

State of Housing in Sedgwick

CURRENT LANDSCAPE, LOCAL POLICY DIRECTIONS,
& RESOURCES FOR YOUR CITY

Gentry Thiesen, Director of Operations



REALTORS OF SOUTH CENTRAL KANSAS

2,500+
members

RSCK is a local affiliate of the National Association of REALTORS. We are the largest REALTOR association in the state of Kansas, representing residential and commercial REALTORS, brokers, salespeople, property managers, appraisers, business partners and others engaged in the real estate industry. We provide members with valued resources, advocate for the industry and communities we serve, and protect private property rights.

18
counties

Since 2015, RSCK has joined efforts with five other REALTOR Boards in Kansas. This collective regional effort resulted in an association representing 18 counties in South and North - Central Kansas. We have four councils representing these additional regions: Butler, Cowley, Harvey and Saline County.

1
subsidiary

The South Central Kansas Multiple Listing Service (MLS) is a wholly - owned subsidiary of the REALTORS of South Central Kansas.

\$3.18B
in transactions

SCK MLS helped facilitate over 12,300 transactions in 2025, worth over \$3 Billion.



STATE OF THE MARKET

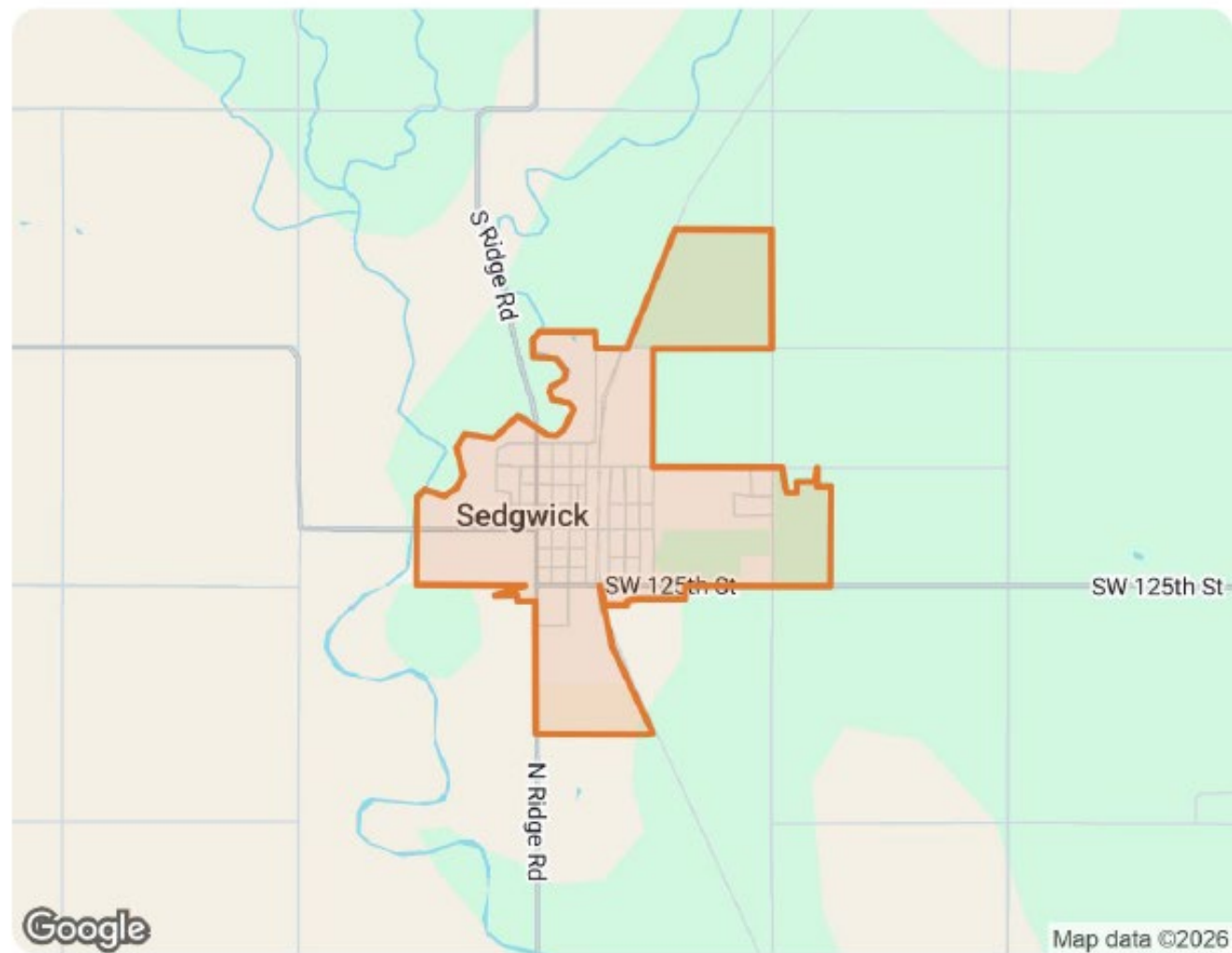
| | Median Estimated Home Value | Median List Price | Month's Supply | Own/Rent Rates | Median Household Income |
|-----------------|-----------------------------|--------------------|----------------|---------------------------|-------------------------|
| Sedgwick | \$238K +23.7% Y/Y | \$302K +11% Y/Y | 1 | 74% Own 26% Rent | \$81,912 |
| Harvey County | \$205K +6% Y/Y | \$204K +2% Y/Y | 1.63 | 70% Own 30% Rent | \$73,269 |
| Sedgwick County | \$255K +2% Y/Y | \$277K -4% Y/Y | 2.07 | 62% Own 38% Rent | \$67,675 |

STATE OF THE MARKET

- REPORTING



Sedgwick, Kansas



Gentry Thiesen

RCE

Market Trends for Sedgwick, Kansas

Single Family + Condo/Townhouse/Apt.

