



CHICAGO MULTIFAMILY

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# CBRE Q3 2024

## Downtown Chicago

## Multifamily Development Pipeline

Q3 2024

**CBRE**

#	Project Name	Submarket	Developer/Equity	Status	Delivery Date	Units
<b>2027 RENTAL DELIVERIES</b>						
1	400 Lake Shore	Streeterville	Related Midwest	U/C	2027	635
<b>Subtotal 2027</b>						<b>635</b>
<b>2026 RENTAL DELIVERIES</b>						
2	220 N Ada	Fulton Market	Shapack/CRG	U/C	2026	308
<b>Subtotal 2026</b>						<b>308</b>
<b>2025 RENTAL DELIVERIES</b>						
3	1723 S Michigan	South Loop	CMK Companies	U/C	2025	149
4	1549 N Fremont	Near North	CityPads	U/C	2025	132
<b>Subtotal 2025</b>						<b>281</b>
<b>2024 RENTAL DELIVERIES</b>						
5	850 Lake Shore Drive	Streeterville	Crescent Heights	Deconverted	2024	-198
6	The Hensley	River North	Akara Partners	Deconverted	2024	-43
7	Winthrop Residences*	Edgewater	North Park Ventures	U/C	2024	64
8	5035 N Sheridan	Uptown	DLG Management	U/C	2024	77
9	3914 N Lincoln	North Center	Langford Construction	U/C	2024	68
10	Flora Apartments	Fulton Market	Trammell Crow	Leasing	2024	368
11	812 W Adams	West Loop	Luxe Suites Chicago LLC	Leasing	2024	80
12	2934 W Medill Ave	Logan Square	Wilnot Properties	Leasing	2024	56
13	Coppia	West Loop	The Pizzuti Cos.	Leasing	2024	298
14	The Saint Grand	Streeterville	Mavrek / Luxury Living / Double Eagle	Leasing	2024	248
15	Cassidy on Canal	West Loop	The Habitat Company	Leasing	2024	343
16	Solverre	Uptown	Lincoln	Leasing	2024	303
17	1000M	South Loop	Time Equities / JK Equities / Oak Capital	Leasing	2024	738
18	868 N Wells	Near North	JDL	Leasing	2024	411
19	The Thompson	West Loop	Marquette	Leasing	2024	210
20	Arthur on Aberdeen	Fulton Market	LG Development	Leasing	2024	363
21	The Elizabeth	Fulton Market	Sterling Bay	Leasing	2024	350
22	6 Corner Lofts	Old Irving Park	Ryan Companies	Leasing	2024	206
23	920 N Wells	Near North	JDL	Leasing	2024	223
24	Harmony	Uptown	MCZ Development	Stabilized	2024	56
25	The Leo	River North	Vista Property	Stabilized	2024	168
26	Low Line Commons	Lakeview	Contemporary Concepts	Stabilized	2024	53
<b>Subtotal 2024</b>						<b>4,442</b>
<b>2023 RENTAL DELIVERIES</b>						
27	Hugo	River North	LG Development	Leasing	Q4 2023	227
28	Foundry	Near North	White Oak	Leasing	Q4 2023	327
29	The Sally	Uptown	Cedar Street	Leasing	Q2 2023	180
30	Post Chicago	Old Town	Structured Dev	Leasing	Q2 2023	126
31	The 808 Cleveland	Near North	DAC Developments	Leasing	Q2 2023	200
32	The Lydian	IMD	Marquette	Leasing	Q2 2023	279
33	Cadence Apartments	IMD	Gateway Development Partners	Leasing	Q1 2023	161
34	Platform 4611*	Uptown	The John Buck Company / Free Market Ventures	Leasing	Q1 2023	200
35	The Dylan	Fulton Market	Sterling Bay	Stabilized	Q4 2023	282
36	Onni Fulton Market	Fulton Market	Onni	Stabilized	Q3 2023	373
37	The Teller House	Uptown	Cedar Street	Stabilized	Q2 2023	176
38	43 Green	Bronzeville	The Habitat Company	Stabilized	Q2 2023	99
39	Sage West Loop	West Loop	Tandem Partners	Stabilized	Q2 2023	196
40	The Wilmore	Uptown	Cedar Street	Stabilized	Q2 2023	62
41	1400 S Wabash	South Loop	CMK Companies	Stabilized	Q1 2023	299
42	The Medallion	Lakeview	Private Developer	Stabilized	Q3 2023	72
43	The Heron	Edgewater	Cedar Street	Stabilized	Q3 2023	78
44	Portrait	Uptown	Mavrek	Stabilized	Q2 2023	59
45	The Reed	South Loop	Lendlease	Stabilized	Q2 2023	224
46	Fulbrix Fulton Market	Fulton Market	Moceri+Roszak	Stabilized	Q2 2023	375
47	The Row Fulton Market	Fulton Market	Related Midwest	Stabilized	Q2 2023	300
48	One Six Six Fulton Market	Fulton Market	Greystar	Stabilized	Q2 2023	224
49	Inspire West Town	West Town	Bond Companies	Stabilized	Q1 2023	113
<b>Subtotal 2023</b>						<b>4,632</b>

