

November 2025

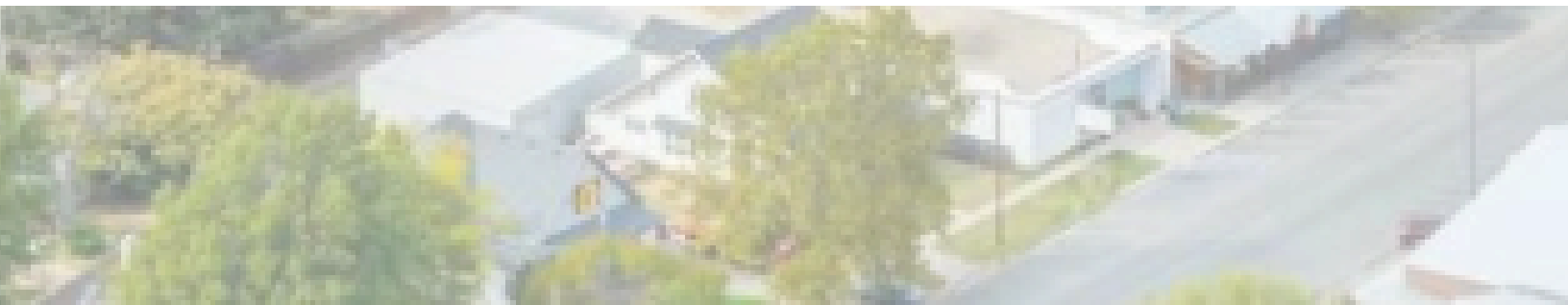
Housing Demand Study For The Next 5 Years



Next Move Group
We Are Jobs

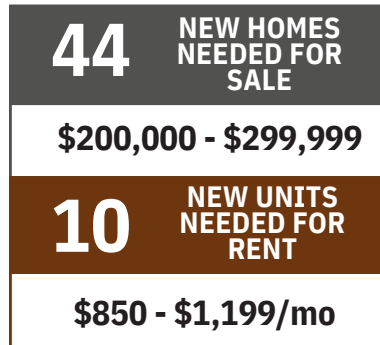


SEDGWICK
KANSAS

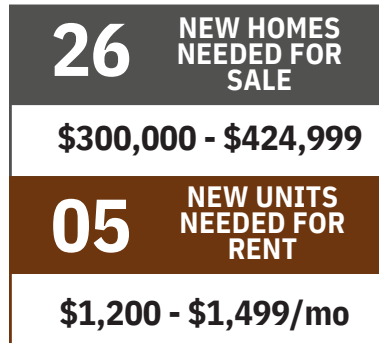


Next Move Group projects that by 2030, Sedgwick, Kansas, will need 130 new housing units, including 107 homes for sale and 23 rental units.

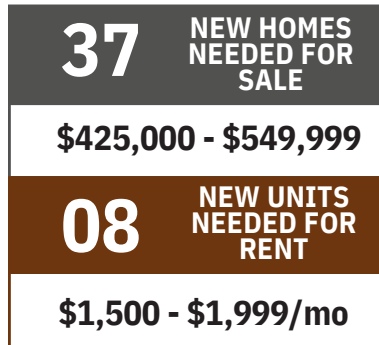




- According to ESRI, economic projections indicate the Sedgwick average household income bracket of \$100,000 to \$150,000 will grow by 30 households over the next five years.
- Additionally, Harvey and Sedgwick County are projected to add 4,334 new households in this income group. After allocating those households across the county’s municipalities, we estimate Sedgwick could reasonably capture about 10% of that growth, resulting in approximately 24 new households.
- According to the US Census OnTheMap (2022), 93.2% of the Sedgwick workforce, around 206 individuals, live outside the city and commute in. Based on an average household size of 2.5, this equates to roughly 82 commuting households.
 - A 2020 Zillow survey found that 25% of Americans would consider moving closer to work. That suggests approximately 21 households might be open to relocating to Sedgwick for proximity to employment.
 - The American Planning Association recommends a 1.5 jobs-to-housing ratio for balanced communities. If homes were available closer to work, 14 households would consider moving, resulting in about 5 potential households in this income bracket.
- Based on the economic projections, 59 new housing units will be needed in the next five years.
 - Sedgwick residents own homes 83% of the time and rent 17% of the time.
 - Therefore, 49 new homes for sale and 10 rental units are needed for this income demographic.
- In Sedgwick, the average household spends \$1,013.38 monthly on car notes, credit card payments, and student loan payments, which affects the amount of mortgage for which households can qualify.
 - At the time of this study, 30-year mortgage rates with a 9% down payment (2024 National Association of Realtors average down payment release) are 6.10%.
 - Based on the math above, this household income demographic can afford a mortgage on a home priced at \$200,000 to \$299,999 and typically can afford a rental unit, which averages \$850 to \$1,199 per month in Sedgwick.
- 5 homes are currently for sale, priced between \$200,000 and \$299,999, and 0 rental units are available for rent, priced between \$850 and \$1,199.
 - Therefore, Sedgwick needs 44 new homes for sale between \$250,000 and \$299,999 and 10 new rental units for rent between \$850 and \$1,199.



