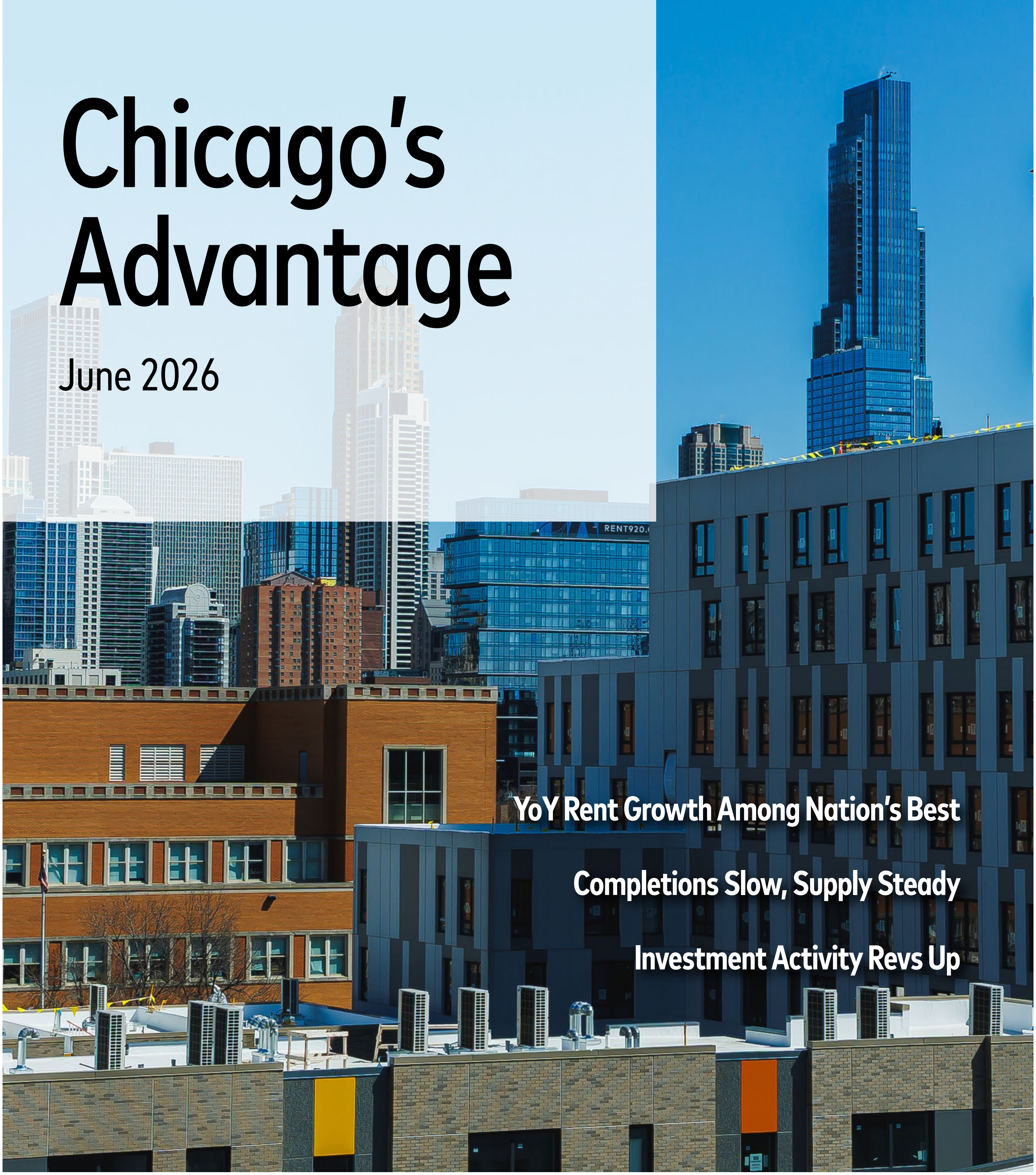
Yardi Matrix

MULTIFAMILY REPORT

Chicago's Advantage

June 2026



YoY Rent Growth Among Nation's Best

Completions Slow, Supply Steady

Investment Activity Revs Up

CHICAGO MULTIFAMILY

Yardi Matrix

Rents Outperform, Occupancy Stands Firm

Chicago's average advertised asking rents increased 0.6%, on a trailing-three month basis through April, outperforming the national average by 40 basis points. Year-over-year, the national average was down 20 basis points, while the metro's average ticked up 3.3%. This performance put Chicago behind only New York City and San Francisco among the top 30 major markets tracked by Yardi Matrix. Occupancy in stabilized assets was 96% as of March, outperforming the national average of 94.2% once again.

The metro's unemployment rate was 5.0% as of March, according to preliminary data from the Bureau of Labor Statistics. The figure was well above the national average of 4.3%. Chicago added 27,600 net jobs during the past year, with the education and health services sector leading gains. Among the development projects driving the local economy is the $1.5 billion The New Concourse D expansion project at O'Hare International Airport. The first phase of the ORDNext program has started vertical construction and is expected to come online in late 2028.

During the first four months of the year, developers added 710 units to Chicago's multifamily stock. The under construction pipeline had close to 11,200 units with an additional 85,000 units in the planning and permitting stages. Investors were also active, with multifamily sales reaching $1.8 billion, $700 million more than the volume during the same period in 2025.

