



SELECT MARKET

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WICHITA

MULTIFAMILY MARKET REPORT | MID-YEAR

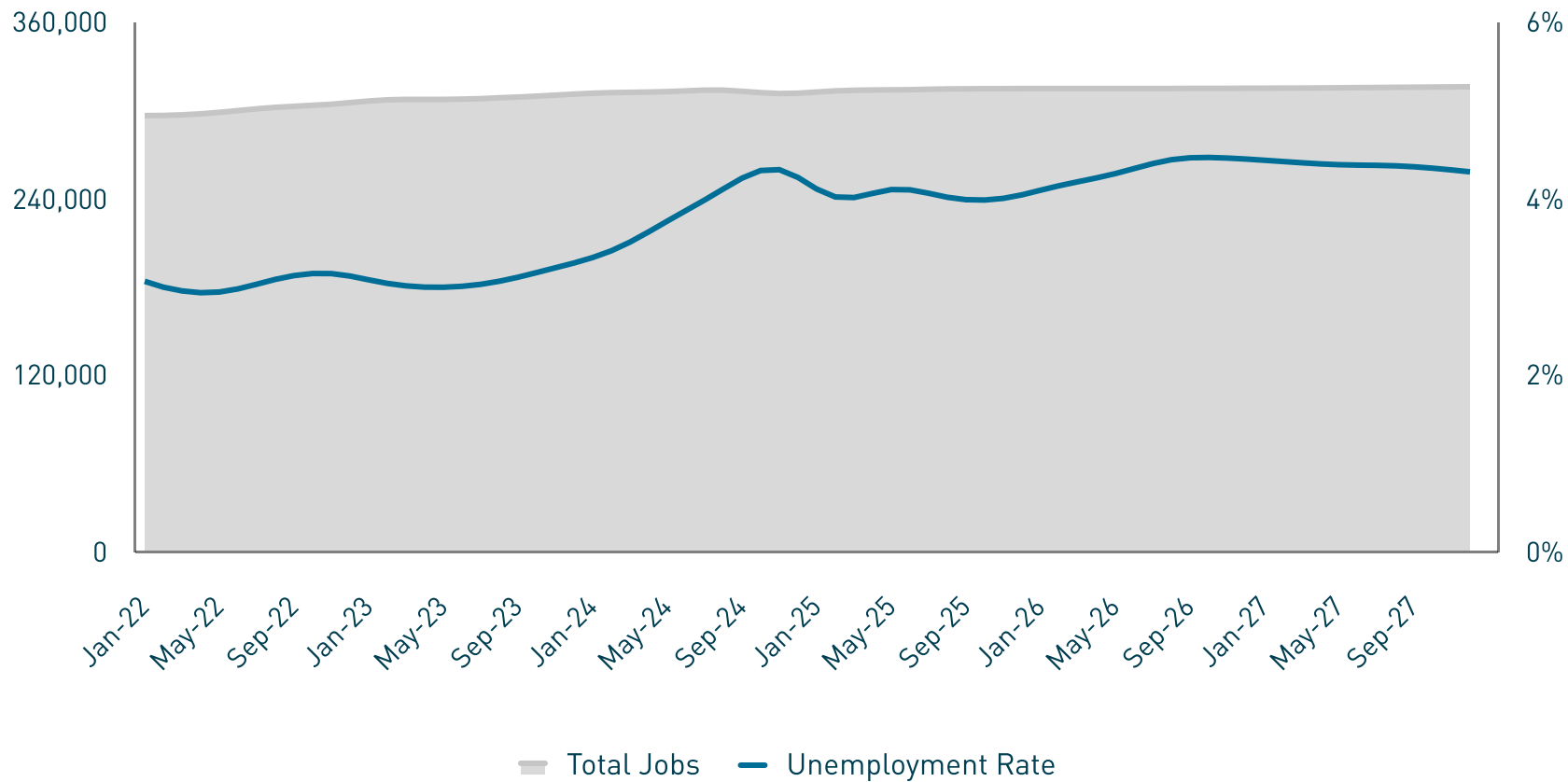
2025



Click the slide or use arrow keys to view presentation



Employment Trends



Source: Moody's Analytics

Jobs Added / Lost