March 2026

Market Type



Seller's Market

Balanced Market

Buyer's Market

March 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

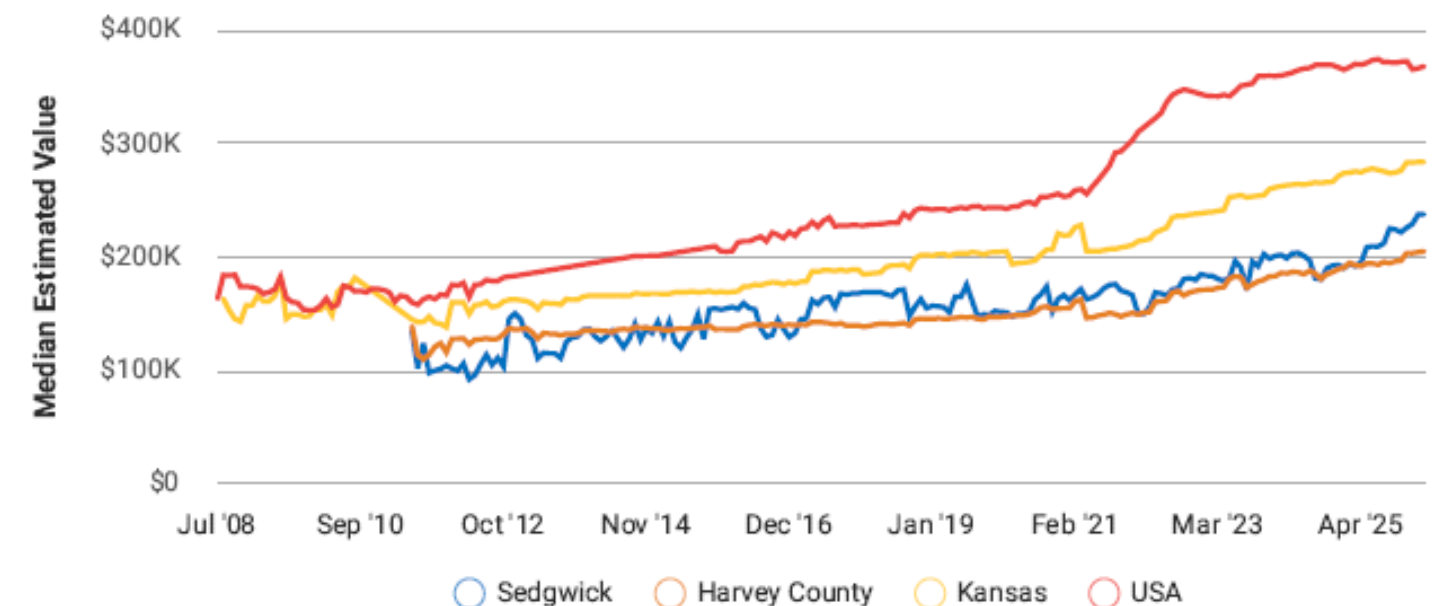
Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value
\$237,760

Last Month Change
+0.1%

12 Month Change
+23.7%



CHALLENGES IDENTIFIED



Low Inventory **High Demand**

- Current months supply
- Demand for housing types not available

Affordability **Concerns**

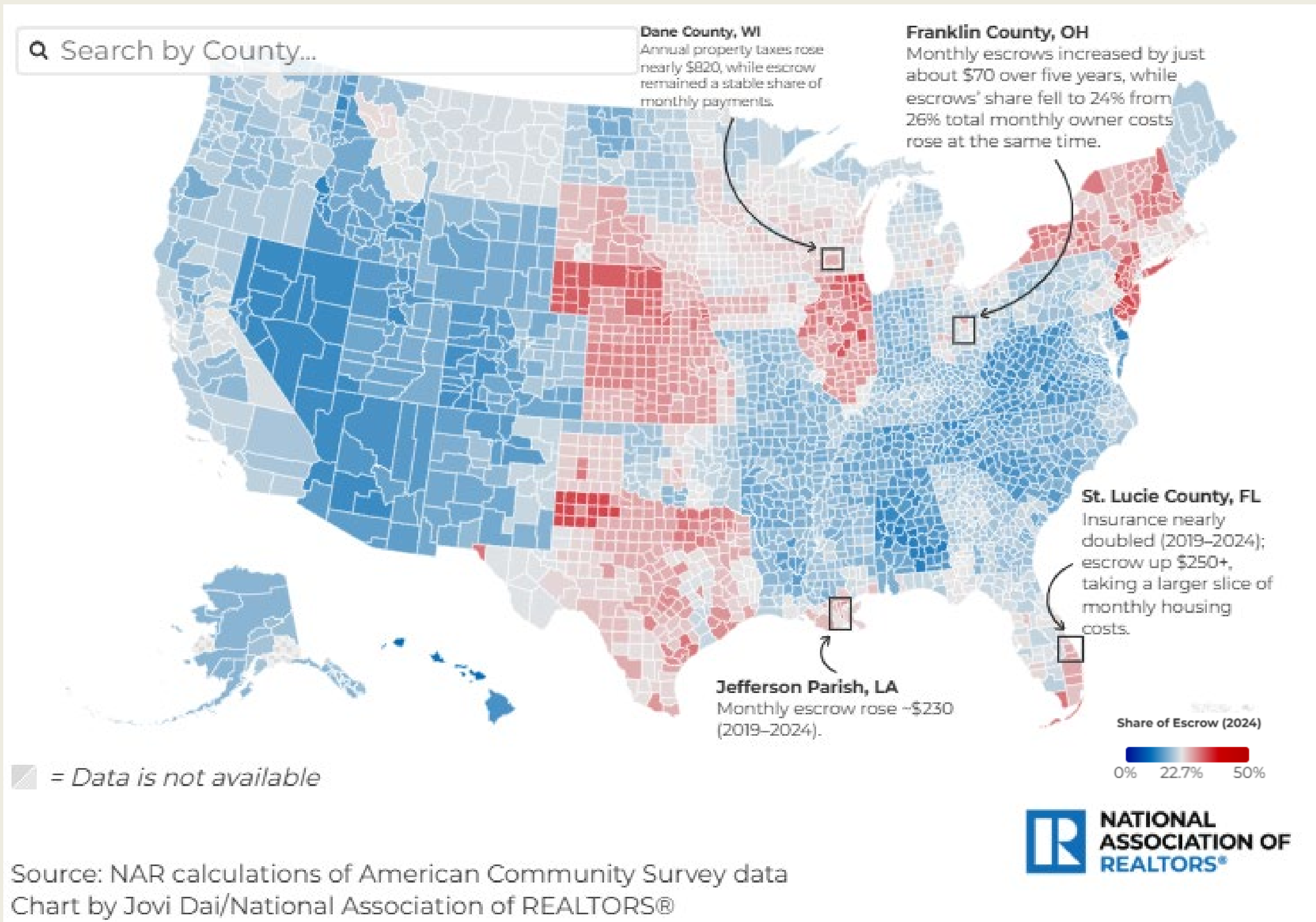
- Property taxes
- Insurance premiums
- Special assessments
- Interest rates