Market Analysis | June 2026

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Recent Chicago Transactions

Reserve at Romeoville

City: Romeoville, Ill.
Buyer: The Solomon Organization
Purchase Price: $76 MM
Price per Unit: $260,274

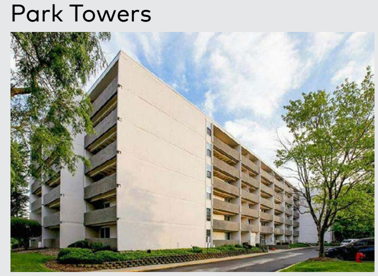
Martin's Point

City: Lombard, Ill.
Buyer:Standard Real Estate Investments
Purchase Price: $61 MM
Price per Unit: $239,453

Forest Pointe

City: Lake Bluff, Ill.
Buyers: Marquette Cos., Ullico
Purchase Price: $44 MM
Price per Unit: $185,169

Park Towers



City: Richton Park, Ill.
Buyers: Bender Cos., Eastham Capital
Purchase Price: $30 MM
Price per Unit: $112,593

RENT TRENDS

- Chicago's advertised asking rents rose 0.6%, on a trailing-three month (T3) basis through April, reaching $2,080. Meanwhile, the U.S. average increased 0.2%, to $1,758. Year-over-year, Chicago rents rose 3.3%, trailing only NYC (up 4.8%) and San Francisco (up 4.1%) among the 30 major metros tracked by Yardi Matrix. Nearly two-thirds of them saw contractions on an annual basis, with the U.S. figure dropping 0.2%.

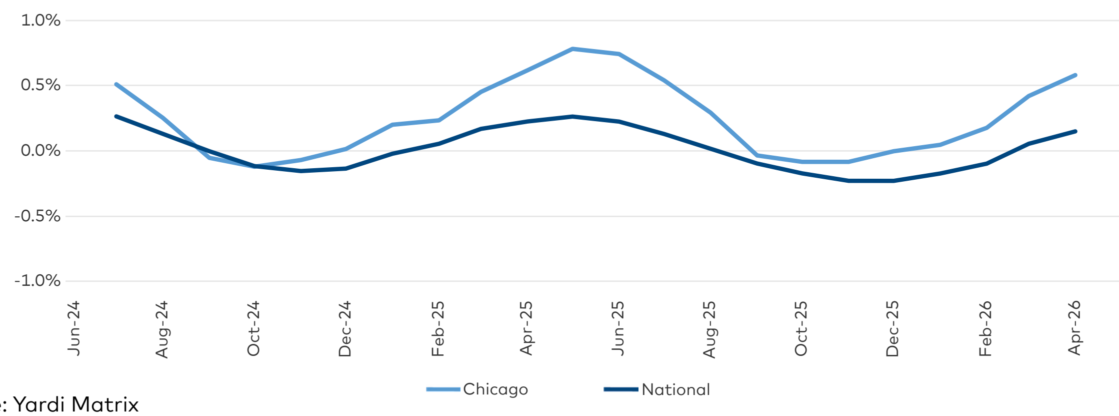
- Advertised asking rents for the upscale Lifestyle segment mirrored the metro, up 0.6% to $2,679. Trailing behind, rents in the Renter-by-Necessity segment were up 0.5% to $1,676. Year-over-year, both quality segments were up 3.3%.

