

BERKADIA[®]

KANSAS CITY

MULTIFAMILY MARKET REPORT | Q1 2025

Inventory

190,396

1.9% YOY

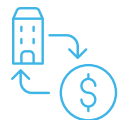


3,630 UNITS
DURING THE TRAILING
FOUR QUARTERS

Net Absorption

6,244

UNITS



DURING THE TRAILING
FOUR QUARTERS

Effective Rent

\$1,363

4.6% YOY



\$60 YOY

Occupancy

95.4%

150 BPS YOY



Employment

1,157,100

1.2% YOY



13,600 JOBS
DURING THE
TRAILING 12 MONTHS

Households

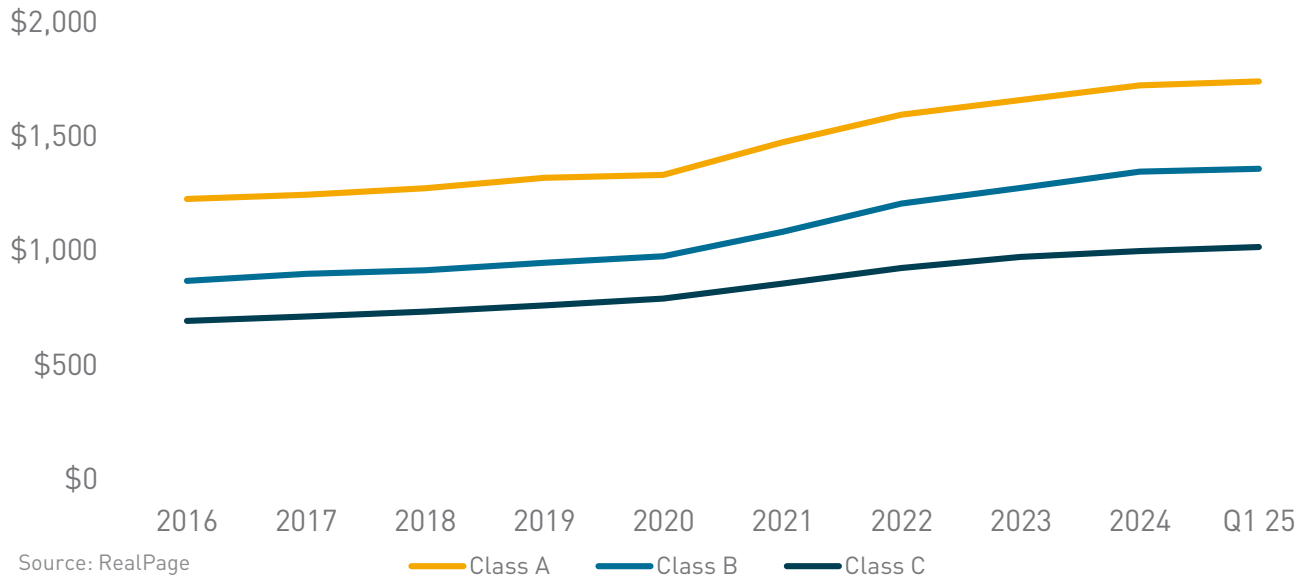
904,200

1.2% YOY



10,300 UNITS
DURING THE
TRAILING 12 MONTHS

KANSAS CITY EFFECTIVE RENT BY CLASS



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.



Sources: RealPage; Moody's Analytics
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KANSAS CITY OCCUPANCY BY CLASS

