

LUXURY | LIVING

DOWNTOWN CHICAGO CLASS A MULTIFAMILY MARKET UPDATE

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Occupancy

Chicago Multifamily Historical Absorption and Pipeline

The downtown Chicago Class A multifamily market consists of approximately 43,000 apartment units. Overall, the Downtown Chicago residential market extends from North Avenue (1600 north) on the north to Cermak Road (2200 south) on the south, and from Lake Michigan on the east to portions of the Chicago River and Ashland Avenue on the west. The Downtown market includes the Gold Coast/Old Town, Streeterville, Loop/Lakeshore East, River North, South Loop, and West Loop/Fulton Market submarkets.

Prior to the COVID-19 pandemic, the Class A Chicago market absorbed nearly all inventory and maintained occupancy rates above 93%. In Q4 2020, due to the COVID-19 pandemic, the market decreased to an average of 87% occupancy. However, leasing velocity in Q4 2020 and throughout 2021 remained unseasonably high and occupancy percentages quickly increased to pre-pandemic levels in the first half of 2021. Current occupancy levels are at an all-time high at just under 94%. With manageable new supply, we expect occupancy rates to remain at historically high averages for the foreseeable future with slight variances for seasonality.

On the next slide is a graph showing market-wide occupancy from 2016 – Q4 2024 with Luxury Living's occupancy projections through 2026.



**Chicago Class A
Multifamily Market
Consists of ≈43,000 Units**



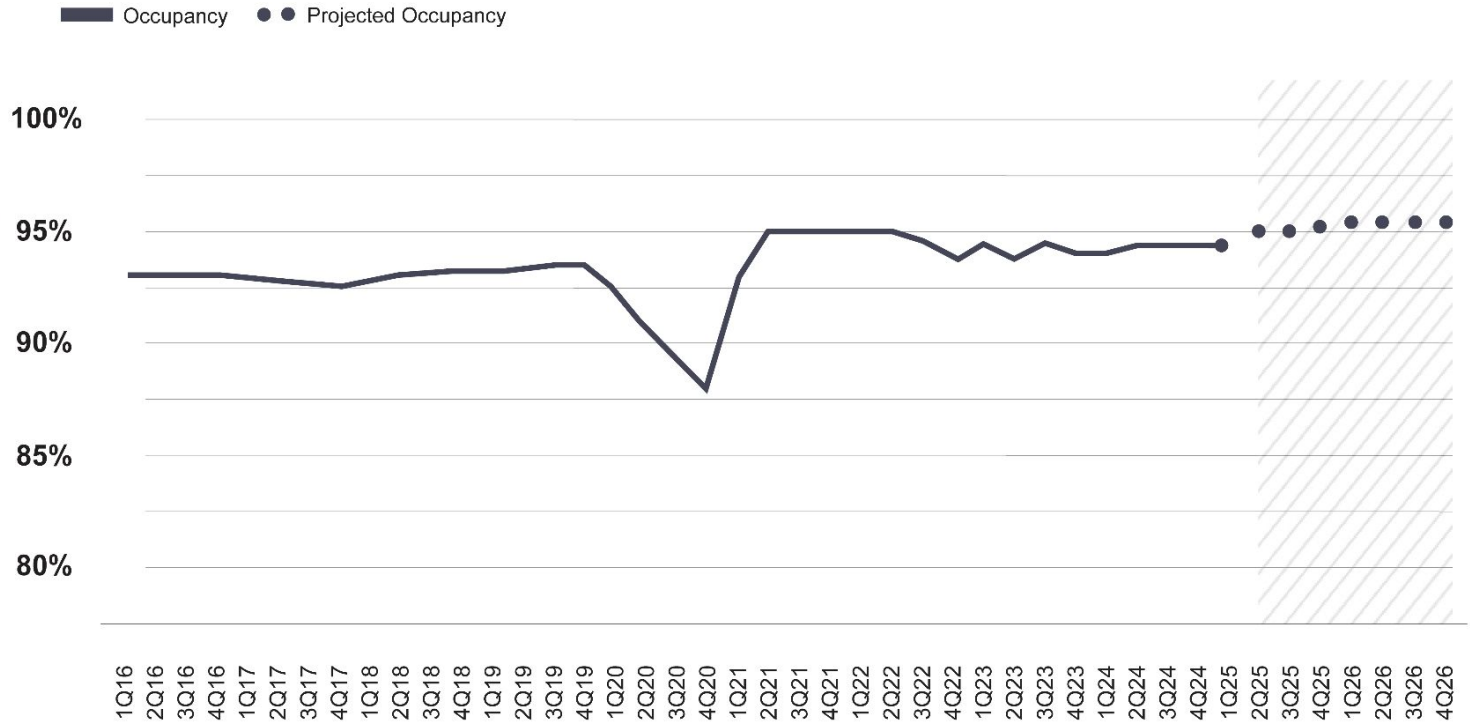
**Occupancy Dipped to
87% in Q4 2020 Due to
the COVID-19 Pandemic**