- Chicago's overall occupancy rate in stabilized properties fell 30 basis points year-over-year to 96.0% as of March. The figure was well above the national average of 94.2%. Lifestyle occupancy reached 96.1%, with RBN closing at 96.0%.

- Among the 104 Chicago submarkets tracked by Yardi Matrix, Grand Boulevard led year-over-year growth, with advertised asking rents climbing 9.5% to $1,570. South Chicago (up 8.3% to $1,319) and DeKalb (up 7.7% to $1,093) rounded out the top three. The Near North Side was the metro's most expensive submarket, with rents increasing 5.4% to $3,101.

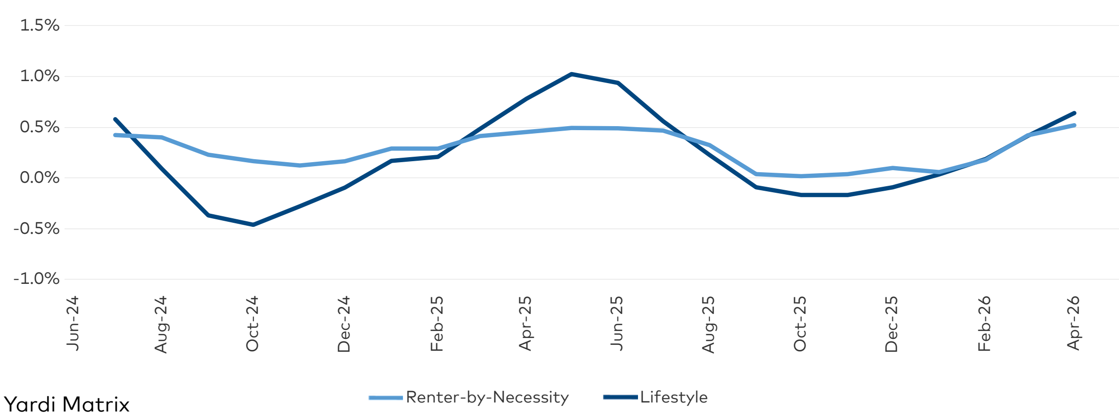
- In the SFR sector, Chicago led the 30 major markets, with average advertised asking rents climbing 7.0% year-over-year through April to $2,610. The U.S. average dropped 0.5% to $2,211. Occupancy of 95.3% also exceeded the 94.5% U.S. rate.

Chicago vs. National Rent Growth (Trailing 3 Months)



Source: Yardi Matrix

Chicago Rent Growth by Asset Class (Trailing 3 Months)



