



MULTIFAMILY REPORT

# Chicago: Slow And Steady

June 2024

**Job Growth Tepid, Behind US**

**Rents Gains Among Nation's Best**

**Construction Starts Decelerate**



# CHICAGO MULTIFAMILY



## Rents Back Up Amid Slow Recovery

Chicago multifamily saw some improvement during the first four months of the year. Rents were up a healthy 0.5% on a trailing three-month basis through April, above the 0.3% U.S. figure. Year-over-year, Chicago ranked fifth across the top 30 metros tracked by Yardi Matrix, recording a 2.9% gain, with the average rent settling at \$1,908. Meanwhile, occupancy dipped just 30 basis points year-over-year, to 95.3% in March, remaining 80 basis points above the 94.5% national average.

Metro Chicago unemployment rose to 4.9% in March, according to preliminary data from the Bureau of Labor Statistics. The rate was 10 basis points above Illinois' average and surpassed the U.S. figure by 110 basis points. Job growth was slow in the 12 months ending in February. Chicago recorded a tepid 0.6% expansion, with a net gain of 10,700 positions. That rate was less than half the U.S. figure. While education and health services recorded 24,600 new jobs, professional and business services lost a whopping 35,100 jobs.

New multifamily deliveries represented just 0.3% of existing stock year-to-date through April, as 1,233 units came online. Sluggish construction starts reinforced the pattern of decelerating activity, with only 671 units breaking ground in the first four months of 2024 across the metro. Meanwhile, investment shifted away from nationwide trends, as \$523 million in assets changed hands, almost on par with last year's \$640 million during the same time frame.

## Market Analysis | June 2024

### Contacts

#### Jeff Adler

Vice President & General  
Manager of Yardi Matrix  
[Jeff.Adler@Yardi.com](mailto:Jeff.Adler@Yardi.com)  
(303) 615-3676

#### Ron Brock, Jr.

Industry Principal, Matrix  
[JR.Brock@Yardi.com](mailto:JR.Brock@Yardi.com)  
(480) 663-1149 x2404

#### Doug Ressler

Media Contact  
[Doug.Ressler@Yardi.com](mailto:Doug.Ressler@Yardi.com)  
(480) 695-3365

#### Author

#### Tudor Scolca-Seuşan

Senior Associate Editor

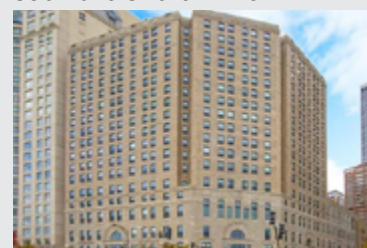
### Recent Chicago Transactions

#### The Paragon



City: Chicago  
Buyer: FPA Multifamily  
Purchase Price: \$144 MM  
Price per Unit: \$288,000

#### 850 Lake Shore Drive



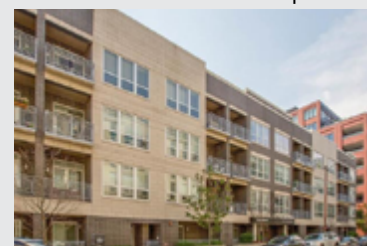
City: Chicago  
Buyer: Crescent Heights  
Purchase Price: \$80 MM  
Price per Unit: \$402,778

#### Sixteen30



City: Plainfield, Ill.  
Buyer: Continental Properties  
Purchase Price: \$78 MM  
Price per Unit: \$276,056

#### The Aberdeen West Loop



City: Chicago  
Buyer: JAB Real Estate  
Purchase Price: \$35 MM  
Price per Unit: \$425,926