**Occupancy Levels Have
Exceeded Pre-Pandemic
Levels**

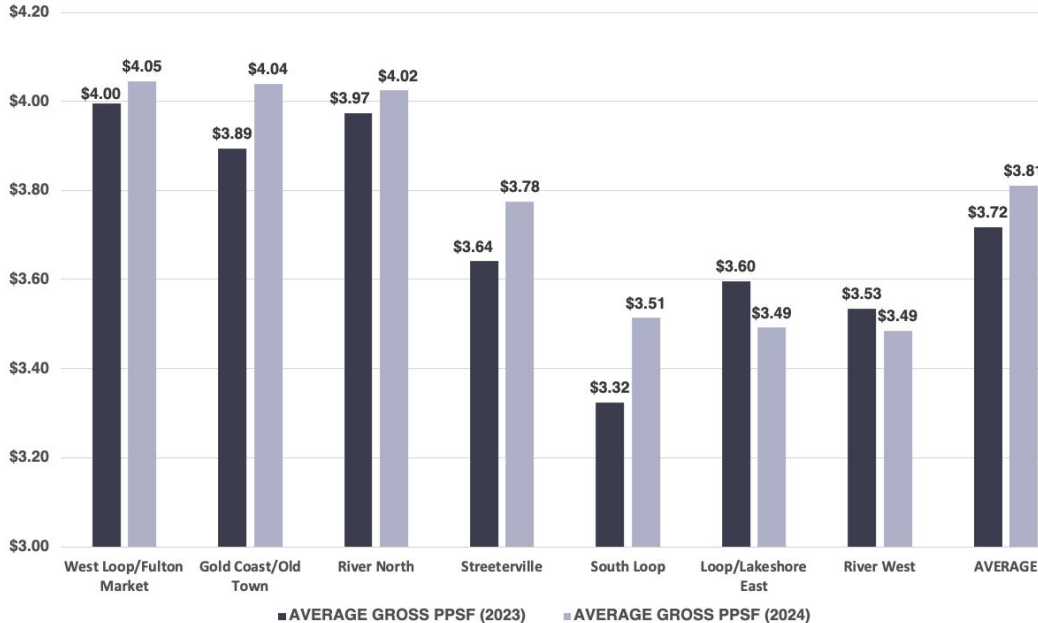


CHICAGO CLASS A OCCUPANCY 2016-2026



Average Gross PPSF (Q4 2023/2024)

Below is a chart showing year-over-year gross rent trends by submarket in Downtown Chicago on a PSF basis. The data includes 1,928 leased units in Q4 2023 and 2,440 leased units in Q4 2024 across 84 different properties **delivered** since 2016.



