

**Pottawatomie  
County  
Economic  
Development  
Corporation**

**Quarterly  
Report**

**Q1 2024**



**[ecodevo.com](http://ecodevo.com)**

# Pottawatomie County

Overall economic indicators show a strong labor market with a low unemployment rate. Building permits are picking up at the end of the quarter and are on pace with previous years, though 2023 overall permits were down. Sales tax revenue is down slightly this quarter compared to the first quarter of last year, but still on an upward trend.



## Key Economic Indicators

Pottawatomie County | Quarter 1, 2024

Civilian Labor  
Force: 12,855



Unemployment  
Rate: 2.5%

March 2024, Kansas Department of Labor

### Home Sales

January	February	March	Q1 Total
14	14	24	52

Flint Hills Association of Realtors

### Building Permits

January	February	March	Q1 Total
6	5	19	30

Pottawatomie County

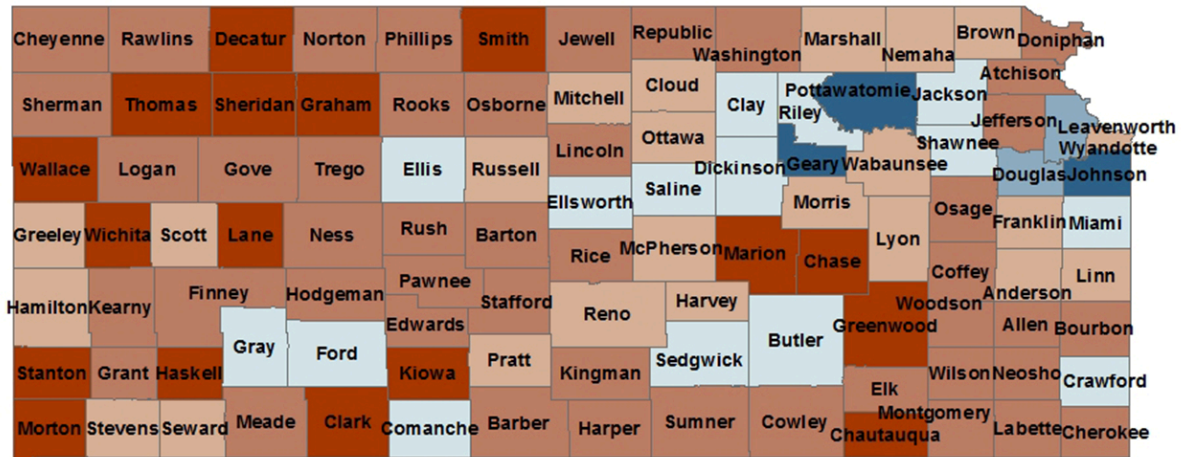
### Sales Tax Revenue

January	February	March	Q1 Total
\$477,362	\$505,409	\$402,659	\$1,385,430

Pottawatomie County

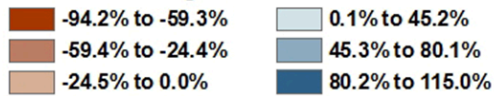
# Fastest Growing Counties in Kansas

Pottawatomie County is one of the top three fastest growing counties in Kansas. Actual growth has kept up with projections anticipated.