Source: Yardi Matrix

ECONOMIC SNAPSHOT

- Chicago's unemployment rate was 5.0% as of March, according to preliminary data from the Bureau of Labor Statistics. The figure marked a 40-basis-point improvement month-over-month, sliding below Illinois' average of 5.1%. Meanwhile, the national average stood at 4.3%.
- The metro's employment growth rate was 0.6% year-over-year through December, on par with the U.S. average. National employment growth steadily decelerated through 2025, moving from 1.0% in January to 0.6% in December. In contrast, Chicago gained momentum by year-end, climbing from 0.4% to match the national figure.
- Chicago added 27,600 net jobs during 2025. Education and health services led gains with 24,100 jobs added, followed by government with 17,000. At the other end of the spectrum, trade, transportation and utilities lost 10,600 jobs, followed by manufacturing, down 8,400 jobs.
- The Chicago Department of Aviation began vertical construction on The New Concourse D at O'Hare International Airport. The 1.5 billion expansion project will add 19 gates and is scheduled for a 2028 completion. Following this initial phase of the ORDNext program, the airport will add a new concourse and a new terminal. Another ongoing infrastructure project is the Red Line Extension, which will expand rail service 5.5 miles from 95th to 130th Street with four new stations.

Chicago Employment Share by Sector

		Current Employment	
Code	Employment Sector	(000)	% Share
65	Education and Health Services	833,7	16,8%
90	Government	591,3	11,9%
50	Information	80,6	1,6%
55	Financial Activities	322	6,5%
15	Mining, Logging and Construction	183,4	3,7%
60	Professional and Business Services	828,7	16,7%
80	Other Services	202	4,1%
70	Leisure and Hospitality	480,1	9,7%
30	Manufacturing	425	8,6%
40	Trade, Transportation and Utilities	1005,4	20,3%

Sources: Yardi Matrix, Bureau of Labor Statistics

Population

- Between 2021 and 2022, Chicago lost 40,756 residents, marking a 0.4% decrease, even as the U.S. population increased by 0.4%.
- Overall, during the decade ending in 2022 the metro gained 78,462 new residents.

Chicago vs. National Population

	2019	2020	2021	2022
National	324,697,795	326,569,308	329,725,481	331,097,593
Chicago Metro	9,508,605	9,478,801	9,607,711	9,566,955

Source: U.S. Census

SUPPLY

- Developers delivered 710 units in the first four months of 2026. Completions accounted for 0.2% of existing inventory, well below the U.S. average of 0.5%. Three-quarters of the recently completed inventory consisted of Lifestyle assets, 14% were in fully affordable properties and 11% in RBN developments. Yardi Matrix expects 5,100 units to come online by the end of the year. Forecast completions would surpass the 4,623 units delivered in 2025 but stay below the 8,305-unit average of the past five years.

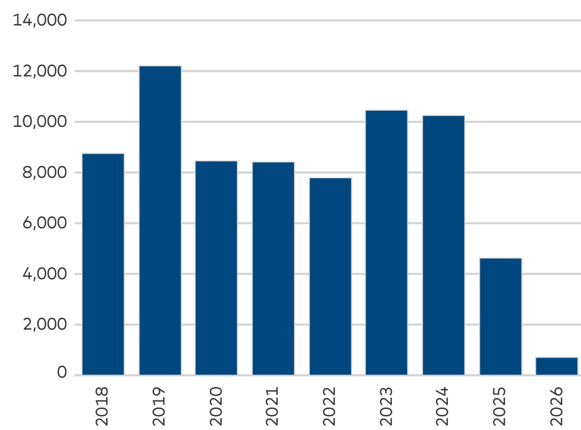
- Developers had 11,182 units under construction as of April, with another 85,000 units in the planning and permitting stages. Units in Lifestyle developments made up the majority of the construction pipeline, followed by 7.9% in fully affordable projects and 6.3% within RBN properties.

- Construction starts were roughly in line with last year. Developers broke ground on 1,581 units year-to-date through April, just under the 1,641 units that started construction during the same period in 2025.

- Suburban Chicago had 6,740 units under construction as of April, surpassing Urban Chicago, which had 4,442 units underway. Still, Urban Chicago's Near North Side led development activity with 1,147 units. Two suburban submarkets rounded out the top tree McHenry–Round Lake (744) and Kenosha–South (710).