27,500+ Class A Luxury Apartments Delivered Since 2016

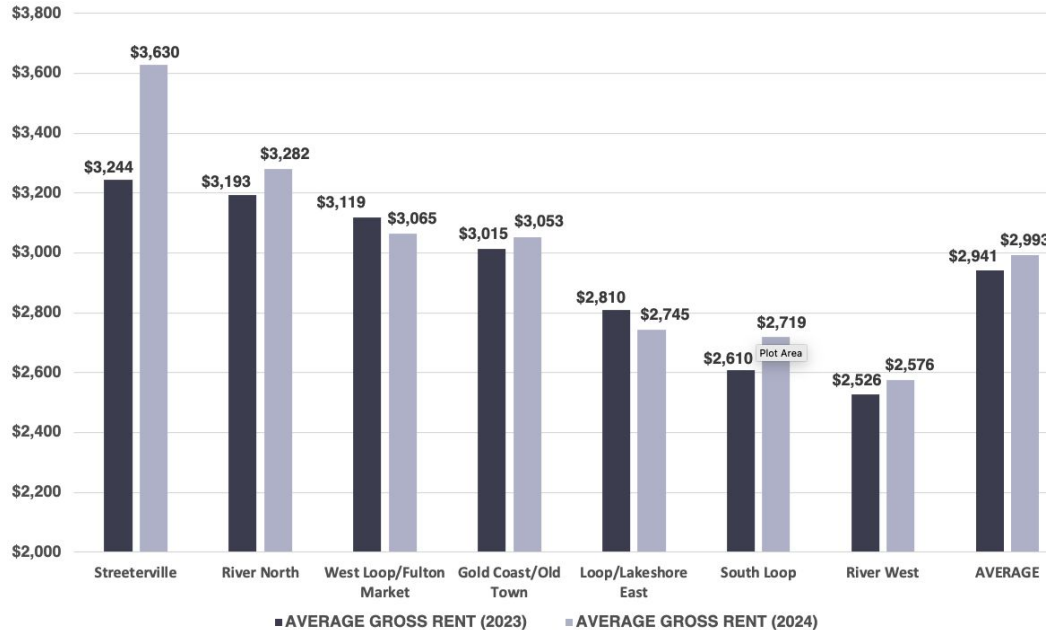
Q4 2024 Increased 27% in Total Rentals Compared to Q4 2023

Average Gross PPSF was 2.5% Higher in Q4 2024 Compared to Q4 2023

Three Submarkets Averaging \$4.00+ PSF

Average Gross Rent (Q4 2023/2024)

Below is a chart showing year-over-year gross rent trends by submarket in Downtown Chicago on a Gross Rent basis. The data includes 1,928 leased units in Q4 2023 and 2,440 leased units in Q4 2024 across 84 different properties **delivered** since 2016.



Market Average Gross Rent Increased \$52 in Q4 2024 compared to Q4 2023

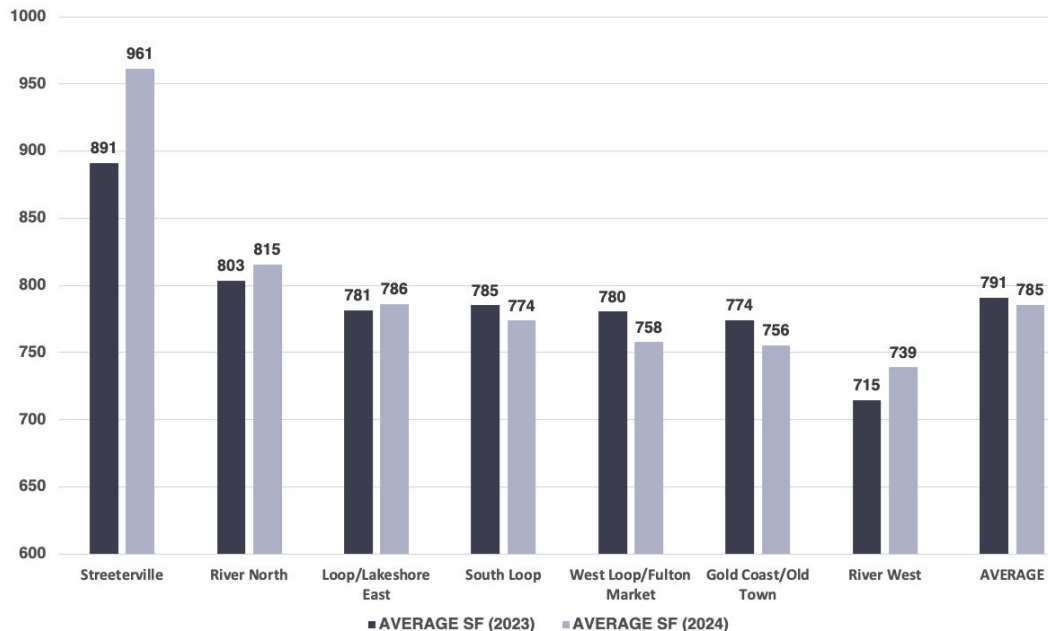
Streeterville had the Highest Gross Rent Increase of +12%