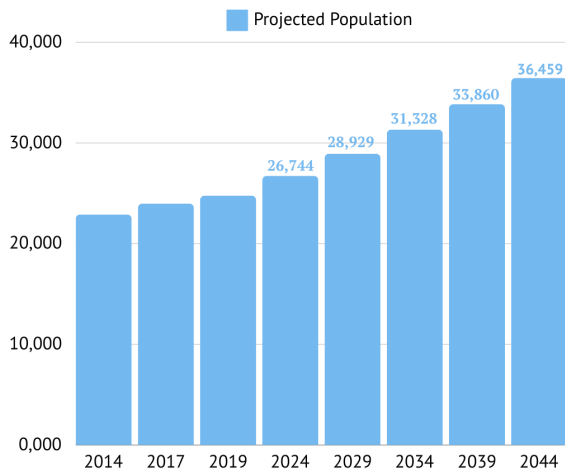


### Population Forecast

Total Percent Change 2014-2064

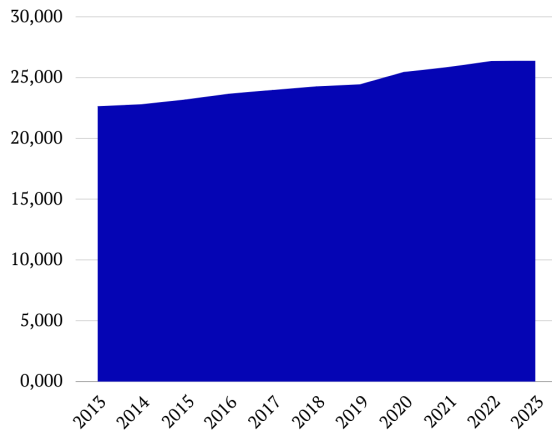


### Pottawatomie County Growth Projections



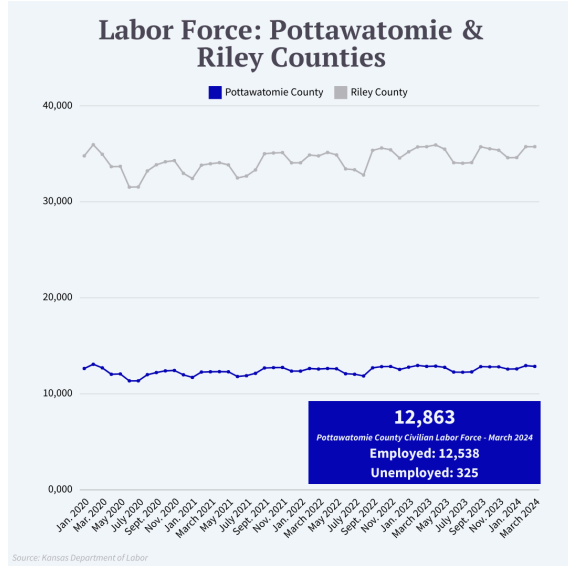
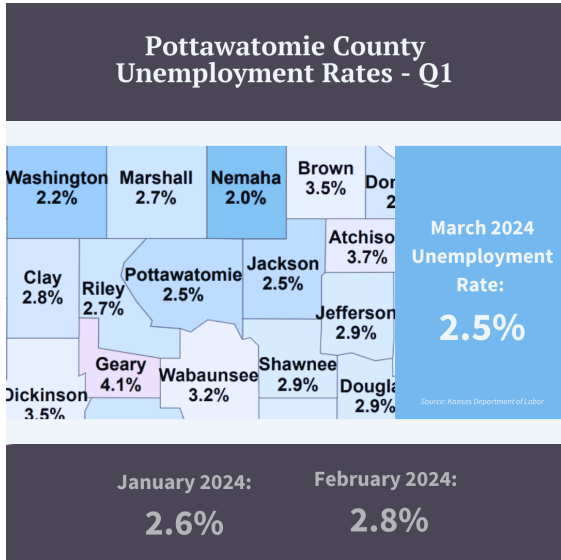
Wichita State Center for Economic Development and Business Research

### Pottawatomie County Population Growth



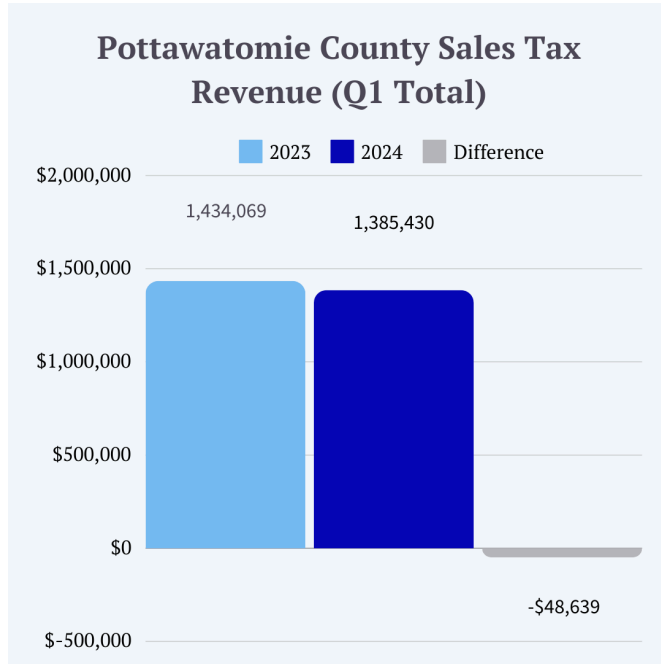
# Pottawatomie County Employment & Workforce

The Pottawatomie County unemployment rate for March was 2.5%, the same as the state unemployment rate. The state has maintained an employment rate below 3.0% since October 2021.