- According to ESRI, economic projections indicate the Sedgwick average household income bracket of \$150,000 to \$200,000 will grow by 7 households over the next five years.
- Additionally, Harvey and Sedgwick County are projected to add 3,373 new households in this income group. After allocating those households across the county's municipalities, we estimate Sedgwick could reasonably capture about 10% of that growth, resulting in approximately 19 new households.
- According to the US Census OnTheMap (2022), 93.2% of the Sedgwick workforce, around 206 individuals, live outside the city and commute in. Based on an average household size of 2.5, this equates to roughly 82 commuting households.
 - A 2020 Zillow survey found that 25% of Americans would consider moving closer to work. That suggests approximately 21 households might be open to relocating to Sedgwick for proximity to employment.
 - The American Planning Association recommends a 1.5 jobs-to-housing ratio for balanced communities. If homes were available closer to work, 14 households would consider moving, resulting in about 5 potential households in this income bracket.
- Based on the economic projections, 31 new housing units will be needed in the next five years.
 - Sedgwick residents own homes 83% of the time and rent 17% of the time.
 - Therefore, 26 new homes for sale and 5 rental units are needed for this income demographic.
- In Sedgwick, the average household spends \$1,013.38 monthly on car notes, credit card payments, and student loan payments, which affects the amount of mortgage for which households can qualify.
 - At the time of this study, 30-year mortgage rates with a 9% down payment (2024 National Association of Realtors average down payment release) are 6.10%.
 - Based on the math above, this household income demographic can afford a mortgage on a home priced at \$300,000 to \$424,999 and typically can afford a rental unit, which averages \$1,200 to \$1,499 per month in Sedgwick.
- 0 homes are currently for sale, priced between \$300,000 and \$424,999, and 0 rental units are available for rent, priced between \$1,200 and \$1,499.
 - Therefore, Sedgwick needs 26 new homes for sale between \$300,000 and \$424,999 and 5 new rental units for rent between \$1,200 and \$1,499.



- According to ESRI, economic projections indicate the Sedgwick average household income bracket of \$200,000+ will grow by 15 households over the next five years.
- Additionally, Harvey and Sedgwick County are projected to add 4,829 new households in this income group. After allocating those households across the county’s municipalities, we estimate Sedgwick could reasonably capture about 10% of that growth, resulting in approximately 26 new households.
- According to the US Census OnTheMap (2022), 93.2% of the Sedgwick workforce, around 206 individuals, live outside the city and commute in. Based on an average household size of 2.5, this equates to roughly 82 commuting households.
 - A 2020 Zillow survey found that 25% of Americans would consider moving closer to work. That suggests approximately 21 households might be open to relocating to Sedgwick for proximity to employment.
 - The American Planning Association recommends a 1.5 jobs-to-housing ratio for balanced communities. If homes were available closer to work, 14 households would consider moving, resulting in about 5 potential households in this income bracket.
- Based on the economic projections, 46 new housing units will be needed in the next five years.
 - Sedgwick residents own homes 83% of the time and rent 17% of the time.
 - Therefore, 38 new homes for sale and 8 rental units are needed for this income demographic.
- In Sedgwick, the average household spends \$1,013.38 monthly on car notes, credit card payments, and student loan payments, which affects the amount of mortgage for which households can qualify.
 - At the time of this study, 30-year mortgage rates with a 9% down payment (2024 National Association of Realtors average down payment release) are 6.10%.
 - Based on the math above, this household income demographic can afford a mortgage on a home priced at \$425,000 to \$549,999 and typically can afford a rental unit, which averages \$1,500 to \$1,999 per month in Sedgwick.
- 1 home is currently for sale, priced between \$425,000 and \$549,999, and 0 rental units are available for rent, priced between \$1,500 and \$1,999.
 - Therefore, Sedgwick needs 37 new homes for sale between \$425,000 and \$549,999 and 8 new rental units for rent between \$1,500 and \$1,999.