Barriers to **New Construction**

- Regulatory costs (price of red tape)
- Land availability
- Zoning
- Cost margins for infill development



ESCROW PRESSURES



Source: NAR calculations of American Community Survey data
Chart by Jovi Dai/National Association of REALTORS®



POLICY SOLUTIONS & RESOURCES

Zoning Ordinances

Denser development

Abolish parking minimums

Offer a “Sears Catalog” of pre-approved design/build plans

Get your NIMBYs to be YIMBYs

Diversify Housing Types

Missing middle housing

Relax restrictions on ADU’s

Attainable AND Affordable housing

Utilize Incentives Differently

Tax abatements and exemptions

Tax increment financing

Expedited permitting and zoning adjustments

Density bonuses

Collaborate with Community Orgs

Prime Craftsman Homes, based out of Tulsa, is working with Wichita’s HOPE Community Development Corporation and the Wichita Affordable Housing Fund to bring the affordable modular homes to the market.

RSCK and the SCK MLS are a resource to not only REALTORS® but to the communities we serve. Take advantage of the statistics and polling we have available.



POLICY CASE STUDIES



Spokane, WA **Interim Zoning**

- Temporarily abolishing single-family zoning
- Allows construction of up to fourplexes city-wide
- 1 year: 455 missing middle units in permitting

Oswego, NY **Renaissance Blocks**

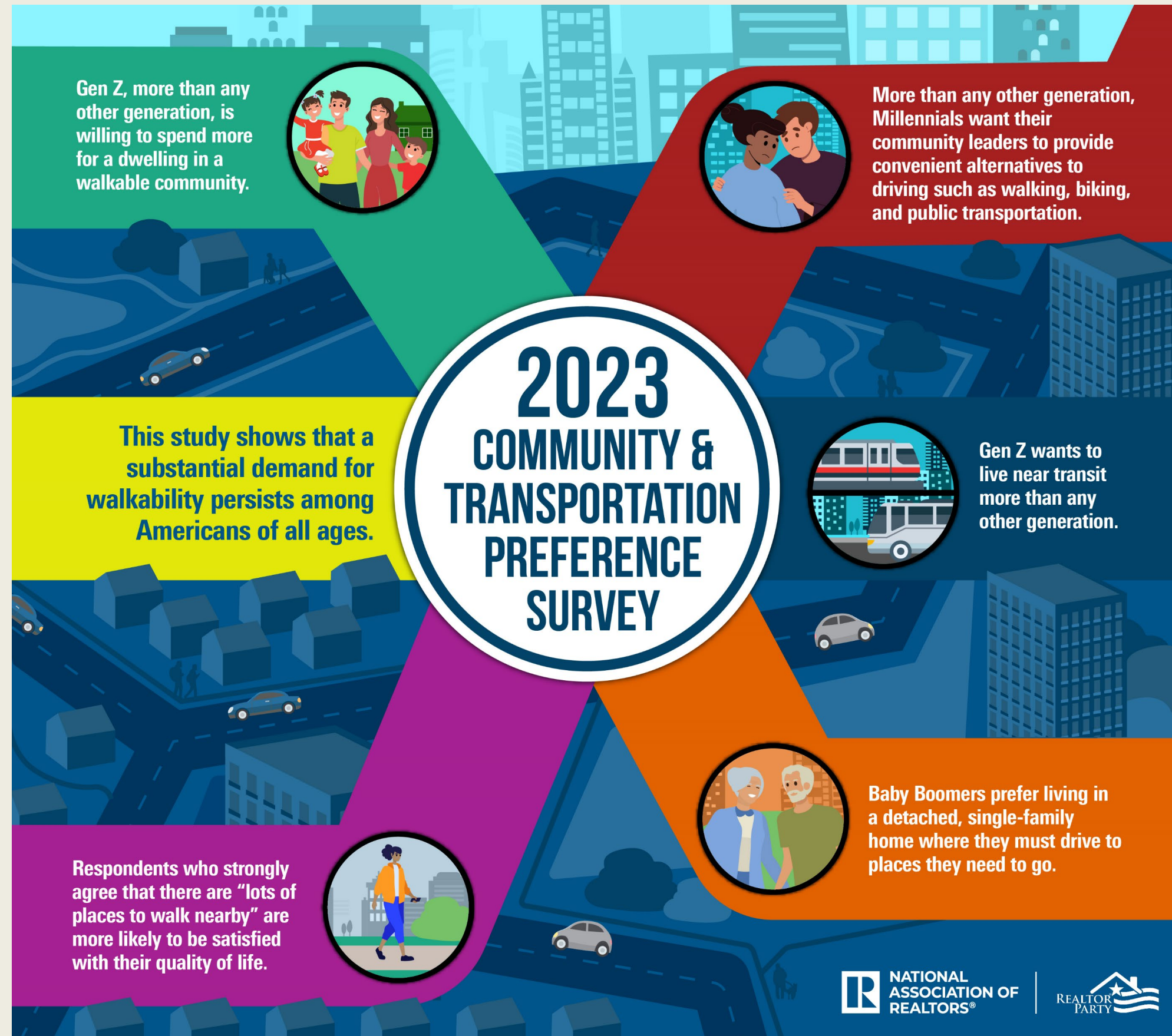
- Unlocking private capital through matching grants
- No individual can apply on their own
- 9 years: \$560k in grants leveraged \$5.1M in private investment

Papillion, NE **Missing Middle Density**

- Form-based code replaced existing zoning on site
- 500 units/50 acres: duplexes, three-plexes, four-plexes, six-plexes, apartments and townhomes; retail, recreation amenities
- Missing Middle Neighborhood Kit TM



NAR COMMUNITY & TRANSPORTATION SURVEY



HOW CITIES CAN LEAD

RSCK Resources

Land Use studies and analysis

RPR Reports and monthly market stats

Local polling on growth -related issues

Appointments

Appoint REALTORS® to your planning and zoning commissions and other boards.

