



## Wichita, KS

### Market Overview

Wichita is the largest city in the state of Kansas. Located in south-central Kansas on the Arkansas River. The Wichita metro has a population of 647,610. Wichita is a regional center of culture, media, and trade hosting several universities, large museums, theatres, parks, shopping centers, and entertainment venues. Several large brands have their origins in Wichita including Mentholatum healthcare products, Coleman camping-gear, White Castle sandwich chain and Pizza Hut pizza franchise.

Wichita began as a trading post in the 1860s and became a city in 1870. Wichita earned its nickname “Cowtown” during this period by being the destination for cattle drives traveling north from Texas to Kansas. In the 1920s and 30s businessmen and aeronautical engineers established aircraft manufacturing companies in Wichita, causing it to become “The Air Capital of the World”. Today Wichita’s primary industrial sector is manufacturing, dominated by aircraft manufacturing. Healthcare is Wichita’s second-largest industry which remains a consistent regardless of the economy.

Cost of living in Wichita is below average compared to the rest of the United States. Despite low rental prices, there are not many rentals available. Popular areas to live for couples and single individuals are College Hill, homes near the Arkansas River, and Downtown Wichita. Families tend to prefer the areas of Andover and Maize which have exceptionally high public-school ratings.

### Market at a Glance:

Considerations	Findings	Comments
Housing availability	Moderate	
Tenant Paid Real Estate Fees	No	
Typical Security Deposit	1 month	Depends on rental or credit history
Early Termination Clauses	Available	Lease specific and always includes a penalty
Negotiation of Lease Terms	Moderate	More likely with private landlords than apartments

### Unfurnished Apartments:

Studio	1 Bedroom	2 Bedrooms	3 Bedrooms
\$710-\$1,127	\$869-\$1,189	\$1,144-\$1,989	\$1,550-\$2,450

### Houses:

2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
\$795-\$1,300	\$1,495-\$1,850	\$1,500-\$2,250	\$1,875-\$3,000