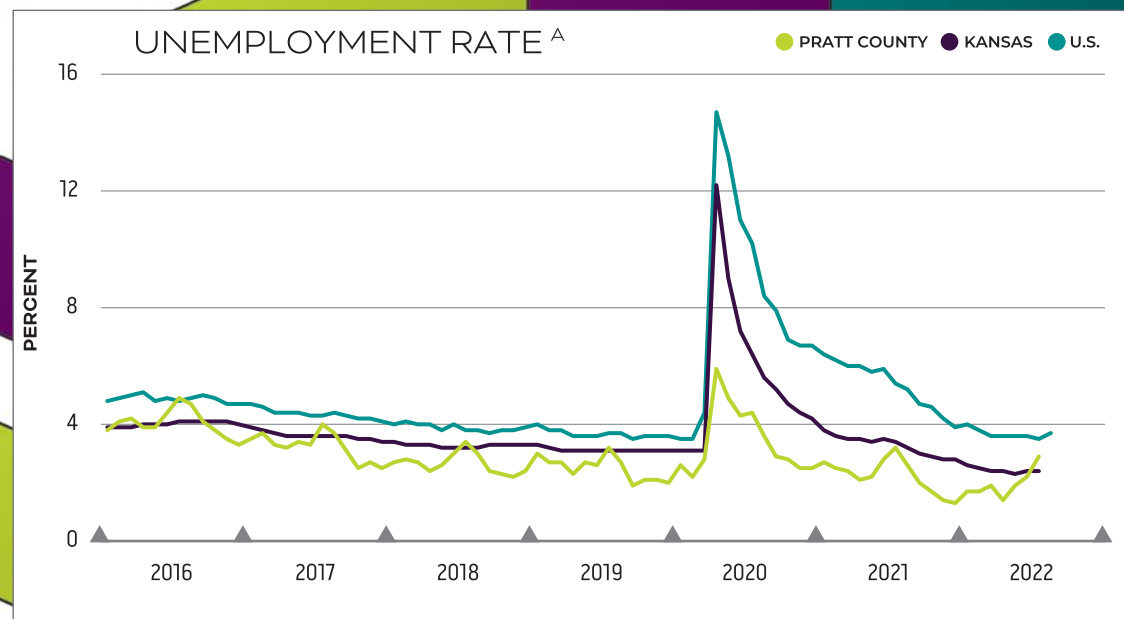
SOURCES:
Freddie Mac; Mortgage Bankers Association; U.S. Bureau of Labor Statistics

NOTES:
Ⓐ Kansas and U.S. unemployment rate figures are seasonally adjusted

Ⓑ Mortgage Bankers Association August 2022 forecast of the 30-year conventional mortgage rate

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

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