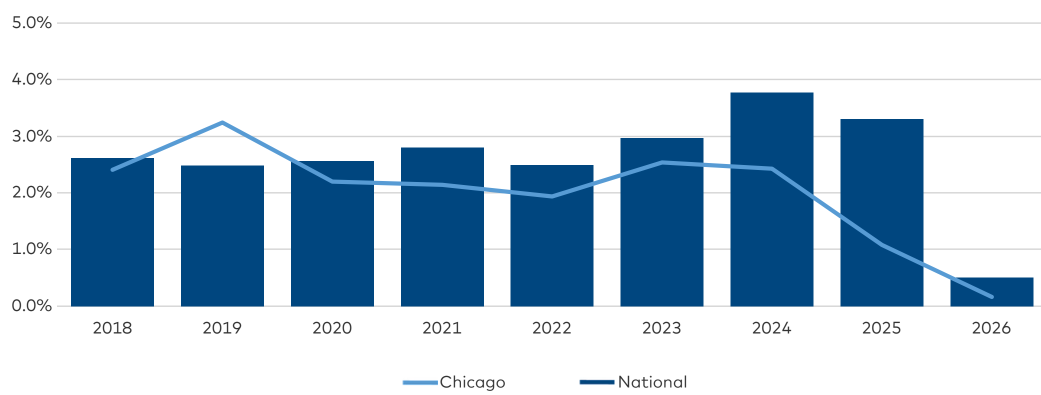
- The latter was home to the largest development underway in the metro. Bond Cos. broke ground on the 710-unit Inspire Prairie Springs in the fall of 2025 and expects to deliver the project by late 2027. The eight-building development will stretch across a 50-acre plot.

Chicago Completions (as of April 2026)



Source: Yardi Matrix

Chicago vs. National Completions as a Percentage of Total Stock (as of April 2026)

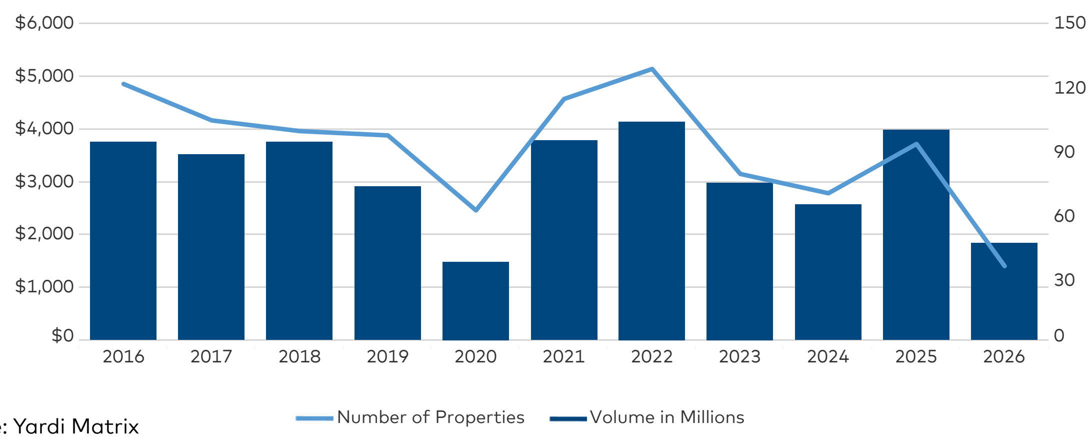


Source: Yardi Matrix

TRANSACTIONS

- Chicago's multifamily sales volume came in just over $1.8 billion year-to-date through April, 62.1% or $700 million higher compared to the same period last year. If the trend holds, volume could surpass last year's totals. Multifamily sales reached $4 billion during 2025, closing in on 2022's $4.1 billion, which was a 10-year record.
- Sales activity through April skewed heavily toward RBN assets, representing 23 of 37 transactions. RBN properties traded for $177,928 per unit, with Lifestyle units fetching $365,541. Overall, the average price per unit settled at $217,988, above the U.S. average of $193,181.
- Notable recent transactions included the $126 million acquisition of 73 East Lake in the Loop submarket. Magellan Development Group and Intercontinental Real Estate paid $379,819 per unit for the LEED Gold-certified high-rise. CBRE provided a $79.7 million Freddie Mac loan for the purchase of the 2014-completed asset.

