

GODDARD, KS MARKET SUMMARY

Overview

Goddard, KS is a growing, family-friendly city in Sedgwick County, just west of Wichita, the "Air Capital of the World", known for its excellent Goddard School District, small-town feel, and proximity to Wichita's amenities, featuring attractions like Tanganyika Wildlife Park and Lake Afton, with ongoing development and a strong focus on community and education.

Market Snapshot

Metric	Goddard, KS	National Average
Median Age	32.6 years old	39.1 years old
Median Household Income	\$92,220	\$83,730
Homeownership	80.4%	65%
Median Property Value	\$264,600	\$303,400
High School Graduates	87.8%	89.4%
Civilian Labor Force Participation	76.3%	63.0%
Population Growth	4.87% annually	

Why We Like This Area

- 18.01% population growth since 2020
- 89.1% home price growth in last decade
- 6.14% rent growth since 2023
- Homeownership rate of 80.4%
- Unemployment rate at 3.8% at end of 2025
- Employed population growth of 10.8% year over year
- Only 1.1% of population below poverty line

Sample Property Analysis*

Property Data (Duplex)	
Purchase Price	\$495,000
Bed	6
Bath	4
Garage	4
Sq Ft	2,416
Year Built	2025

Cash Flow Information		
Metric	Monthly	Annually
Net Operating Income (NOI)	\$2,514.28	\$30,171.30
Principal & Interest Payment	\$1,817.58	\$21,810.94
Total Cash Flow	\$696.70	\$8,360.36

Return on Investment	
Year 1 Cash-On-Cash	6.76%
Year 1 Cap Rate	6.10%
Year 1 ROI w/ Tax Offset	10.73%
10 Year Appreciation Percentage for Market (per BestPlaces.net)	82.24%
Yearly Appreciation Average Last 10 Years	6.19%
Year 1 ROI with Avg Appreciation	35.47%
Total Year 1 ROI w/ Loan Paydown	35.47%

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