Value REALTORS provide to your community:

- They live in the communities where they work
- They know the landscape of our local and regional economy
- They know their neighbors and communities
- They understand the mill levy



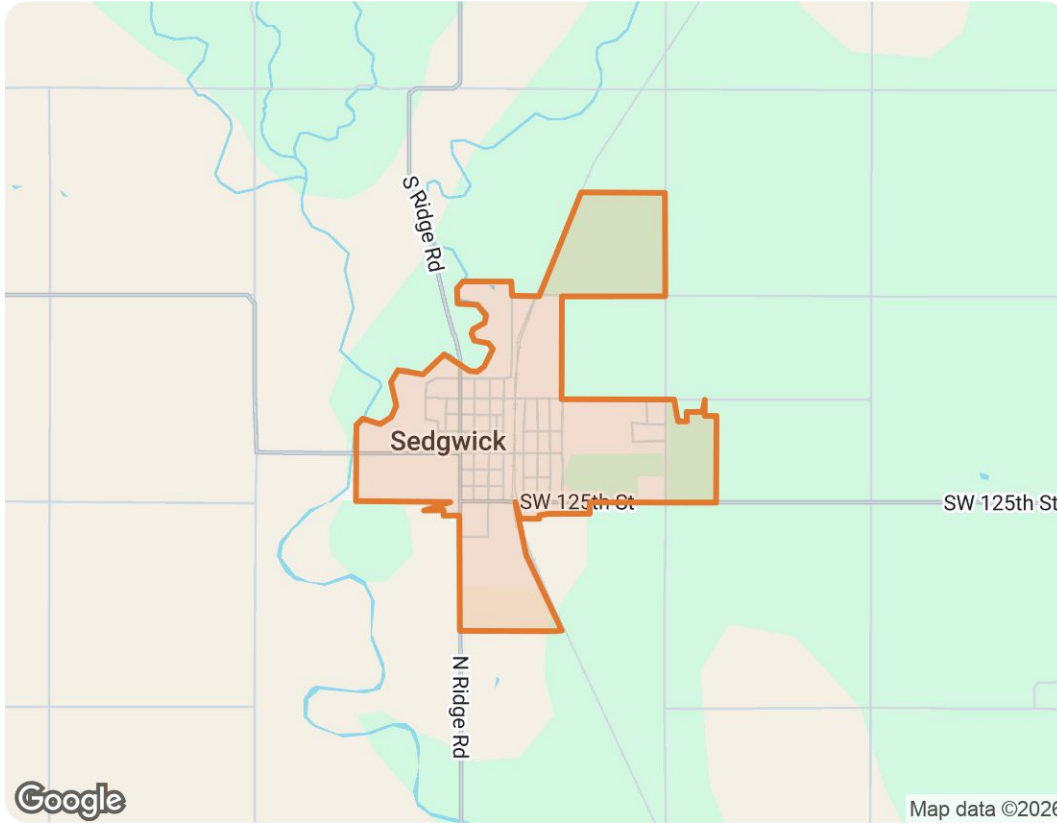
Questions?

Contact me:



| | Sedgwick | Halstead | Valley Center | Cheney | Andale | Colwich | Harvey County | Sedgwick County | Kansas |
|-------------------------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|-----------------|---------------|
| Median Estimated Home Value | \$ 238,000.00 | \$ 190,000.00 | \$ 262,000.00 | \$ 232,000.00 | \$ 341,000.00 | \$ 302,000.00 | \$ 205,000.00 | \$ 255,000.00 | \$ 284,000.00 |
| Est. Home Value 12-Mo. Change | 24% | -3% | 5% | 0% | 4% | 7% | 6% | 2% | 3% |
| Median List Price | \$ 302,000.00 | \$ 285,000.00 | \$ 268,000.00 | \$ 289,000.00 | no data | no data | \$ 204,000.00 | \$ 277,000.00 | \$ 299,000.00 |
| List Price 1-Mo. Change | 32% | 4% | 12% | -39% | no data | no data | 8% | 3% | 1% |
| List Price 12-Mo. Change | 11% | 33% | -18% | 8% | no data | no data | 2% | -4% | 1% |
| Median Home Age | 62 | 73 | 43 | 50 | 39 | 44 | 70 | 49 | 59% |
| Own | 74% | 71% | 70% | 77% | 90% | 79% | 70% | 62% | 67% |
| Rent | 26% | 29% | 30% | 23% | 10% | 21% | 30% | 38% | 33% |
| Months Inventory | 1 | 1.25 | 4.31 | 1.33 | no data | no data | 1.63 | 2.07 | no data |
| Sold to List price % | no data | 98% | 101% | 97% | no data | no data | 99% | 99% | no data |
| Median days in RPR | no data | 17 | 30 | 52% | no data | no data | 41% | 17% | no data |
| Median Sold Price | no data | \$ 172,500.00 | \$ 242,000.00 | \$ 215,000.00 | no data | no data | \$ 205,000.00 | \$ 250,315.00 | no data |
| Population | 2,000 | 2,000 | 9,000 | 2,000 | 1,000 | 2,000 | 34,000 | 525,000 | 2,940,000 |
| Population Density per Sq Mi | 1,040 | 1,650 | 1,260 | 1,030 | 2,120 | 1,210 | 63 | 526 | 36 |
| Pop Change since 2020 | 0% | 0% | 1% | 0% | 0% | 4% | 0% | 2% | 1% |
| Median Age | 31 | 36 | 34 | 37 | 29 | 33 | 40 | 34 | 37 |
| Income Per Capita | \$ 32,368.00 | \$ 29,879.00 | \$ 30,996.00 | \$ 31,564.00 | \$ 34,886.00 | \$ 37,225.00 | \$ 34,973.00 | \$ 36,699.00 | \$ 39,638.00 |
| Median Household Income | \$ 81,912.00 | \$ 68,750.00 | \$ 73,480.00 | \$ 75,263.00 | \$ 99,063.00 | \$ 88,468.00 | \$ 73,269.00 | \$ 67,675.00 | \$ 72,639.00 |

Sedgwick, Kansas



Gentry Thiesen

RCE



Sedgwick, Kansas

Housing

Housing Facts & Stats

| | Sedgwick | Harvey County | Kansas | USA |
|---|----------|---------------|---------|-----------|
| Median Estimated Home Value | \$238K | \$205K | \$284K | \$368K |
| Est. Home Value 12-Mo. Change | +23.7% | +6.2% | +3% | -0.6% |
| Median List Price | \$302K | \$204K | \$299K | - |
| List Price 1-Month Change | +31.6% | +7.8% | +1.2% | - |
| List Price 12-Month Change | +11.2% | +2.2% | +1.2% | - |
| Median Home Age | 62 | 70 | 59 | 44 |
| Own | 74% | 70% | 67% | 65% |
| Rent | 26% | 30% | 33% | 35% |
| \$ Total Value (of all buildings for which permits were issued) | - | \$28.88M | \$2.58B | \$384.62B |
| % Change in permits (for all buildings) | - | +77% | +10% | +6% |
| % Change in \$ value (for all buildings) | - | +94% | +5% | +5% |

Sedgwick, Kansas

Market Trends for Sedgwick, Kansas

Single Family + Condo/Townhouse/Apt.

