CHICAGO, IL

2025 MARKET AT A GLANCE

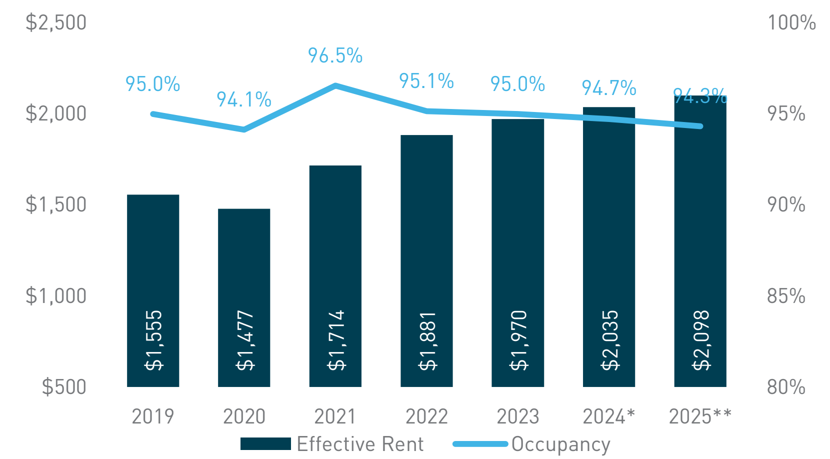
OCCUPANCY RATE (Q4 2025)	EFFECTIVE RENT (Q4 2025)	RENT SHARE OF WALLET (Q4 2025)
94.3%	$2,098	27.7%
DOWN 40 BPS YOY	UP 3.1% YOY	UNCHANGED YOY

Apartment Development, Demand Shifting to Large Suburban Submarkets in 2025

Growing housing demand for more affordable areas in the suburbs of Chicago will benefit the Chicago apartment market fundamentals in 2025. While The Loop is expected to again lead all areas for apartment development and leasing activity over the next four quarters, there will be a notable shift in activity outside the urban core. Combined, more than 2,500 units are scheduled to begin lease-up in the outmost submarkets that include Aurora, Far Northwest Chicago Suburbs, Lake County/Kenosha, Merrillville/Portage/Valparaiso, and Will County. The new inventory combined with a lower cost of renting should bolster leasing activity as nearly 2,100 combined net units are expected to be absorbed in these areas by year-end. One standout in the suburbs is Will County. With annual absorbed projected to rise, effective rent is forecast to rise 5.8% by the fourth quarter and outperform its suburban peers. Strong apartment fundamentals are supported by the county's consistent population growth and burgeoning economy. Since 2020, Will County's population has increased roughly 1.9% and is projected to grow 5.8% over the next five years. The county has been ranked the No. 1 job creator in Illinois by the Will County Center for Economic Development, as it has added 45,000 jobs over the past 10 years and hosts major employers like Amazon and Ascension Health. With median single-family sale prices in Will County rising about 56% from the start of 2020 to the fourth quarter of 2024, many residents have been priced out of homeownership. Will County occupancy is projected to settle at 94.8% in the fourth quarter of 2025, 50 basis points higher than the forecast 94.3% metro average at year-end.

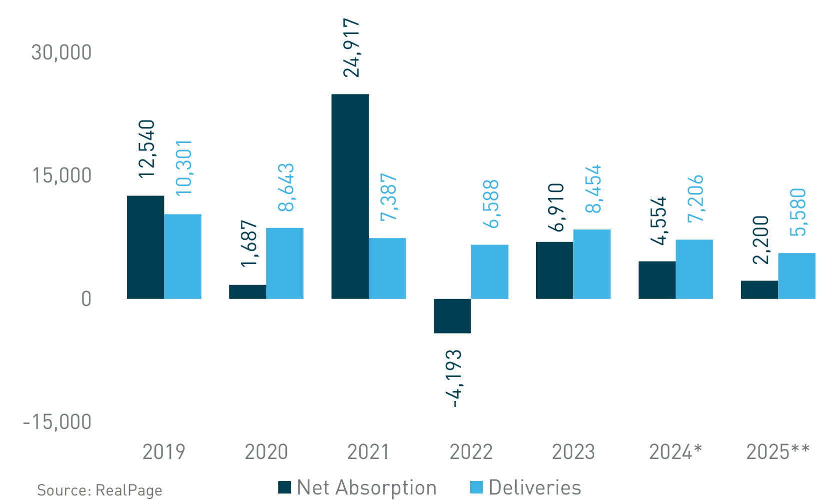
Unless noted otherwise, data and images pertaining to rent, occupancy, employment, unemployment, income, price per unit, and cap rate are year-end figures. Absorption and construction figures are full-year totals, unless noted otherwise. Numbers for 2024 are projected values. 2025 figures are forecast projections.