Chicago Sales Volume and Number of Properties Sold (as of April 2026)



Source: Yardi Matrix

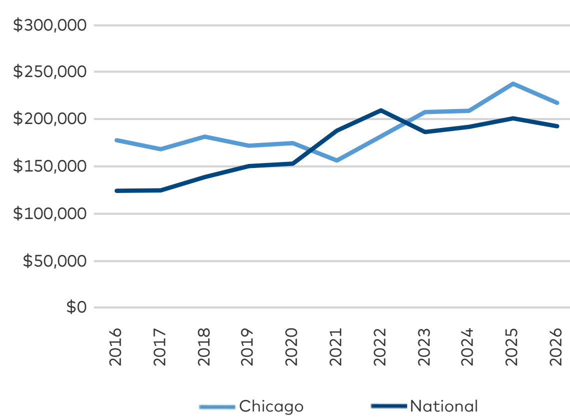
Top Submarkets for Transaction Volume[1]

Submarket	Volume ($MM)
Near North Side	631
Near West Side	538
Naperville–West	404
Lombard	386
Loop	248
Mt. Prospect	248
Gary–West	137

Source: Yardi Matrix

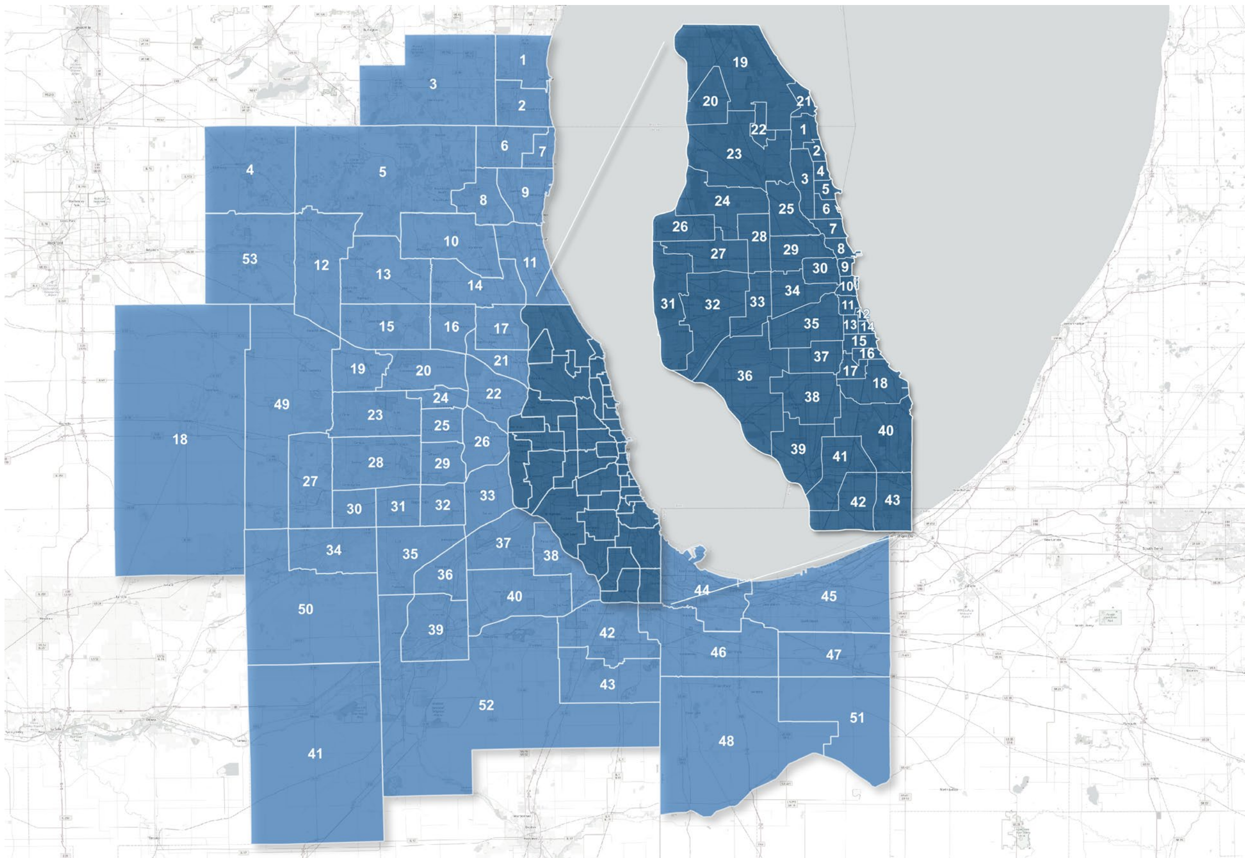
[1] From May 2025 to April 2026

Chicago vs. National Sales Price per Unit



Source: Yardi Matrix

CHICAGO SUBMARKETS



Area No.	Submarket
1	Kenosha–North
2	Kenosha–South
3	Bristol
4	Harvard
5	McHenry–Round Lake
6	Zion–West
7	Zion–East
8	Grayslake
9	Waukegan
10	Mundelein
11	Highland Park–Libertyville
12	Huntley–Woodstock
13	Crystal Lake
14	Buffalo Grove
15	Carpentersville
16	Palatine
17	Arlington Heights
18	DeKalb
19	Elgin
20	Schaumburg
21	Mt Prospect
22	Bensenville
23	St Charles
24	Roselle
25	Glendale Heights
26	Lombard
27	Elburn

Area No.	Submarket
28	Batavia
29	Wheaton
30	Aurora
31	Naperville–West
32	Naperville–East
33	Downers Grove
34	Yorkville
35	Bolingbrook
36	Romeoville
37	Hickory Hills
38	Palos Heights–Oak Forest
39	Joliet
40	Orland Park
41	Grundy
42	Chicago Heights–North
43	Chicago Heights–South