LAST 12 MONTHS

800



0.3% YOY

Unemployment

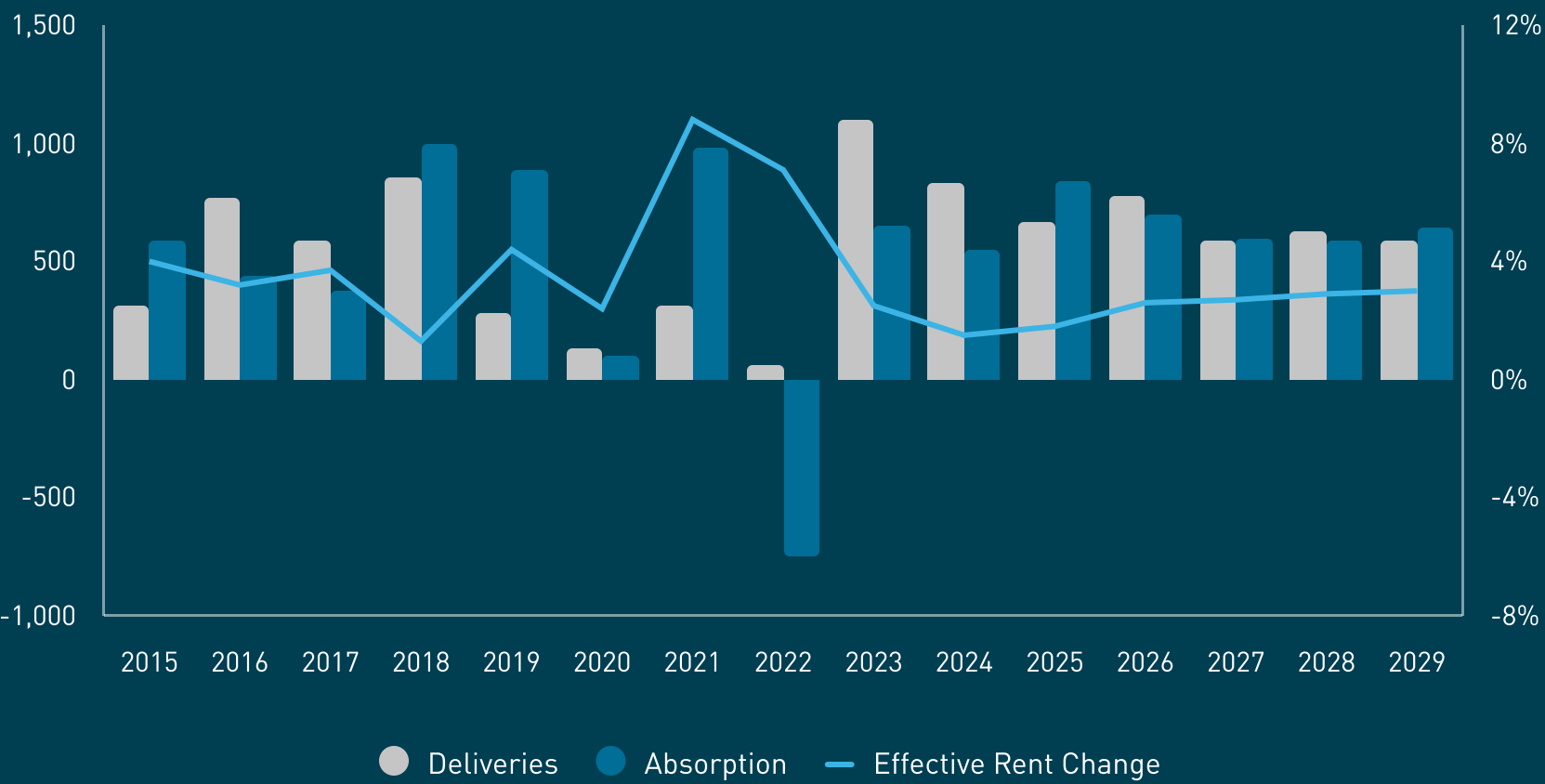
JUNE 2025

4.1%



20 BPS YOY

Deliveries, Absorption, & Effective Rent Change



Source: RealPage



2025 Year to Date

DELIVERIES
204 UNITS

ABSORPTION
442 UNITS



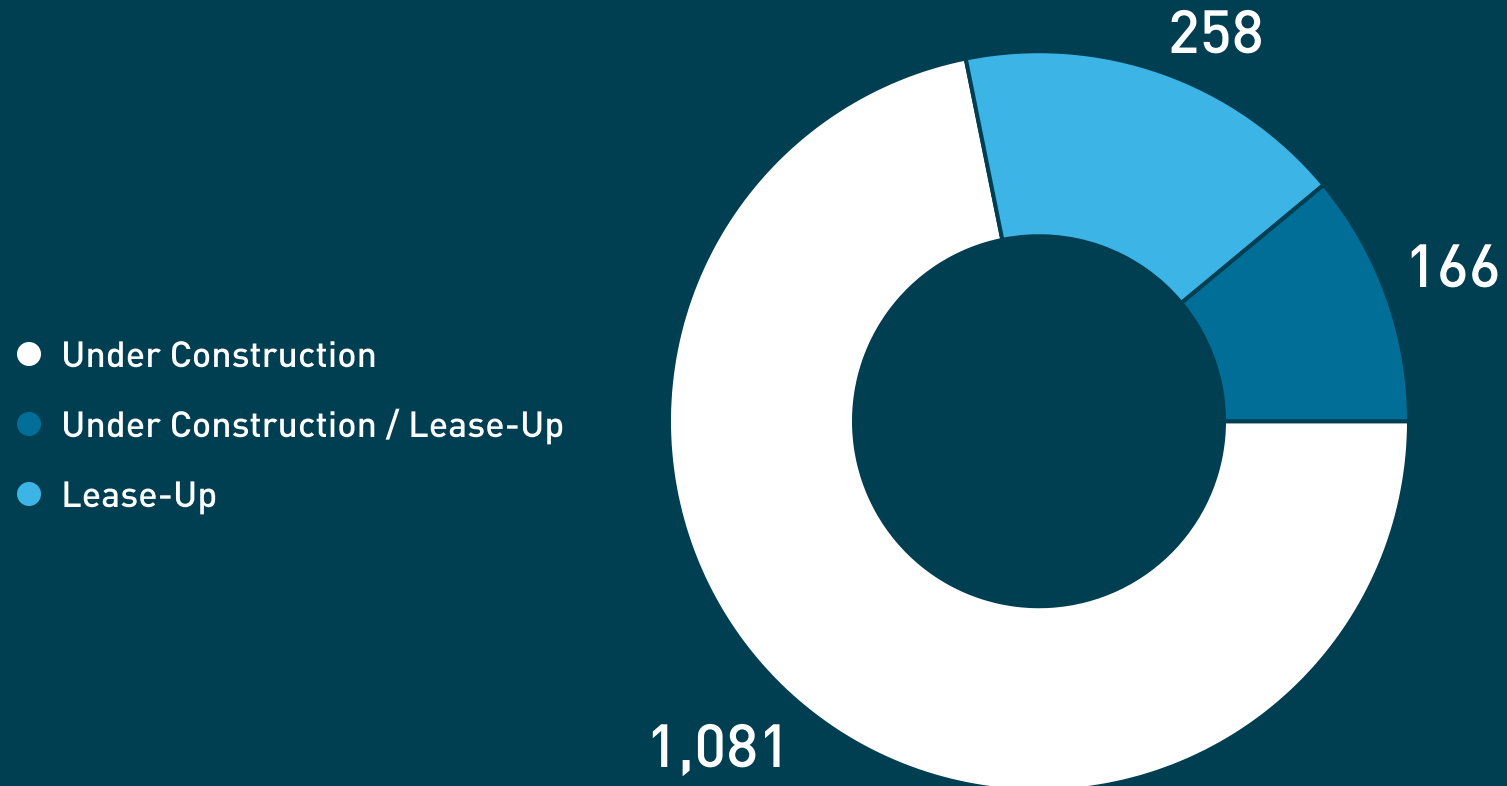