APARTMENT TRENDS



Source: RealPage
*Projected **Forecast

Note: Effective rent and occupancy reflect stabilized properties and does not include preleased units or properties in lease-up. A newly constructed property is considered stabilized once it becomes 85% occupied.



Source: RealPage

*Projected **Forecast

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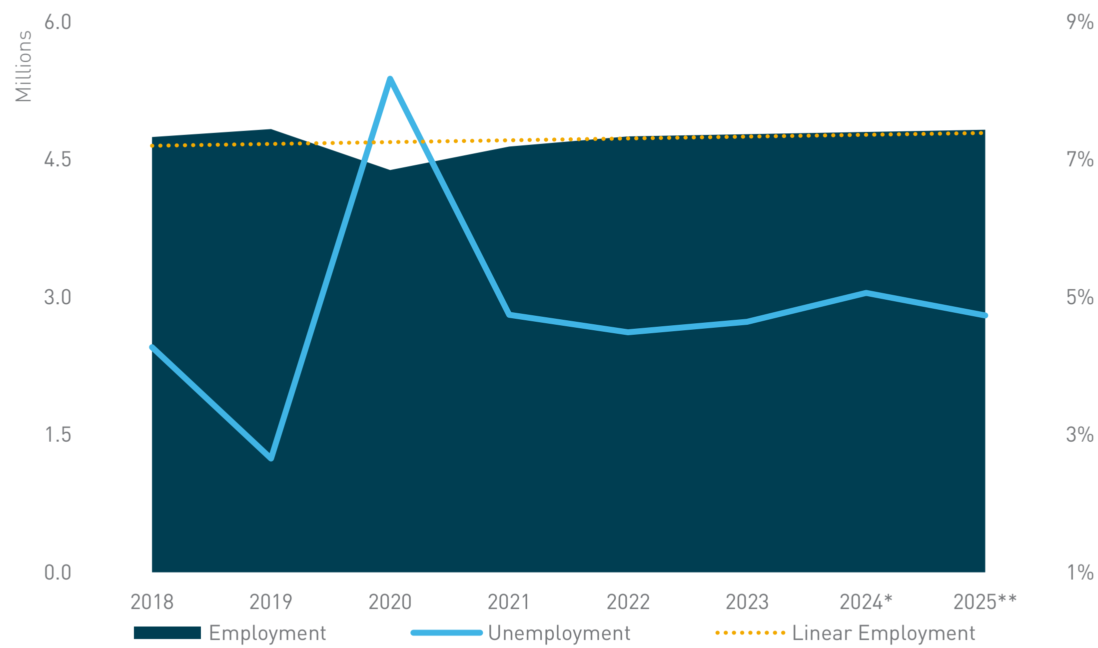
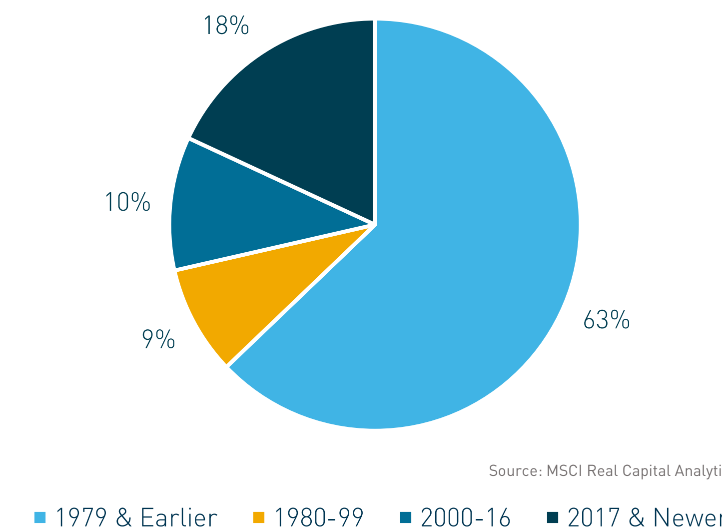
EMPLOYMENT TRENDS



Source: Moody's Analytics

*Projected **Forecast

2024 SALES TRENDS*



Source: MSCI Real Capital Analytics

*YTD through Oct.

The apartment sales information represents transactions of apartment properties with a sales price of $2.5 million or more, unless otherwise indicated.

EMPLOYMENT (DEC. 2025)	UNEMPLOYMENT (DEC. 2025)	MEDIAN HOUSEHOLD INCOME (DEC. 2025 SAAR)	PRICE PER UNIT (2024 AVG.)	CAP RATE (2024 AVG.)
4,825,100	4.7%	$90,813	$211,402	6.1%
UP 0.5% YOY	DOWN 40 BPS YOY	UP 3.2% YOY	DOWN 3.4% YOY	UP 30 BPS YOY