Average Gross Rents Increased 1.8% in Q4 2024 Compared to Q4 2023

Concessions Were Prevalent Throughout the Market in Q4 2023/2024

Average Square Footage (Q4 2023/2024)

Below is a chart showing year-over-year average square footage trends by submarket in Downtown Chicago. The data includes 1,928 leased units in Q4 2023 and 2,440 leased units in Q4 2024 across 84 different properties **delivered** since 2016.



Average SF was only down 6 SF in Q4 2024 compared to Q4 2023

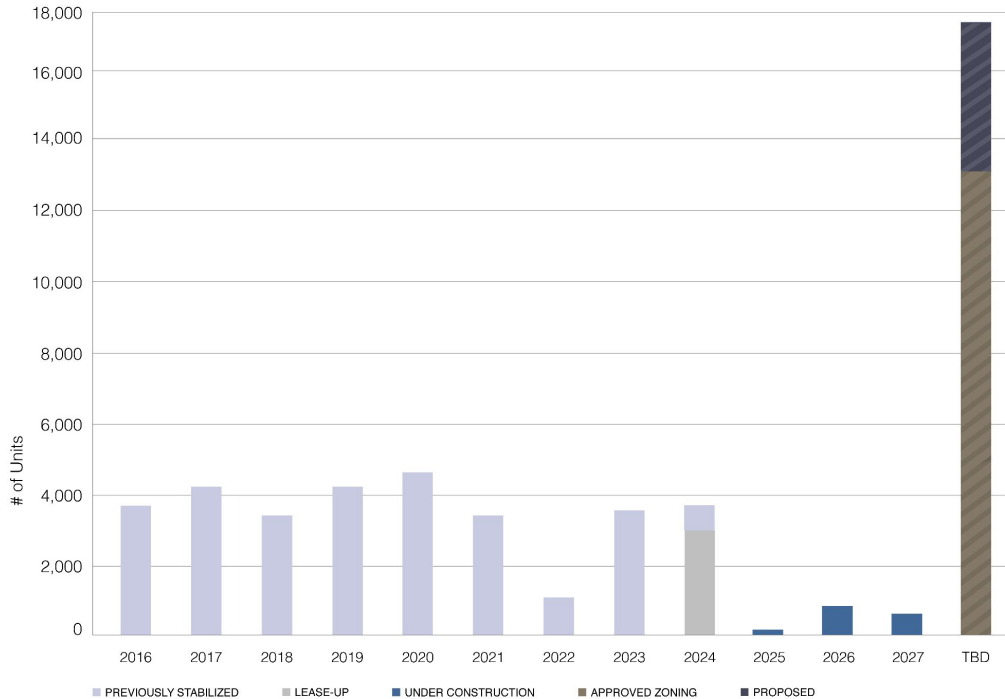
Gold Coast/Old Town had the largest decrease in Average SF at -3%

Streeterville had the Highest Increase in Average SF at +7.9%

Three Submarkets Decreased in Average SF in Q4 2024 when Compared to Q4 2023

Pipeline

Downtown Chicago Class A Historical Pipeline



≈27,500 Units
Delivered Since 2016

≈3,400 Units
In Lease-Up

≈1,200 Units Under
Construction

≈20,000 Total New
Apartments in Downtown
Chicago Pipeline 2025+

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THANK YOU

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