

LUXURY | LIVING

# DOWNTOWN CHICAGO CLASS A MULTIFAMILY MARKET UPDATE

PROVIDED BY

AARON GALVIN

FOUNDER, LUXURY LIVING



OCTOBER 2024

# 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 – Q3 2024 with Luxury Living's occupancy projections through 2026.



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



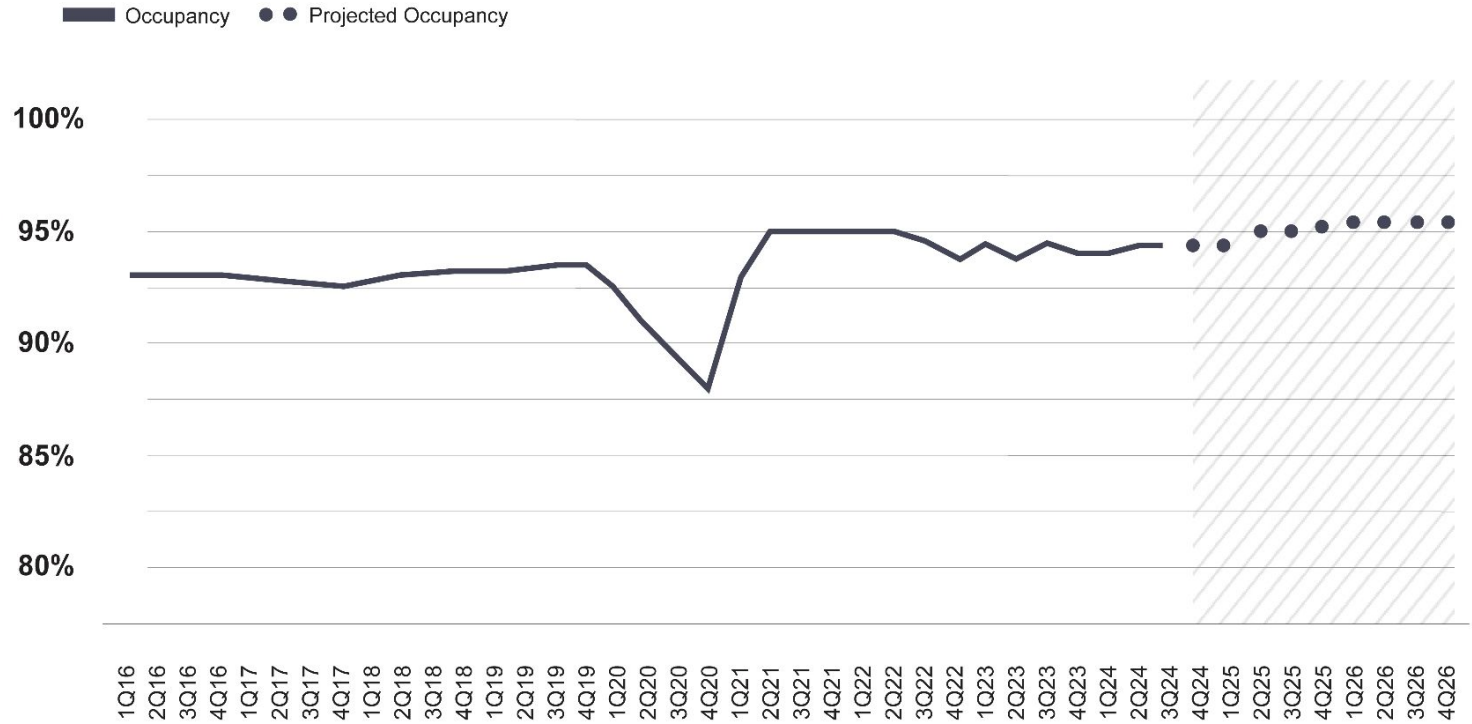
**Occupancy Dipped to  
87% in Q4 2020 Due to  
the COVID-19 Pandemic**