March 2026

Market Type



Key Details

| Months of Inventory | Sold to List Price % | Median Days in RPR | Median Sold Price |
|---------------------|----------------------|--------------------|-------------------|
| 1 | — | — | — |

March 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

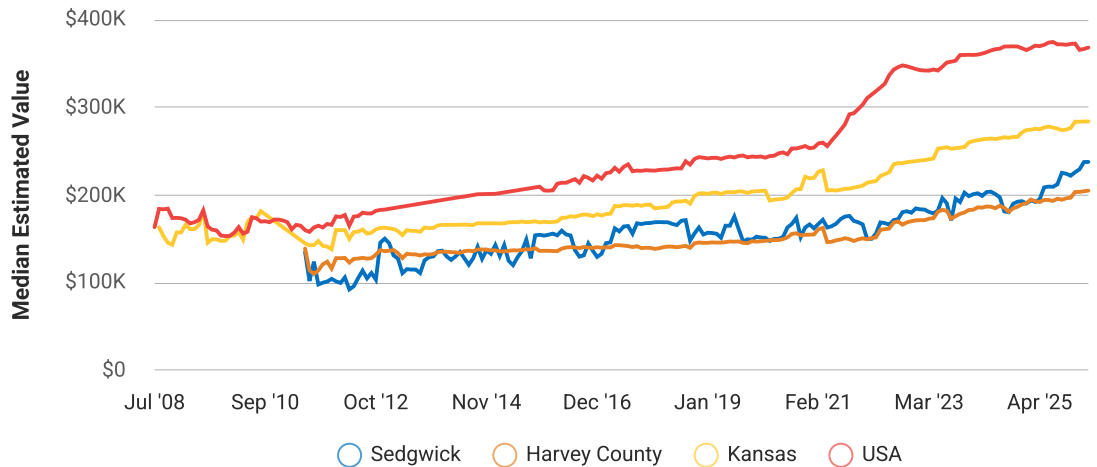
Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value
\$237,760

Last Month Change
+0.1%

12 Month Change
+23.7%



People

People Facts & Stats

| | Sedgwick | Harvey County | Kansas | USA |
|------------------------------|----------|---------------|--------|---------|
| Population | 2K | 34K | 2.94M | 332.39M |
| Population Density per Sq Mi | 1.04K | 63 | 36 | 94 |
| Pop Change since 2020 | 0% | 0% | +1% | +2.5% |
| Median Age | 31 | 40 | 37 | 39 |
| Male / Female Ratio | 44% | 49% | 50% | 50% |

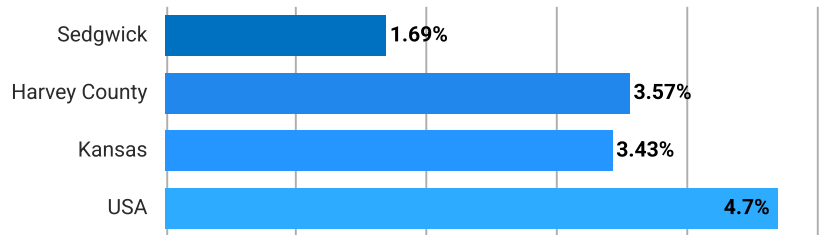
Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2025

Update Frequency: Annually

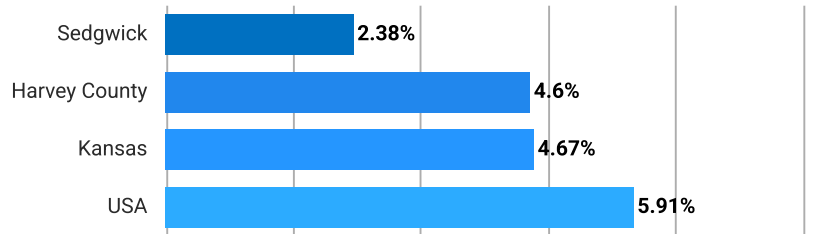
Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



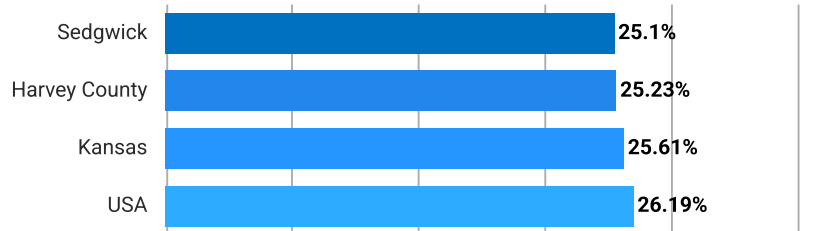
Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



High School Graduate

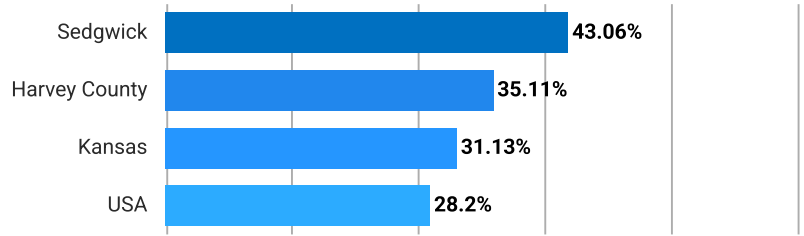
This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



Sedgwick, Kansas

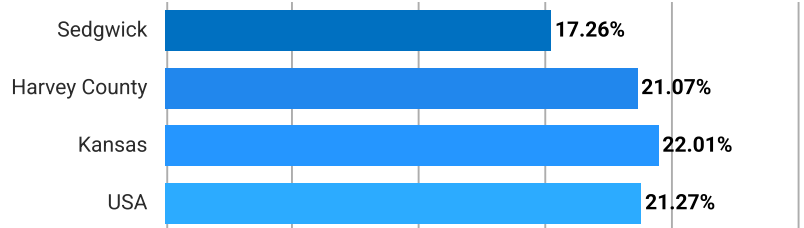
Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



