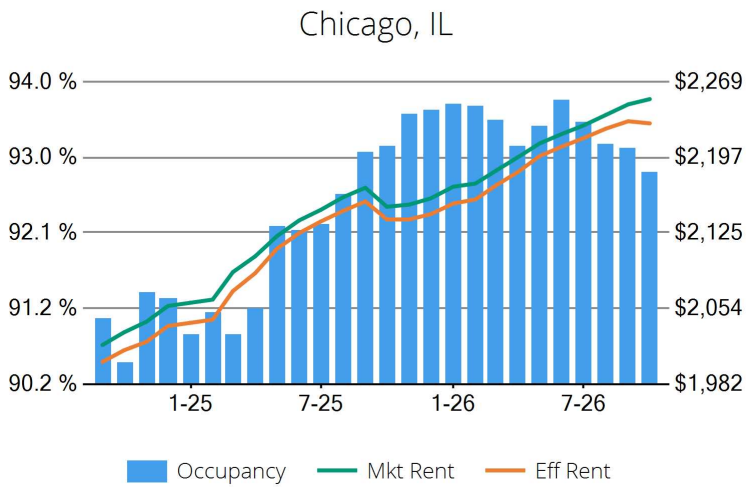
Chicago, IL

End of October, 2026

General Overview

Conventional Properties	Oct 2026	Annual Chg
Occupancy	92.8	+0.6%
Unit Change	4,905	
Units Absorbed (Annual)	6,582	
Average Size (SF)	860	+0.5%
Asking Rent	$2,252	+4.9%
Asking Rent per SF	$2.62	+4.3%
Effective Rent	$2,229	+4.4%
Effective Rent per SF	$2.59	+3.8%
% Offering Concessions	13%	+45.7%
Avg. Concession Package	5.0%	+11.1%



Market Breakdown

Property Type	% of Market	# Props	# Units	Occ.	Avg SF	Average Rent Mkt	Average Rent Eff	Rent Concessions Props Offering	Rent Concessions Avg Package
Conventional	68%	3,612	362,581	92.8%	860	$2,252	$2,229	12.9%	5.0%
Affordable	20%	774	104,784	83.6%	790	$1,537	$1,530	2.3%	6.2%
Senior Living	11%	527	57,245	93.8%	722	$2,378	$2,367	1.5%	10.7%
Student Housing	1%	38	6,251	97.8%	817	$2,505	$2,500	5.6%	8.3%
Totals		**4,951**	**530,861**						

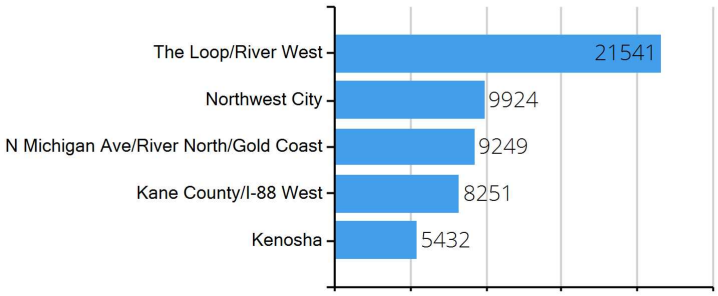
Top 5 Submarkets

Occupancy Annual Change	Oct-26	Change
McHenry County	92.6%	29.5%
Evanston/Skokie	92.8%	12.8%
Indiana Porter County	96.4%	6.3%
Indiana Lake County	94.2%	3.7%
N Michigan Ave/River North/Gold Coast	94.3%	3.1%

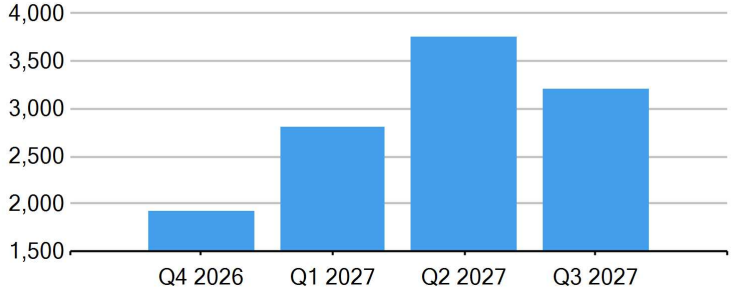
Effective Rent Gains	Oct-26	Change
Oak Park/Melrose Park/Berwyn	$2,355	10.2%
Rogers Park/Edgewater/Uptown	$1,827	7.7%
Rockford/Winnebago - Boone Counties	$1,343	7.7%
DeKalb	$1,019	7.7%
SW Suburbs/South Cook	$1,487	7.6%

New Units

Top 5 Submarkets with Most New Units in Pipeline



Leasing Starts Next 4 Quarters



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