



WELCOME TO

Kansas

AN INTRODUCTION TO
THE SUNFLOWER STATE

A REAL ESTATE EBOOK FROM





INTRODUCING ONE OF THE HOTTEST REAL ESTATE MARKETS IN THE U.S.:

Kansas

Known for its breathtaking wide-open spaces, picture-perfect farmland, world-renowned barbecue, robust economy, highly-rated universities, and exceptional quality of life, the state of Kansas is a place that has a little something for everyone. Kansas City, while partially in Missouri, offers Kansans all the spoils of any major city without losing the friendliness of the Midwest. And for those times when you just have to get out of town, there are 301,157 acres of national parks to explore. It's no surprise that people are flocking to the state that many regard as one of the best places to live in the country.

Kansas City

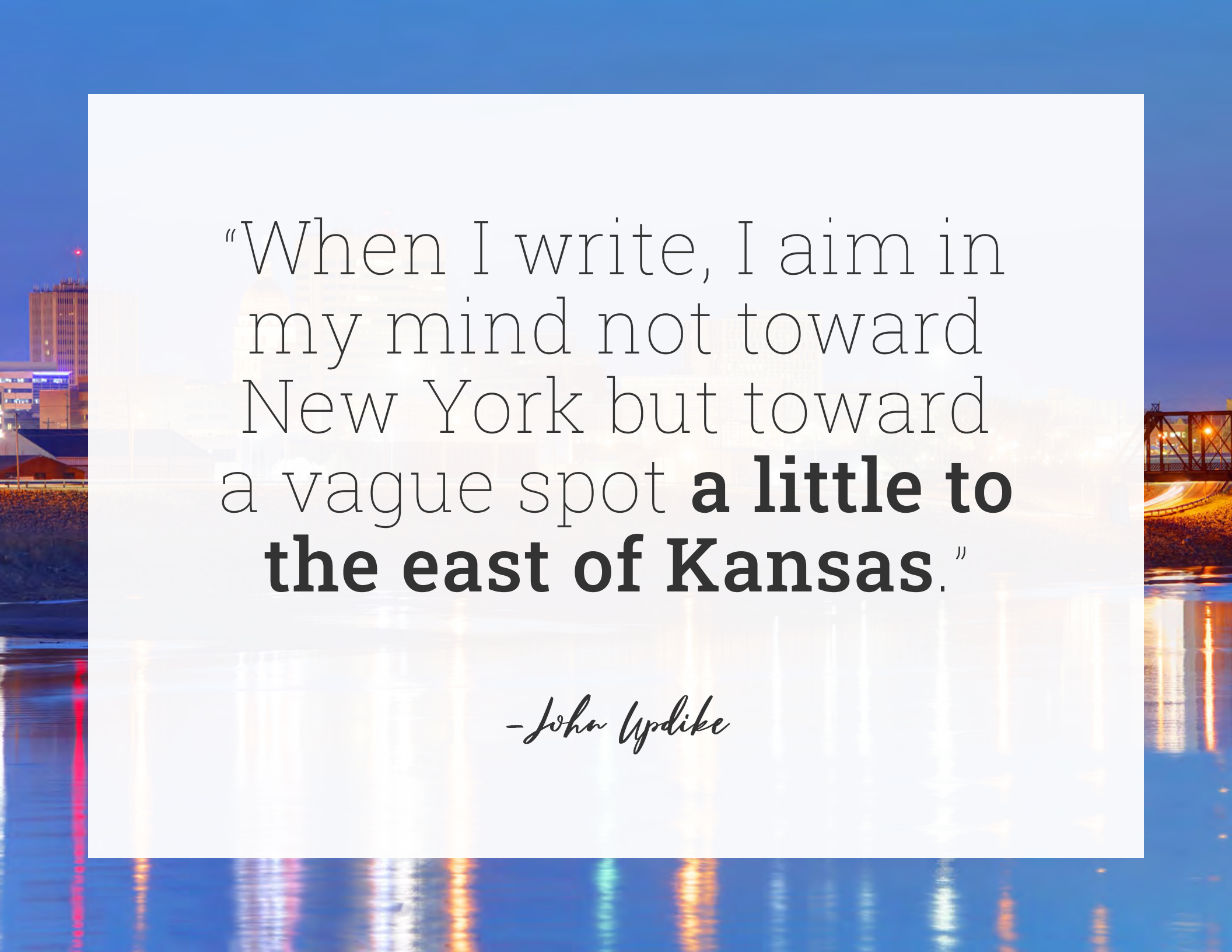
#5:

KANSAS CITY METRO

The Kansas City metro, including both Kansas portions like Overland Park, Mission, and Olathe, as well as the Missouri portions, is the 31st-largest metropolitan area in the United States. However, that ranking could change very soon. Kansas City is the 6th fastest-growing metro in America and is [projected to have 40% more people in 2022](#) than it did in the year 2000. Every month, thousands more call Kansas City and its surrounding suburbs home. With a strong economic forecast, limited housing inventory, and the allure of affordable real estate, the metro market continues to gain momentum.