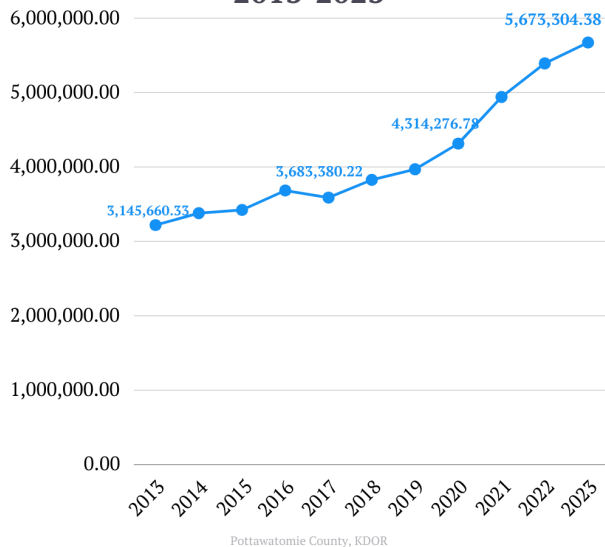
# Pottawatomie County Sales Tax and Retail Sales Data

Quarterly sales and use tax revenue was down slightly from previous year when comparing the first quarter of 2023 to the first quarter of 2024. The overall trajectory remains positive, however.

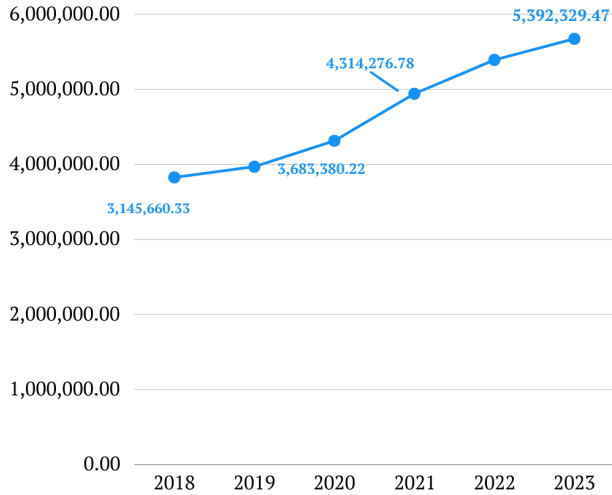


The total amount of sales and use tax revenue has increased **more than 76% from 2013 to 2023, with a 48% increase just in the last five years.**

### Pottawatomie County Sales Tax Growth 2013-2023



## Pottawatomie County Sales Tax Growth 2018-2023

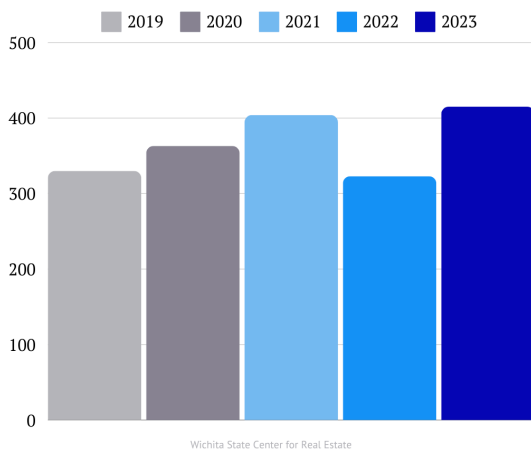


Pottawatomie County, KDOR

## Pottawatomie County Housing Trends

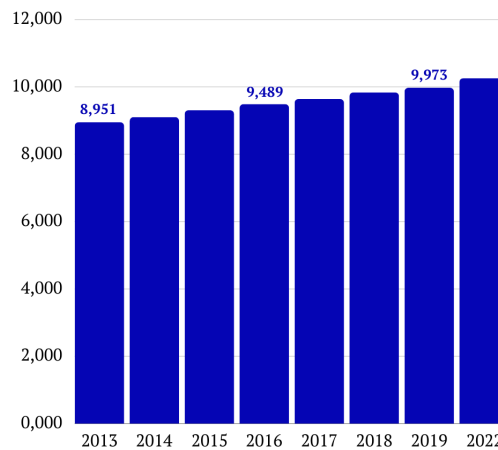
The number of housing units in Pottawatomie County has increased slowly over the past decade.