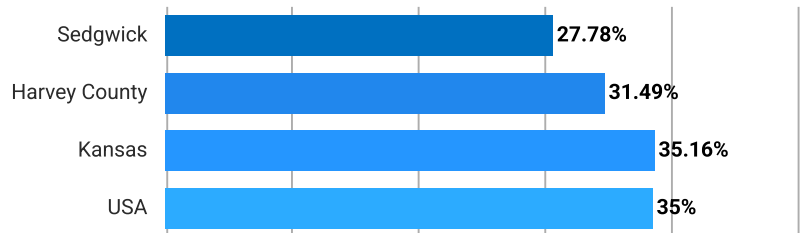
Bachelor's Degree

This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



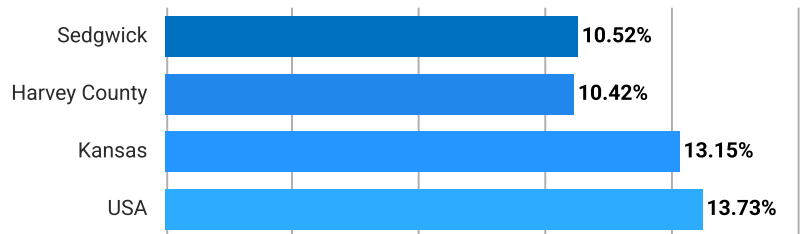
Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



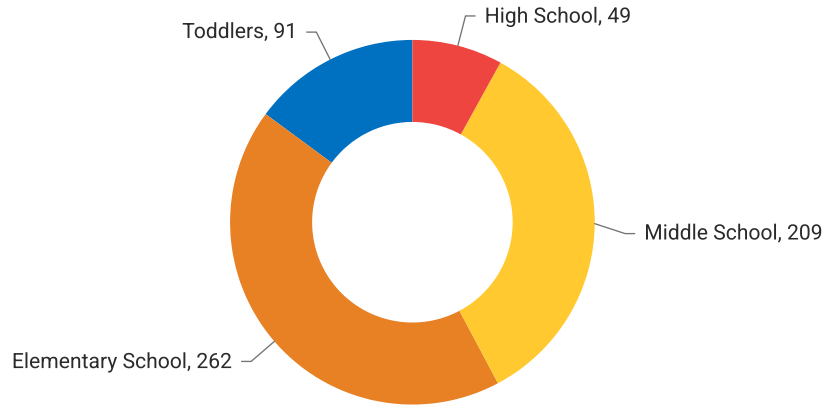
Sedgwick, Kansas

Population of Children by Age Group in Sedgwick

This chart shows the distribution of the population of children by age range – from birth to 17 – in the area of your search.

Source: U.S. Census

Update Frequency: Annually



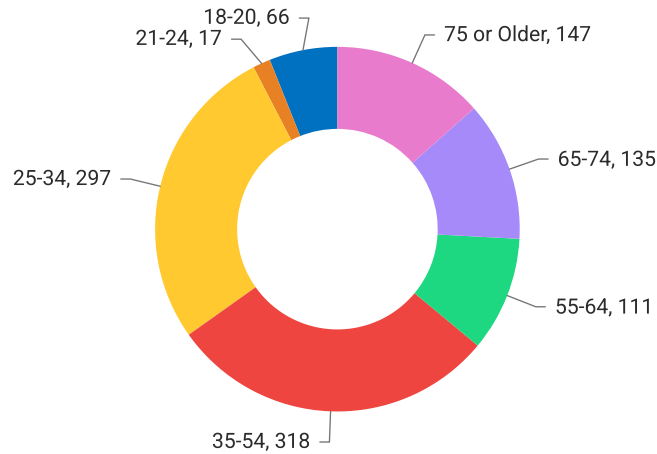
14.89% Toddlers 42.88% Elementary School 34.21% Middle School 8.02% High School

Population of Adults by Age Group in Sedgwick

This chart shows the distribution of the population of adults by age range – from 18 to 75-plus – in the area of your search.

Source: U.S. Census

Update Frequency: Annually



6.05% 18-20 1.56% 21-24 27.22% 25-34 29.15% 35-54 10.17% 55-64 12.37% 65-74 13.47% 75 or Older