Our Approach

For New Housing Needed Over the Next 5 Years

Assumptions made for these Recommendations:

- State: Kansas
- Loan Term: 30-year, fixed
- Interest Rate: 6.10%
- Down Payment: 9%
- Monthly Debts: \$1,013.38
- Payment Being No More Than 35% of Monthly Gross Income

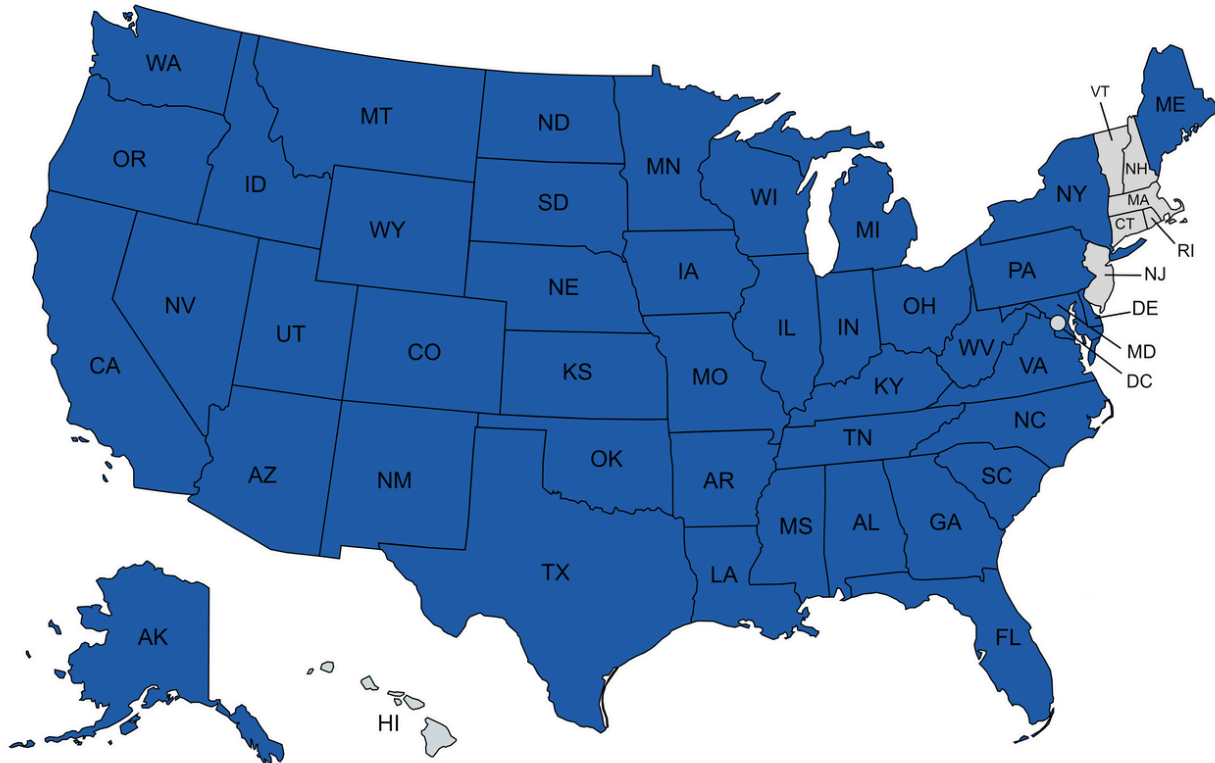
Sources Used for these Recommendations:

- ESRI, ArcGIS
- American Community Survey
- U.S. Census Bureau
- American Planning Association
- Wells Fargo Mortgage Calculator
- Bankrate.com
- National Association of Realtors
- AARP
- FRED (Federal Reserve Economic Data)
- Zillow, Redfin, Apartments.com, Realtor.com, Facebook Marketplace



Next Move Group
We Are Jobs

WE HAVE SERVICED CLIENTS FROM ALL THE STATES IN BLUE SINCE 2014



About Next Move Group:

Next Move Group is a site selection and economic development firm that has serviced over 900 customers from Kennebec, Maine, to Kennewick, Washington, and all parts in between. Our team includes a graduate of the Goldman Sachs 10,000 Small Businesses Accelerator Program, which helps entrepreneurs create jobs and economic opportunity by providing access to education, capital, and support services.

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