### Pottawatomie County Number of Home Sales



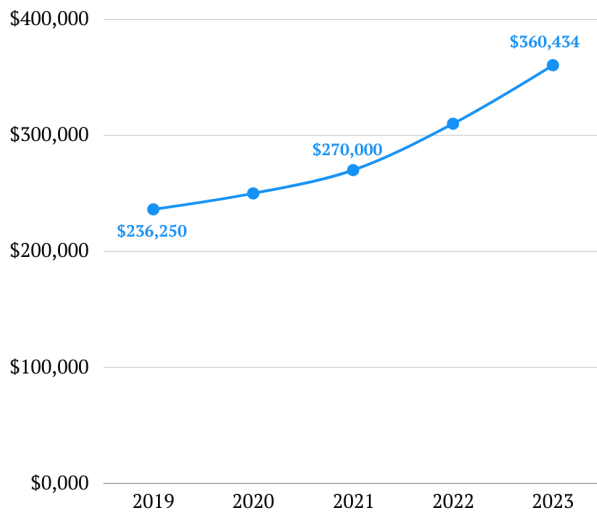
Wichita State Center for Real Estate

### Number of Housing Units in Pottawatomie County



Median home prices increased significantly over the last few years, spiking at the end of 2023.

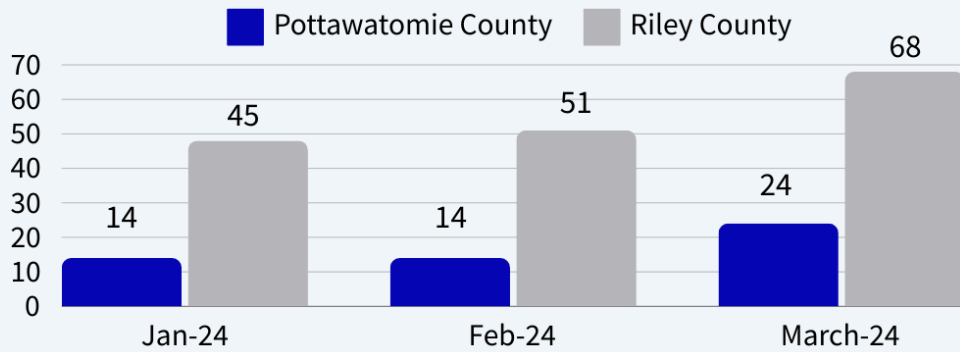
### Pottawatomie County Median Home Sales Prices (Year End)



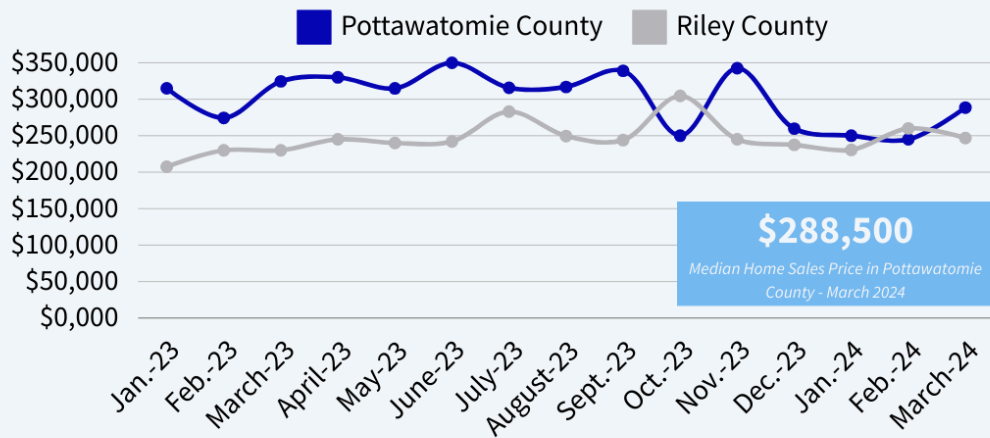
Total home sales in Pottawatomie County rose in March to 24 units compared to 14 in January and another 14 in February. This number is slightly down from 26 units sold in March of 2023.

Total sales volume was \$7.6 million, down from a year earlier. The median sales price in March was \$288,500, down from \$324,500 a year earlier. Homes that sold in March were typically on the market for 40 days and sold for 99.9% of their list prices.