Local tip: Kansas City is a coffee drinker's paradise. From [the Roasterie](#), sporting a vintage Douglas aircraft on the roof, to the painfully cute [Hi Hat Coffee](#) in Westwood Hills, there's no shortage of great places to grab a cup of joe.

The [median home value in the Kansas City Metro area](#) is \$218,314, which is a 7.1% increase from the previous year. Zillow predicts this figure will rise another 5.7% within the next year.



“When I write, I aim in
my mind not toward
New York but toward
a vague spot **a little to
the east of Kansas.**”

- John Updike

Wichita



#4: WICHITA

Wichita offers its residents most things that a big city does without losing any of that small-town charm. However, with a [population of 389,000 residents](#), Wichita is anything but small. Ranked 31st in “Cities with the Lowest Cost of Living in America” by [Niche.com](#), Wichita is an affordable metropolitan area perfect for families who want to have a good quality of life while getting ahead financially.

Local tip: Did you know that the last of Frank Lloyd Wright’s prairie homes was constructed in Wichita? Known as [the Allen House](#), named for its former owners Elise and Henry Allen, the house remains one of Wichita’s main attractions.

The [median home value in Wichita](#) is \$148,013, which is a 7.3% increase from the previous year. Zillow predicts this figure will rise another 7.3% within the next year.