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

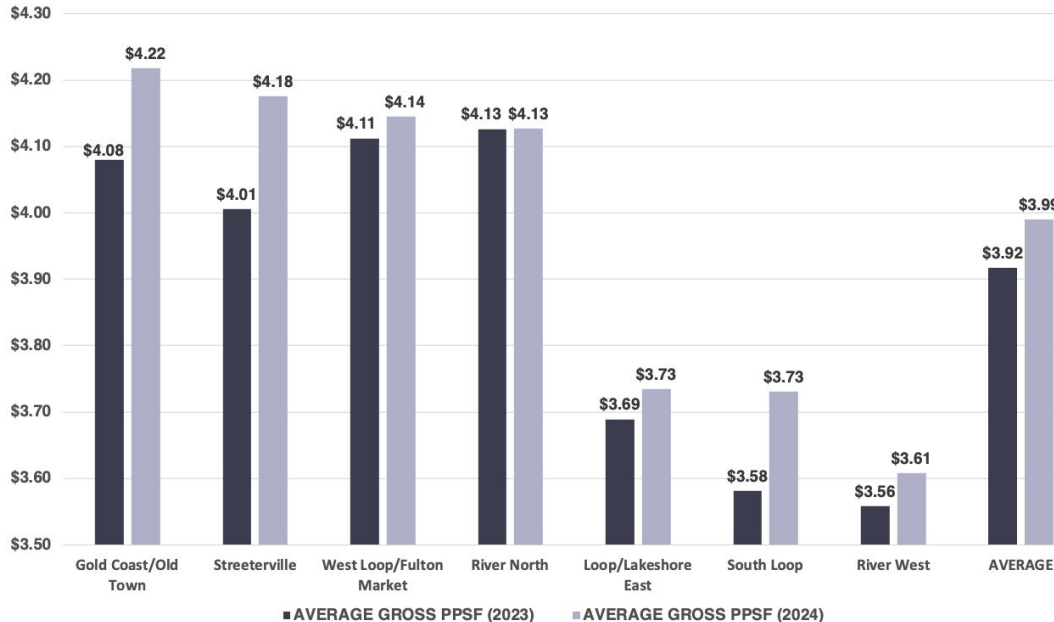


# CHICAGO CLASS A OCCUPANCY 2016-2026



# Average Gross PPSF (Q3 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 2,600 leased units in Q3 2023 and 3,600 leased units in Q3 2024 across 85 different properties **delivered** since 2016.



**27,500+ Class A Luxury Apartments Delivered Since 2016**

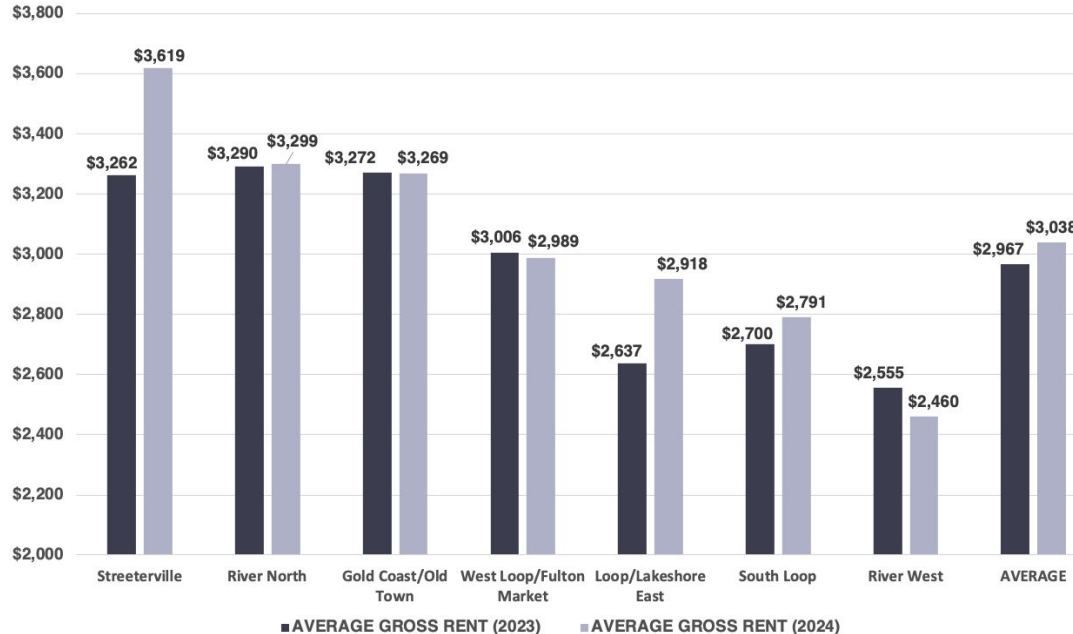
**Q3 2024 Increased 37% in Total Rentals Compared to Q3 2023**

**Average Gross PPSF was 1.9% Higher in Q3 2024 Compared to Q3 2023**

**Overall Average Just Under \$4.00 PSF in Q3 2024**

# Average Gross Rent (Q3 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 2,600 leased units in Q3 2023 and 3,600 leased units in Q3 2024 across 85 different properties **delivered** since 2016.