Sedgwick, Kansas

Households With Children in Sedgwick

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually

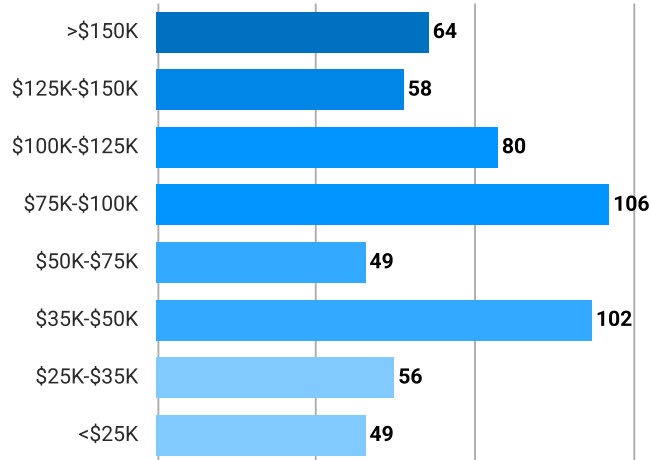


Household Income Brackets in Sedgwick

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually



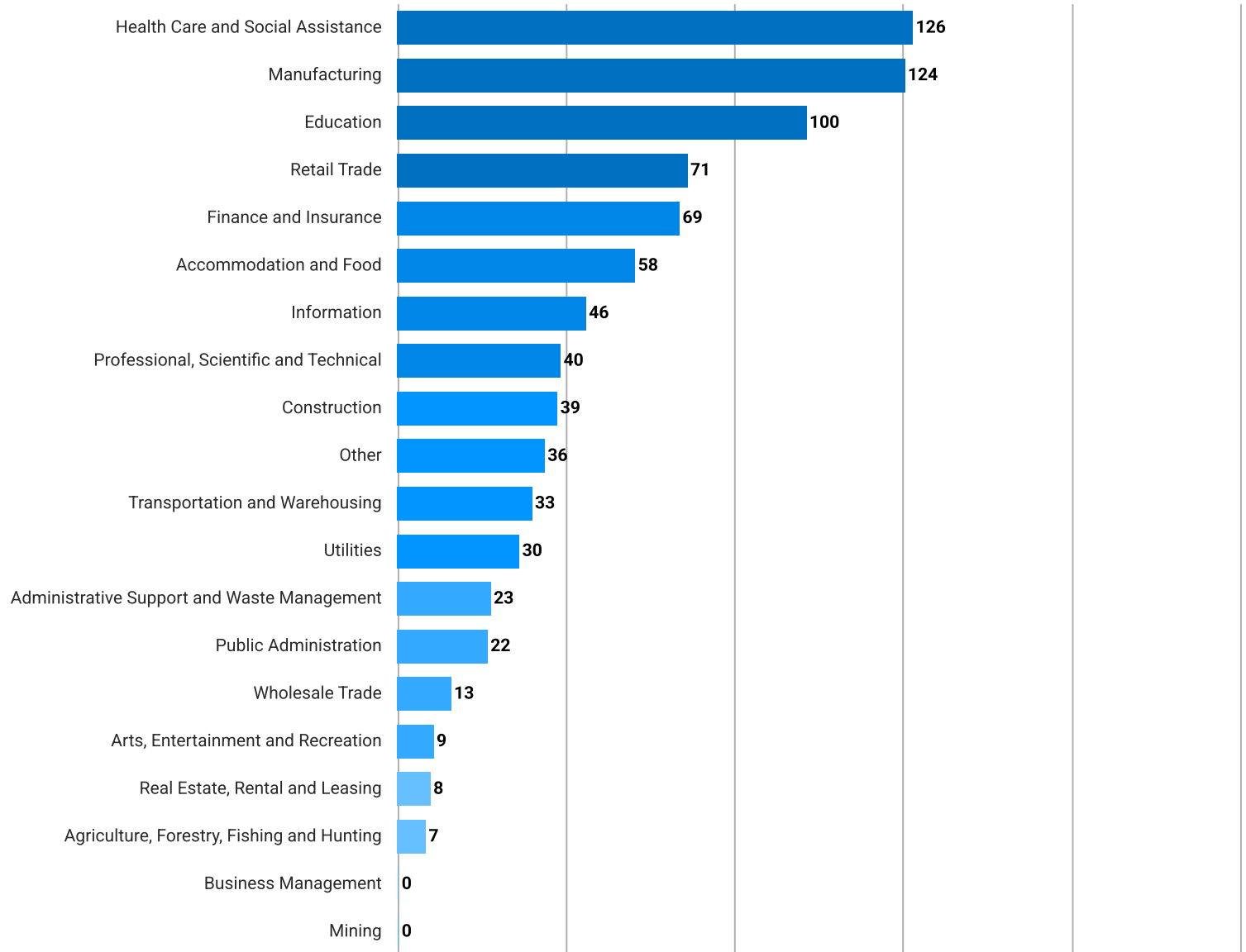
Sedgwick, Kansas

Occupational Categories in Sedgwick

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually

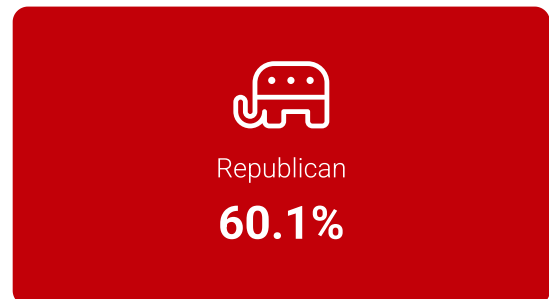
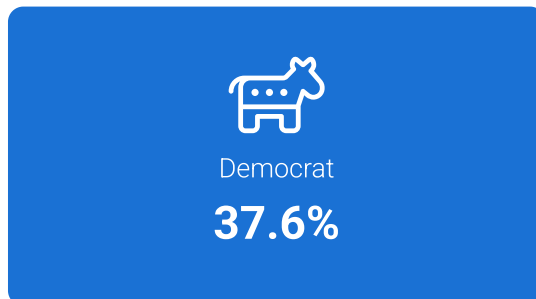


Presidential Voting Pattern in Sedgwick

This chart shows how residents of a county voted in the 2020 presidential election.

Source: USElectionAtlas.org

Update Frequency: Quadrennially



Economy

Economic Facts & Stats

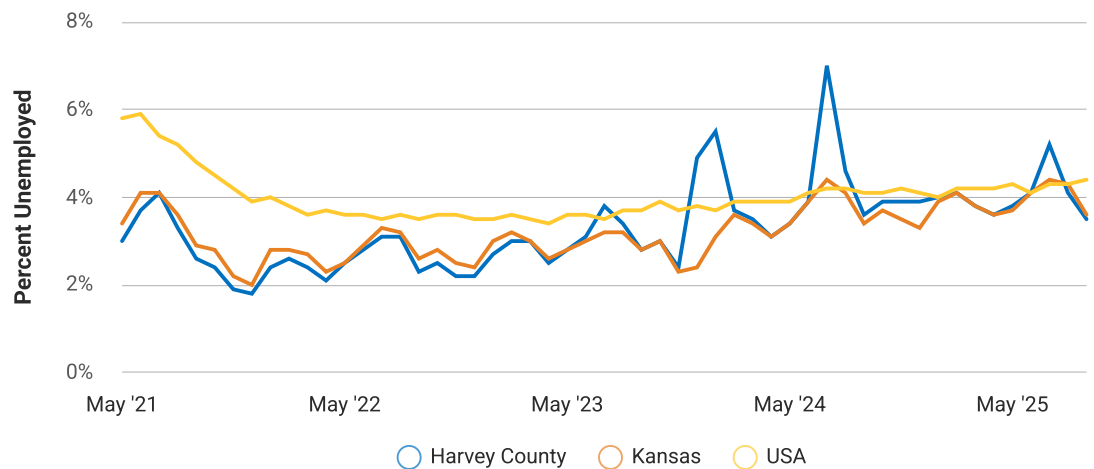
| | Sedgwick | Harvey County | Kansas | USA |
|-------------------------|----------|---------------|----------|----------|
| Income Per Capita | \$32,368 | \$34,973 | \$39,638 | \$43,289 |
| Median Household Income | \$81,912 | \$73,269 | \$72,639 | \$78,538 |
| Unemployment Rate | – | 3.5% | 3.6% | 4.4% |
| Number Unemployed | – | 628 | 57K | 7.61M |
| Number Employed | – | 17K | 1.52M | 163.66M |
| Number in Labor Force | – | 18K | 1.57M | 171.26M |

Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly



Sedgwick, Kansas

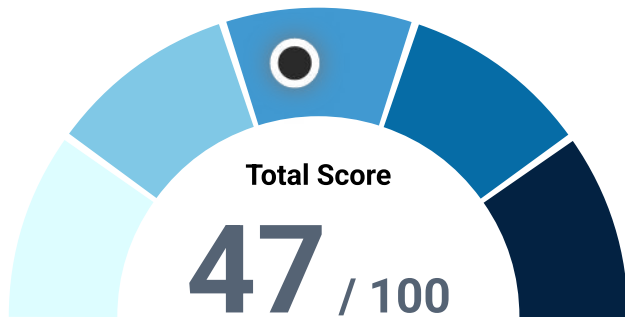
Quality of Life

Quality of Life Facts & Stats

| | Sedgwick | Harvey County | Kansas | USA |
|--|----------|---------------|--------|-------|
| Elevation (in feet) | 1,442 | 1,455 | 1,910 | – |
| Annual Rainfall (in inches) | 35.01 | 35.01 | 27.93 | – |
| Annual Snowfall (in inches) | 18.05 | 18.05 | 18.62 | – |
| Days of Full Sun (per year) | 128 | 128 | 125 | – |
| Travel Time to Work (in minutes) | 24 | 21 | 20 | 27 |
| Water Quality (Health Violations) | – | – | – | – |
| Water Quality (Monitoring and Report Violations) | – | – | – | – |
| Superfund Sites | – | – | 34 | 2,466 |
| Brownfield Sites | No | Yes | Yes | No |

Sedgwick, Kansas

AARP Livability™ Index for 67135



A score over 50 is above average

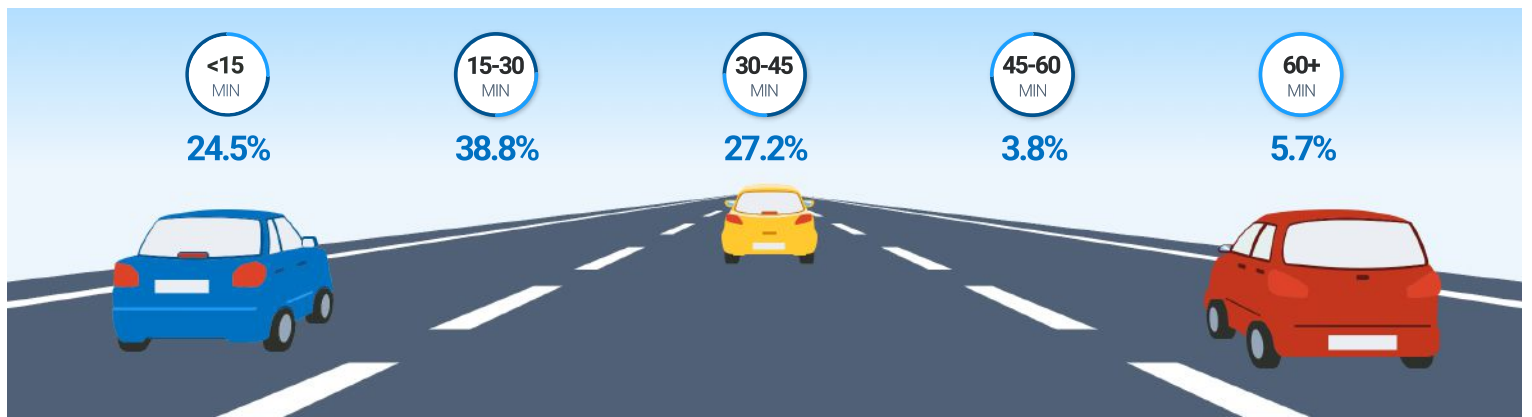
| | |
|--|-----------|
| Housing Affordability & Access | 47 |
| Neighborhood Access to Life, Work & Play | 32 |
| Transportation Safe & Convenient Options | 38 |
| Environment Clean Air & Water | 64 |
| Health Prevention, Access & Quality | 55 |
| Engagement Civic & Social Involvement | 33 |
| Opportunity Inclusion & Possibilities | 61 |

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census

Update Frequency: Annually



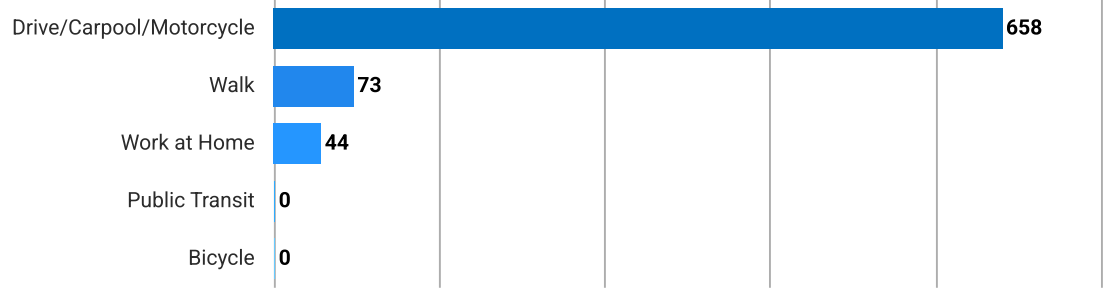
Sedgwick, Kansas

How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Source: U.S. Census

Update Frequency: Annually



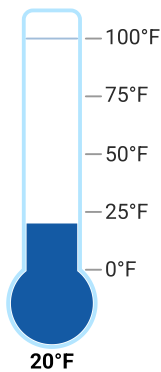
Average Monthly Temperature

This chart shows average temperatures in the area you searched.

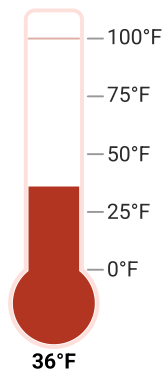
Source: NOAA

Update Frequency: Annually

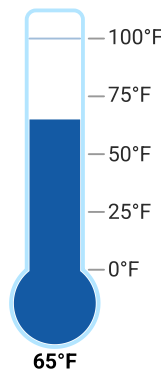
Avg. January Min. Temp



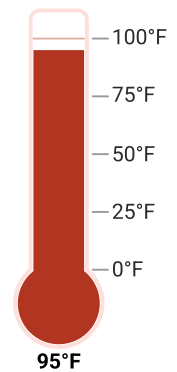
Avg. January Max. Temp



Avg. July Min. Temp



Avg. July Max. Temp



About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

Learn More

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>