## Home Closings - Q1, 2024



## Median Home Sales Price - 2023 & 2024



Source: Flint Hills Association of Realtors



## Pottawatomie County Housing Statistics

January, 2024



14  
Closed Listings

46  
Active Listings

26  
New Listings

Sales Volume (in \$1,000s): 3,784  
Median Days on Market: 37  
Median Sale Price: \$250,000

14 Home Sales  
YTD  
-6.7% YOY

Source: Flint Hills Association of Realtors

## Pottawatomie County Housing Statistics

February, 2024



14  
Closed Listings

43  
Active Listings

21  
New Listings

Sales Volume (in \$1,000s): 3,524  
Median Days on Market: 32  
Median Sale Price: \$245,000

28 Home Sales  
YTD  
-17.6% YOY

Source: Flint Hills Association of Realtors

## Pottawatomie County Housing Statistics

March, 2024



24  
Closed Listings

43  
Active Listings

34  
New Listings

Sales Volume (in \$1,000s): 7,607  
Median Days on Market: 40  
Median Sale Price: \$288,500

52 Home Sales  
YTD  
-13.3% YOY

Source: Flint Hills Association of Realtors

The number of building permits for all of 2023 was down to 178, compared to 205 in 2022.

**Total Pottawatomie County Building Permits**  
Total permits issued through December, by year

Permit Type	2022	2023
Dwellings	108	85
Commercial	3	5
Other	94	88
<b>Total</b>	<b>205</b>	<b>178</b>

Source: Pottawatomie County

# National & Global Concerns

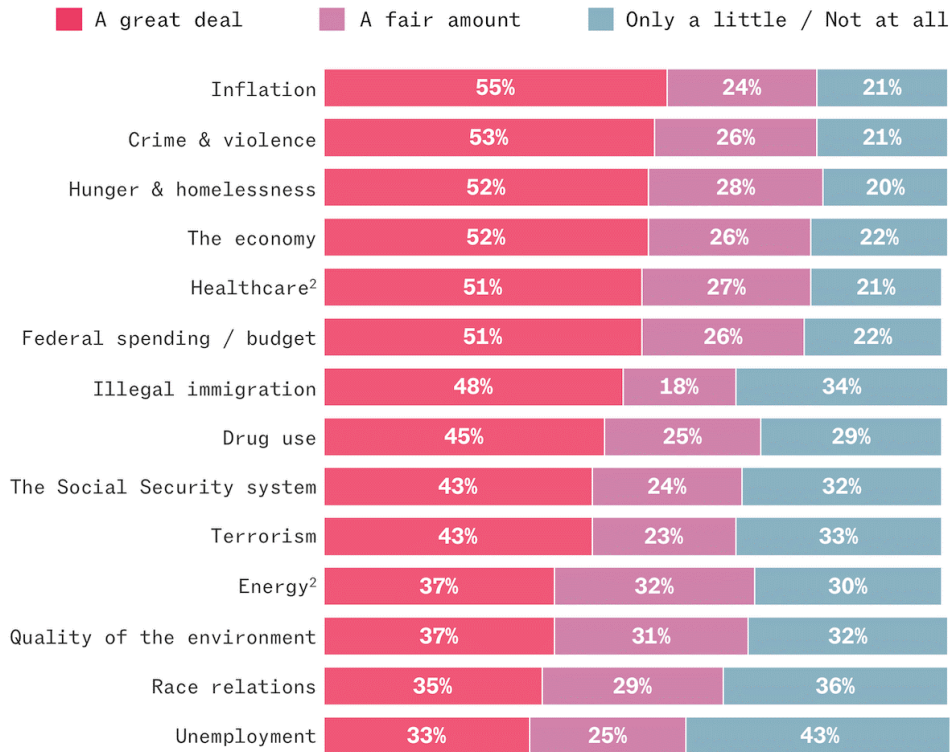
From [The American economy in 4 charts - Sherwood News](#)

In a survey by the Gallup poll, inflation came in as the top concern at 55% reporting “a great deal of concern” with the economy coming in at 52%.

ON MY MIND

## Inflation Remains America's Top Concern

How concerned are you about the following problems? [March '24 survey<sup>1</sup>]