44	Gary–West
45	Gary–East
46	Gary–South
47	Valparaiso
48	Crown Point
49	Outlying Kane County
50	Outlying Kendall County
51	Outlying Porter County
52	Outlying Will County
53	Southern McHenry County

Area No.	Submarket
1	Evanston–South
2	Rogers Park
3	Lincoln Square
4	Edgewater
5	Uptown
6	Lake View
7	Lincoln Park
8	Near North Side
9	Loop
10	Near South Side
11	Douglas
12	Oakland
13	Grand Boulevard
14	Kenwood
15	Hyde Park
16	Woodlawn
17	Greater Grand Crossing
18	South Chicago
19	Wilmette–Northbrook
20	Des Plaines
21	Evanston–North
22	Skokie

Area No.	Submarket
23	North Park–Niles
24	Montclare
25	Irving Park–Logan Square
26	Northlake
27	Oak Park
28	Belmont Cragin–Austin
29	West Town–Garfield Park
30	Near West Side
31	Countryside–Westchester
32	Berwyn
33	Cicero
34	Lawndale
35	New City
36	Burbank–Oak Lawn
37	Englewood
38	Auburn Gresham
39	Blue Island
40	South Deering–Pullman
41	Riverdale
42	South Holland
43	Calumet City

DEFINITIONS

Lifestyle households (renters by choice) have wealth sufficient to own but have chosen to rent. Discretionary households, most typically a retired couple or single professional, have chosen the flexibility associated with renting over the obligations of ownership.