2025 Total*

DELIVERIES
666 UNITS

ABSORPTION
840 UNITS

*Projected

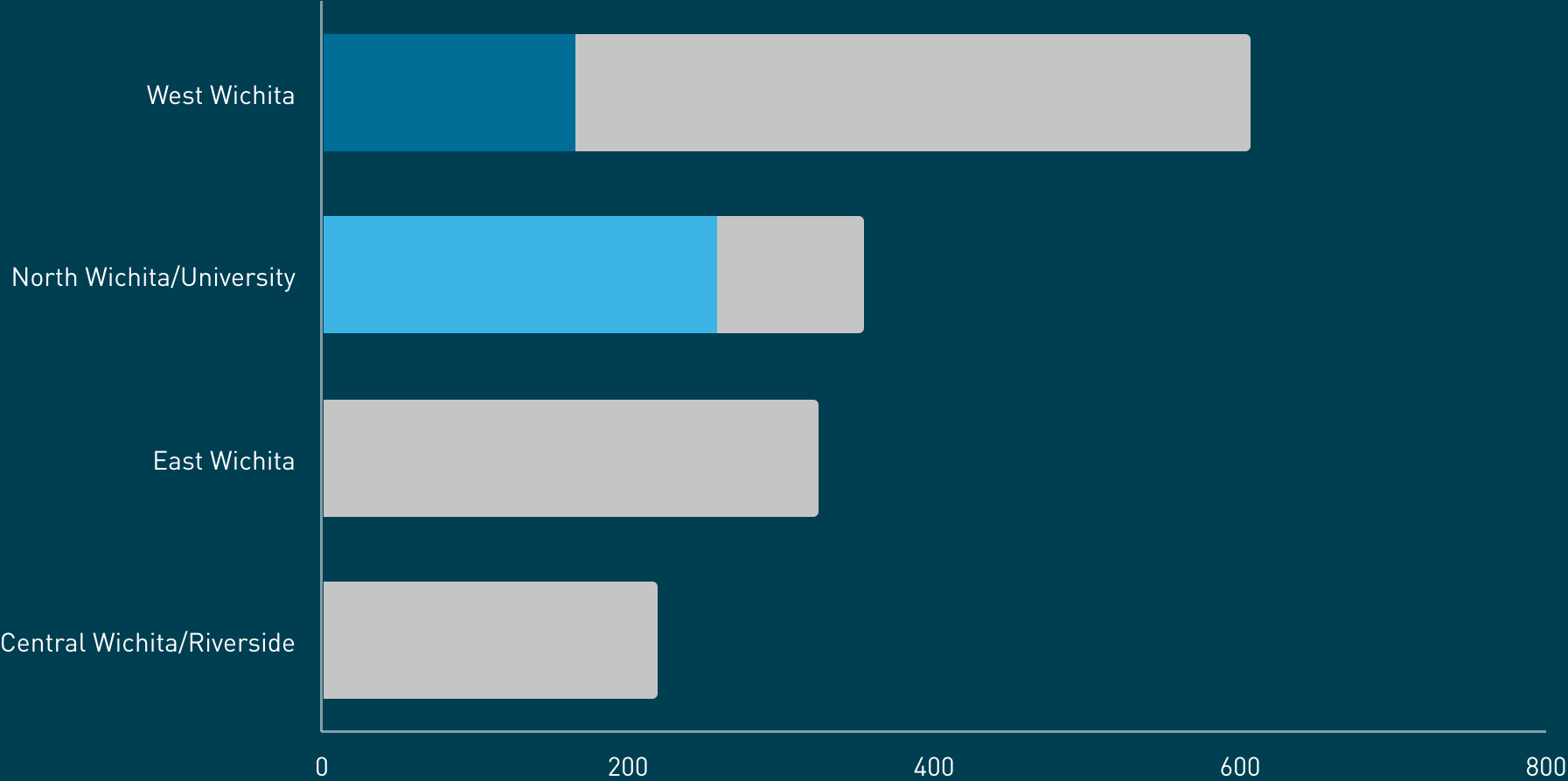
Wichita Pipeline



Source: RealPage

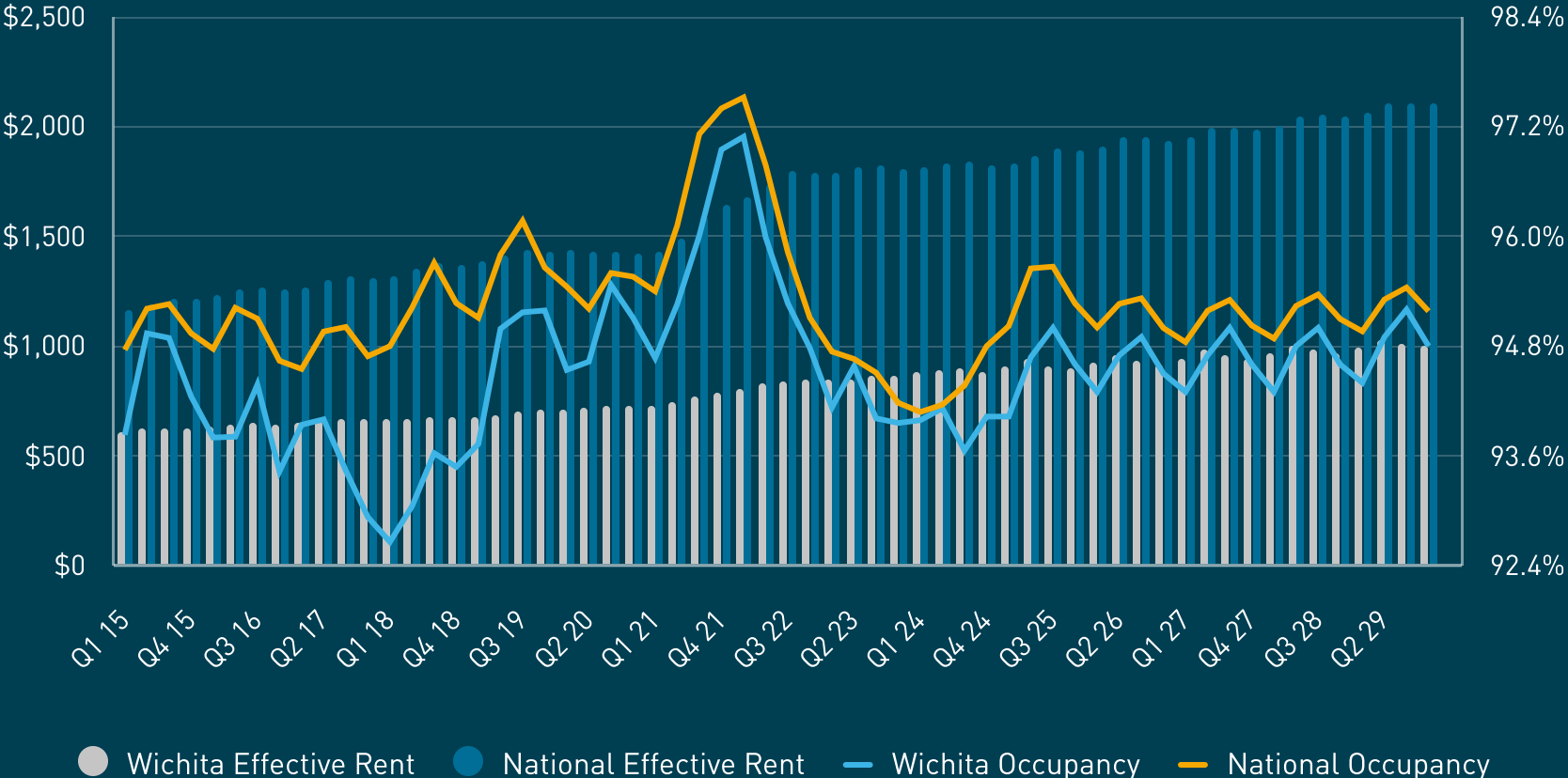
Submarket Pipelines

- Under Construction
- Under Construction/Lease-Up
- Lease-Up



Source: RealPage

Wichita vs. National Effective Rent & Occupancy



Effective Rent

Q2 2025
\$940



5.9% YOY

Occupancy

Q2 2025
94.7%



60 BPS YOY

Source: RealPage

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.

Rent & Occupancy

Submarket Performance

Submarket Name	Q2 25 Occupancy	YOY (BPS)	Q2 25 Effective Rent	YOY
Central Wichita/Riverside	92.5%	-160	\$929	8.5%
East Wichita	95.0%	-50	\$863	5.8%
North Wichita/University	96.1%	230	\$1,001	5.9%
West Wichita	94.7%	140	\$941	3.0%

Source: RealPage



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