**CHART**

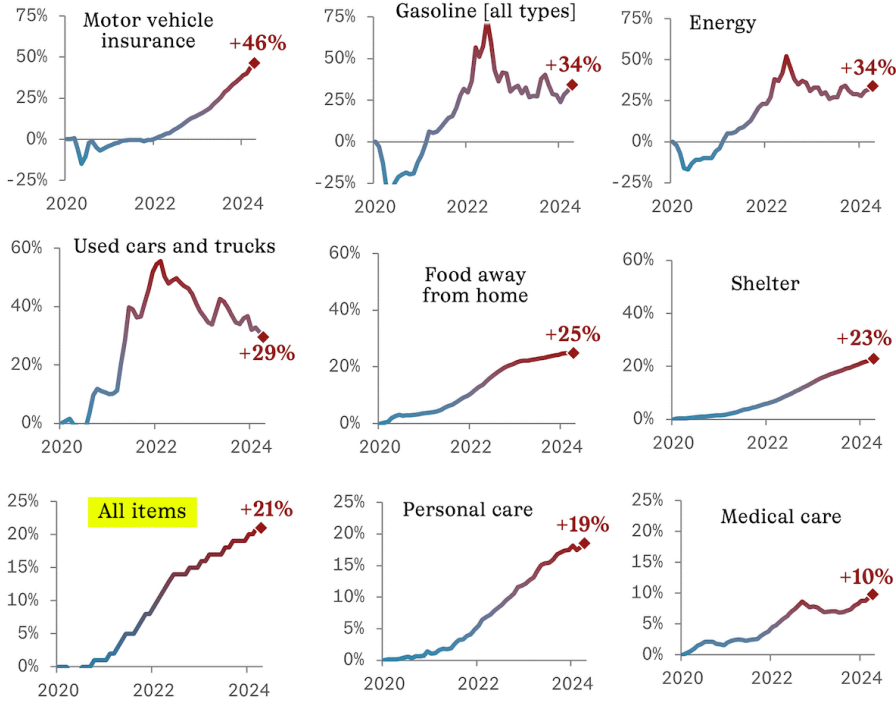
Source: Gallup | <sup>1</sup>Survey of 700 US adults | <sup>2</sup>Availability & affordability of

Many prices are now 20-30% higher than they were in 2020 — and, while inflation has cooled substantially, to just 3.4% as of the latest CPI report, that still means costs are rising. McDonald's says its prices are up 40% in the last 5 years, reflecting a broader rise in the cost of labor, paper, and food.

THE GREAT INFLATE

## Prices Still Sky-High Despite Inflation Cool

% Change in Consumer Price Index, By Category [Jan '20 - Apr '24]



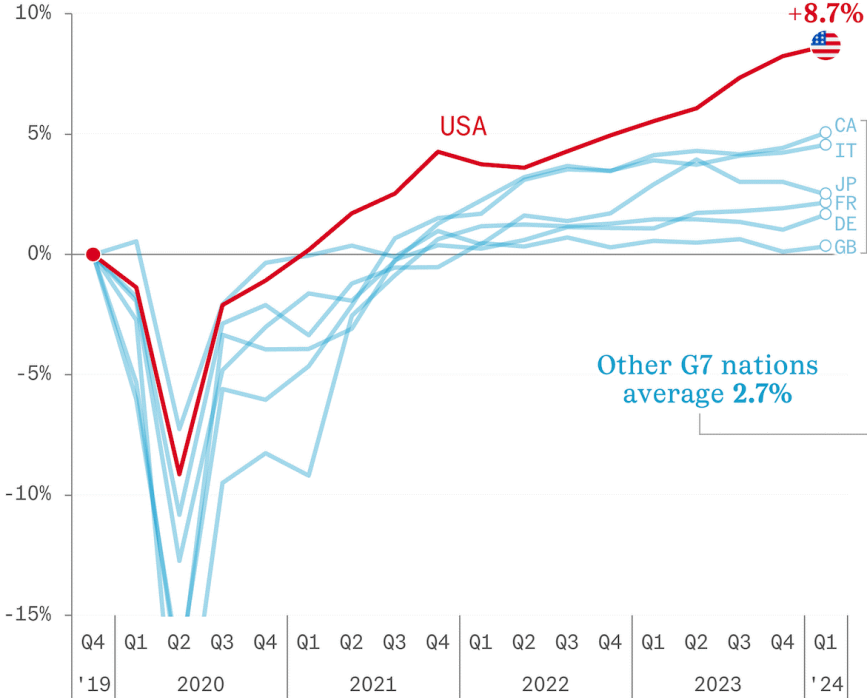
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Source: US Bureau of Labor Statistics | Note different y-axis maximums

The U.S. real GDP has grown nearly 9% since 2020, outperforming all of its, by far the G7 peers, which have averaged only 2.7%. Canada's economy has been the next best in the group of seven, growing 5%.

# BOUNCING BACK America Has Outgrown Its G7 Peers

G7 Real GDP, % Change [Since Q4 2019, cumulative]



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Source: OECD