Renter-by-Necessity households span a range. In descending order, household types can be:

- *A young-professional*, double-income-no-kids household with substantial income but without wealth needed to acquire a home or condominium;
- *Students,* who also span a range of income capability, extending from affluent to barely getting by;
- *Lower-middle-income ("gray-collar") households,* composed of office workers, policemen, firemen, technical workers, teachers, etc.;
- *Blue-collar households,* which barely meet rent demands each month and likely pay a disproportionate share of their income toward rent;
- *Subsidized households*, which pay a percentage of household income in rent, with the balance of rent paid through a governmental agency subsidy. Subsidized households, while typically low income, extend to middle-income households in some high-cost markets, such as New York City;
- *Military households*, subject to frequency of relocation.

These differences can weigh heavily in determining a property's ability to attract specific renter market segments. The five-star resort serves a very different market than the down-and-outer motel. Apartments are distinguished similarly, but distinctions are often not clearly definitive without investigation. The Yardi® Matrix Context rating eliminates that requirement, designating property market positions as:

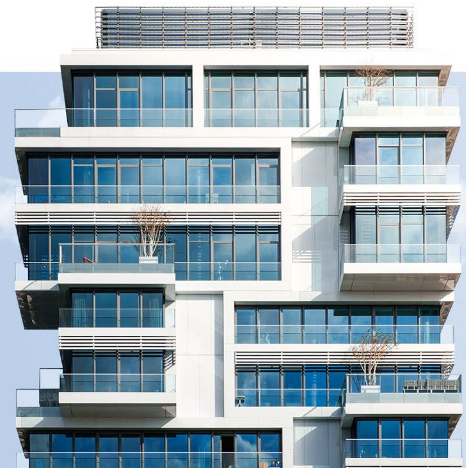
Market Position	Improvements Ratings
Discretionary	A+ / A
High Mid-Range	A- / B+
Low Mid-Range	B / B-
Workforce	C+ / C / C- / D

The value in application of the Yardi® Matrix Context rating is that standardized data provides consistency; information is more meaningful because there is less uncertainty. The user can move faster and more efficiently, with more accurate end results.

The Yardi® Matrix Context rating is not intended as a final word concerning a property's status—either improvements or location. Rather, the result provides reasonable consistency for comparing one property with another through reference to a consistently applied standard.

To learn more about Yardi® Matrix and subscribing, please visit www.yardimatrix.com or call Ron Brock, Jr., at 480-663-1149 x14006.

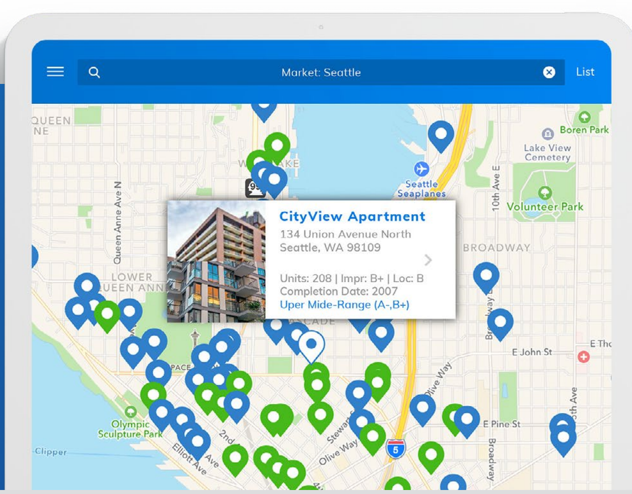
Yardi Matrix



Power your business with the industry's leading data provider

MULTIFAMILY KEY FEATURES

- Pierce the LLC every time with true ownership and contact details
- Leverage improvement and location ratings, unit mix, occupancy and manager info
- Gain complete new supply pipeline information from concept to completion
- Find acquisition prospects based on in-place loans, maturity dates, lenders and originators
- Access aggregated and anonymized residential revenue and expense comps



Yardi Matrix Multifamily provides accurate data on nearly **23.5 million units,** covering over **92% of the U.S. population.**

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