



CHICAGO

MULTIFAMILY MARKET REPORT | Q3 2025



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Inventory

766,630 | UNITS

5,018 UNITS DELIVERED

During the trailing four quarters



Net Absorption

14,258 | UNITS

During the trailing four quarters



Effective Rent

\$2,223 | UP 7.4% YOY

\$154 YOY



Occupancy

96.6% | UP 140 BPS YOY



Employment

4,751,600 | UP 0.3% YOY

15,900 JOBS

During the trailing 12 months



Households

3,640,500 | UP 0.2% YOY

8,500 UNITS

During the trailing 12 months

Sources: RealPage; Moody's Analytics

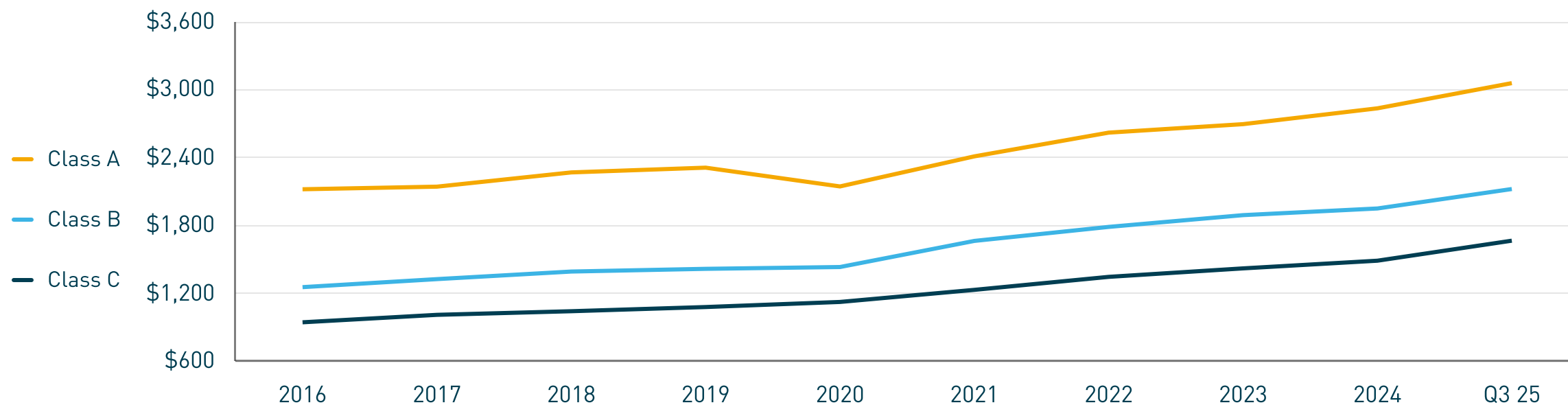
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Effective Rent by Class



Source: RealPage

Note: Effective rent reflects 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.

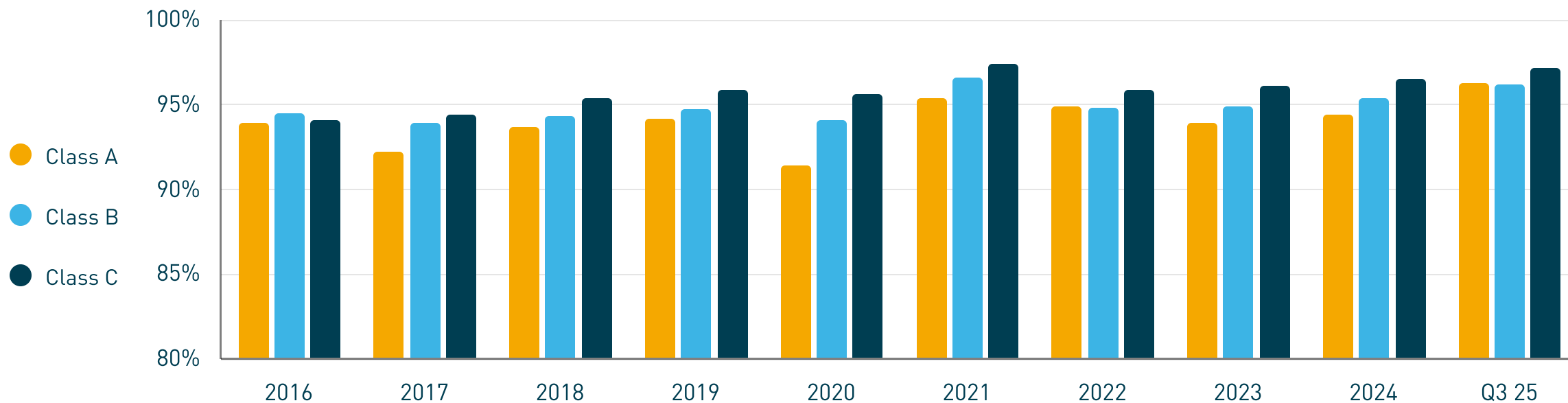
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Occupancy By Class



Source: RealPage

Note: Occupancy reflects 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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