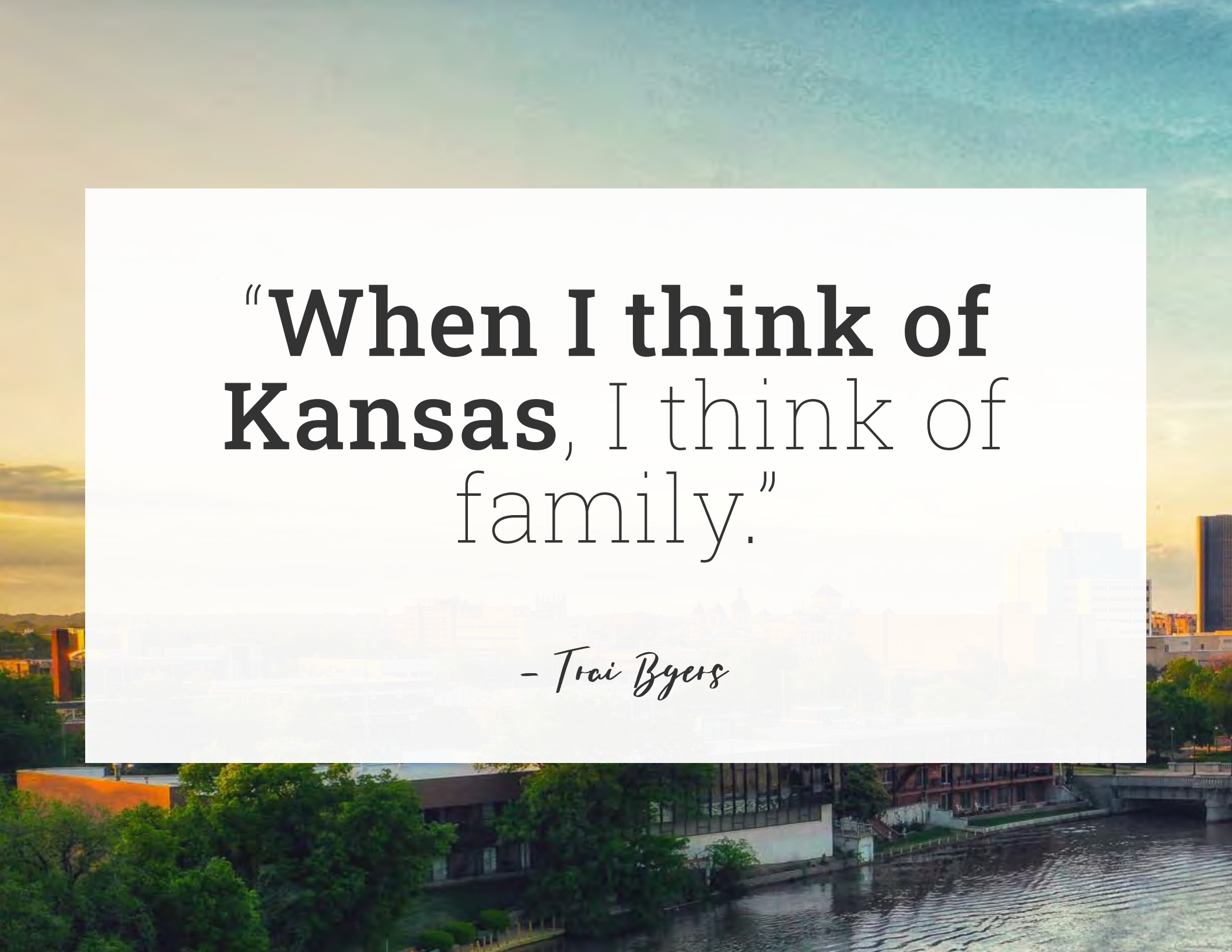
Topeka

#3: TOPEKA

Topeka may be known as the state's capital city, but it's so much more. There's [the Evel Knievel Museum](#), [NOTO arts district](#), and [Old Prairie Town](#), and it's a great place to live. According to Niche, Topeka is the 31st "Best City in America to Buy a House", which comes as no surprise since housing in Topeka is affordable and plentiful. Plus, if its residents run out of things to do, Kansas City is less than an hour away, making Topeka a fantastic home base.

Local tip: Aviation geeks will appreciate [the Combat Air Museum](#). Here, visitors can get up close and personal with some of their favorite military aircraft, including a [Grumman F-14 Tomcat](#) — the type of aircraft Maverick flies in the film Top Gun.

The [median home value in Topeka](#) is \$129,435, which is a 8.7% increase from the previous year. Zillow predicts this figure will rise another 7.9% within the next year.

A scenic view of a city skyline at sunset, with a river in the foreground and a white text box in the center. The sky is a mix of orange, yellow, and blue. The city skyline is visible in the background, with various buildings and structures. The river in the foreground is calm, reflecting the colors of the sky. The white text box is centered and contains a quote.

**“When I think of
Kansas, I think of
family.”**

- Trai Byers



Lawrence

#2: LAWRENCE

Lawrence, Kansas may be the home of the University of Kansas, but it's more than just a college town. From chic little condos on Massachusetts St., with its fun bars, great coffee shops, and hip eateries, to quiet family-friendly options just on the outskirts, living in Lawrence is a unique blend of college-town and small-town America all in one. It's also roughly 37 minutes to Kansas City and 27 minutes to Topeka, making it the perfect location for families with parents who commute to either city.

Local tip: Basketball is a religion in Lawrence. If you can, catch at least one college basketball game at KU's Allen Fieldhouse — rated [the loudest college basketball stadium](#) by ESPN Magazine.

The [median home value in Lawrence](#) is \$214,078, which is a 5.7% increase from the previous year. Zillow predicts this figure will rise another 7.6% within the next year.

#1: MANHATTAN

Like Lawrence, Manhattan is also a college town. But there's much more to Manhattan than just Kansas State. Manhattan is also close to the Army base, Fort Riley, which serves 67,000 people in the region and has been a military institution since the Civil War. Whether you're a recent grad or an honored member of the armed forces, the dream of home ownership is well within reach.

Local tip: Manhattan's city park state-of-the-art swimming pool is just one of the many great things that make Manhattan an ideal place to raise a family.

The [median home value in Manhattan](#) is \$219,385 which is a 1.7% increase from the previous year. Zillow predicts this figure will rise another 5.9% within the next year.

Manhattan





Why Kansas Real Estate?

With a high demand for real estate, great jobs, and unbeatable quality of life, Kansas markets are some of the best in the country for real estate professionals.

Quick Stats - KANSAS

PROJECTED YEAR/YEAR MEDIAN HOME PRICES
(MAY 2020 - MAY 2021):

6.8%

MEDIAN HOME VALUE:

\$165,364

MEDIAN RENT PRICE:

\$752

AVERAGE DAYS LISTED:

43

MARKET OUTLOOK

Kansas is the national headquarters of [The Cessna Aircraft company](#), which is responsible for producing nearly half of the world's general aviation use aircraft. Today, Kansas remains a major hub for other large industries like manufacturing, agriculture, transportation, professional services, and healthcare. With a diverse economy and a strong economic forecast, we can expect real estate to follow.

THERE'S NO BETTER TIME TO BECOME A *Kansas Real Estate Agent*

Between the world-class cuisine, the wealth of jobs, the relatively low cost of homeownership, and the fact that there's always something unique going on, **Kansas has become an appealing destination for employers**, families, and real estate agents alike. Now is the time for new real estate agents to start selling in Kansas!

If you want to learn more about how you can easily get your license and join the ranks of Kansas real estate agents, visit us at TheCEShop.com/Kansas/KS-real-estate. There you'll be able to find out what exactly you'll need to do to become an agent and how The CE Shop can help you achieve your goals through our award-winning real estate education.

About Us

Founded in 2005, The CE Shop has become the leading provider of online real estate education through an encyclopedic knowledge of the real estate industry.

Our ever-expanding course catalog of Pre-Licensing, Exam Prep, and Continuing Education products are trusted throughout the industry and offer agents across the country the education they rely on.

With courses available in all 50 states and D.C., we're driven by a desire to constantly improve, both for ourselves and our students.