Market Average Gross Rent Increased \$71 in Q3 2024 compared to Q3 2023

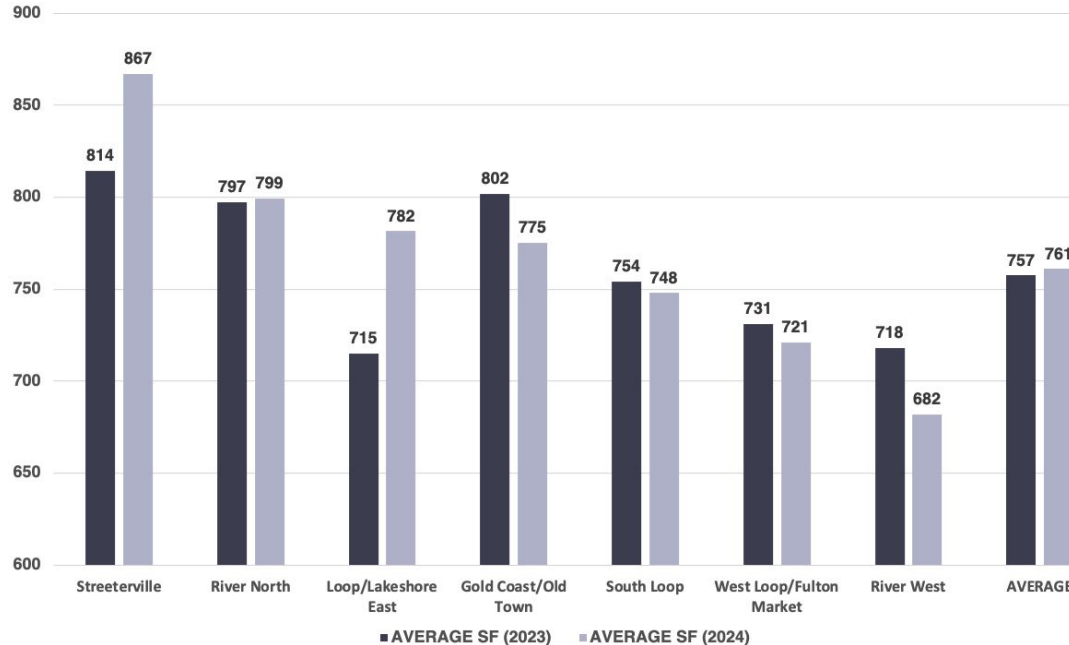
Loop/Lakeshore East and Streeterville had Gross Rent Increases of +11%

Average Gross Rents Increased 2.3% in Q3 2024 Compared to Q3 2023

Concessions for Lease-ups Were Prevalent Throughout the Market in Q3 2023/2024

## Average Square Footage (Q3 2023/2024)

Below is a chart showing year-over-year average square footage trends by submarket in Downtown Chicago. The data includes 2,600 leased units in Q3 2023 and 3,600 leased units in Q3 2024 across 85 different properties **delivered** since 2016.



**Average SF was only up 4 SF in Q3 2024 compared to Q3 2023**

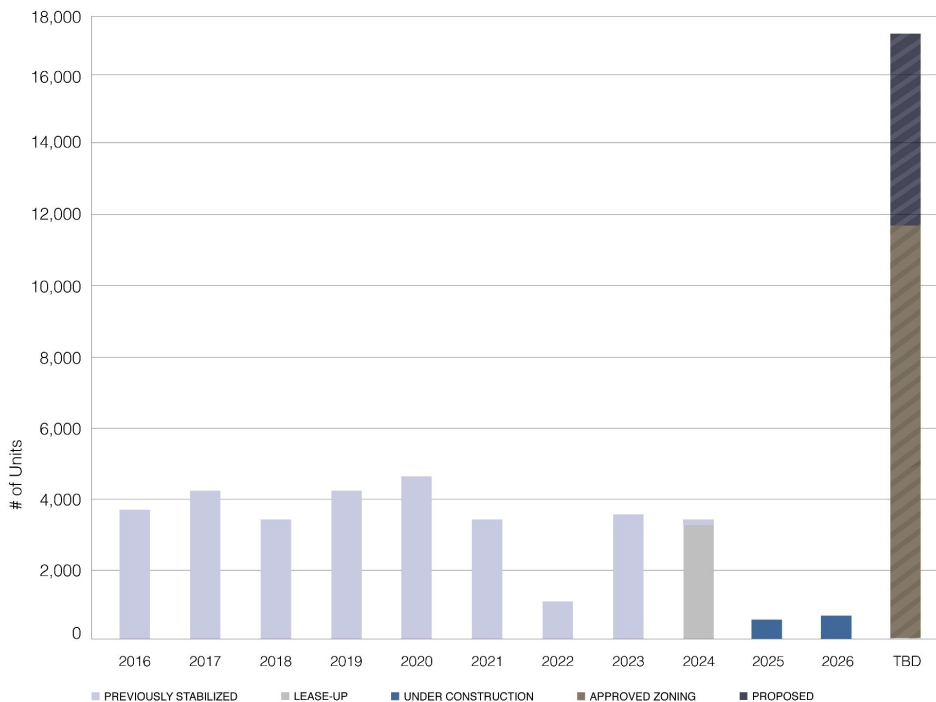
**Gold Coast/Old Town had the largest decrease in Average SF at -3%**

**Streeterville & Loop/Lakeshore East had the Highest Increase in Average SF at 9%**

**Four Submarkets Decreased in Average SF in Q3 2024 when Compared to Q3 2023**

# Pipeline

## Downtown Chicago Class A Historical Pipeline



≈27,000 Units  
Delivered Since 2016

≈3,400 Units  
In Lease-Up

≈1,200 Units Under  
Construction

≈19,000 Total New  
Apartments in Downtown  
Chicago Pipeline 2025+



LUXURY | LIVING

THANK YOU

CONTACT

[AARON@LUXURLIVINGCHICAGO.COM](mailto:AARON@LUXURLIVINGCHICAGO.COM)  
[LINKEDIN.COM/IN/AARONGALVIN](https://www.linkedin.com/in/aarongalvin)

[MULTIFAMILYLEASING.COM](https://www.multifamilyleasing.com)