#	Project Name	Submarket	Developer/Equity	Status	Delivery Date	Units
<b>2022 RENTAL DELIVERIES</b>						
50	The Raven	Ravenswood	Harlem Irving Companies	Stabilized	Q3 2022	167
51	Motif on Belden*	Logan Square	Inland	Stabilized	Q3 2022	100
52	Millie on Michigan	Loop	Magellan / Sterling Bay	Stabilized	Q2 2022	289
53	Gild Chicago	Gold Coast	Newcastle	Stabilized	Q2 2022	89
54	Optima Lakeview*	Lakeview	Optima	Stabilized	Q2 2022	198
55	Parq Fulton	Fulton Market	Marquette	Stabilized	Q1 2022	278
56	Evo Union Park	West Loop	Marquette	Stabilized	Q1 2022	243
<b>Subtotal 2022</b>						<b>1,364</b>
<b>2021 RENTAL DELIVERIES</b>						
57	One Chicago	River North	JDL / Wanxiang	Stabilized	Q2 2021	735
58	Trailhead	Logan Square	LG Development / AEW	Stabilized	Q2 2021	109
59	Nevele22	River West	Lipe Property Company	Stabilized	Q2 2021	97
60	The Rosie	Pilsen	Cedar Street / Origin	Stabilized	Q2 2021	202
61	Cascade	Lakeshore East	Magellan / Lendlease	Stabilized	Q2 2021	503
62	Wrigleyville Lofts*	Lakeview	Draper & Kramer Inc.	Stabilized	Q2 2021	120
63	Triangle Square*	Bucktown	Belgravia / Lennar	Stabilized	Q2 2021	300
64	Atrio	IMD	Marquette	Stabilized	Q2 2021	272
65	AML I 808	River North	AML I	Stabilized	Q2 2021	297
66	Millenium on LaSalle (29 S LaSalle)	Loop	Dolce Living	Stabilized	Q2 2021	207
67	Old Town Park III	Near North	Onni	Stabilized	Q2 2021	456
68	551 Elm at Parkside	Near North	Holsten Real Estate Development	Stabilized	Q2 2021	88
69	The Grand	River North	Onni	Stabilized	Q2 2021	356
70	Avra West Loop	West Loop	Tandem Partners	Stabilized	Q2 2021	198
71	MDA Annex	Loop	CCA	Stabilized	Q1 2021	81
72	Panorama Chicago*	Lakeview	Blitzlake Partners	Stabilized	Q1 2021	140
73	1900 West Lawrence*	Ravenswood	Springbank	Stabilized	Q1 2021	59
74	Parkline	Loop	Moceri+Roszak	Stabilized	Q1 2021	213
<b>Subtotal 2021</b>						<b>4,433</b>
<b>2020 RENTAL DELIVERIES</b>						
75	Than Tower	Old Town	Lakshmi Capital	Stabilized	Q4 2020	105
76	Anderson Point*	Edgewater	MCZ Development	Stabilized	Q4 2020	155
77	The Westerly	River West	Fifield	Stabilized	Q3 2020	188
78	The Clark	Gold Coast	Latsko Interests	Stabilized	Q3 2020	98
79	The Duncan	West Loop	Cedar Street	Stabilized	Q3 2020	260
80	Porte	West Loop	The John Buck Company / Lendlease	Stabilized	Q2 2020	586
81	1957 N Fairfield*	Logan Square	Wilmot Properties	Stabilized	Q4 2020	61
82	2405 Hutchinson*	Lincoln Square	KR Developments	Stabilized	Q3 2020	48
83	Aspire*	South Loop	Draper & Kramer Inc.	Stabilized	Q3 2020	275
84	Adams Laflin Place	West Loop	Michigan Avenue RE Group	Stabilized	Q3 2020	52
85	Imprint	South Loop	CMK	Stabilized	Q2 2020	349
86	North+Vine	Near North	CA Ventures / White Oak	Stabilized	Q2 2020	261
87	Edge on Broadway*	Edgewater	City Pads	Stabilized	Q2 2020	105
88	Logan Apartments* (2500 N Milwaukee)	Logan Square	Fifield / Terraco Inc	Stabilized	Q2 2020	220
89	Union West (935 W Washington)	West Loop	ZOM	Stabilized	Q1 2020	357
90	Wolf Point East	River North	Hines / Kennedy	Stabilized	Q1 2020	698
91	Alta Grand Central	South Loop	Wood Partners	Stabilized	Q1 2020	364
92	TWO Old Town Park	Near North	Onni	Stabilized	Q1 2020	428
93	Avenir	River West	Tandem Partners / Rambaud	Stabilized	Q1 2020	196
94	5252 S Cornell	Hyde Park	HILLS Properties	Stabilized	Q1 2020	246
95	The Jax	West Loop	LG Development	Stabilized	Q1 2020	166
96	The Ainslie*	Ravenswood	Peerless Development	Stabilized	Q1 2020	54
<b>Subtotal 2020</b>						<b>5,272</b>
<b>2019 RENTAL DELIVERIES</b>						
97	2150 W Lawrence*	Ravenswood	Sonco RE	Stabilized	Q4 2019	59
98	The Residences at the Eagle Building	Uptown	DLG Management	Stabilized	Q4 2019	135
99	Concord at Sheridan* (6438 N Sheridan Rd)	Rogers Park	Three Corners	Stabilized	Q4 2019	111
100	Arcade Residences* (1135 West Sheridan Road)	Edgewater	Algonquin Ventures RE	Stabilized	Q3 2019	58
101	Four50*	Lakeview	CA Ventures	Stabilized	Q3 2019	80
102	Milieu (855 W Adams St)	West Loop	CA Ventures / White Oak	Stabilized	Q3 2019	275
103	The Draper*	Uptown	Cedar Street	Stabilized	Q3 2019	342
104	Bush Temple Tower	Gold Coast	Cedar Street	Stabilized	Q3 2019	129
105	1435 N Wells	Near North	LG Development	Stabilized	Q3 2019	50

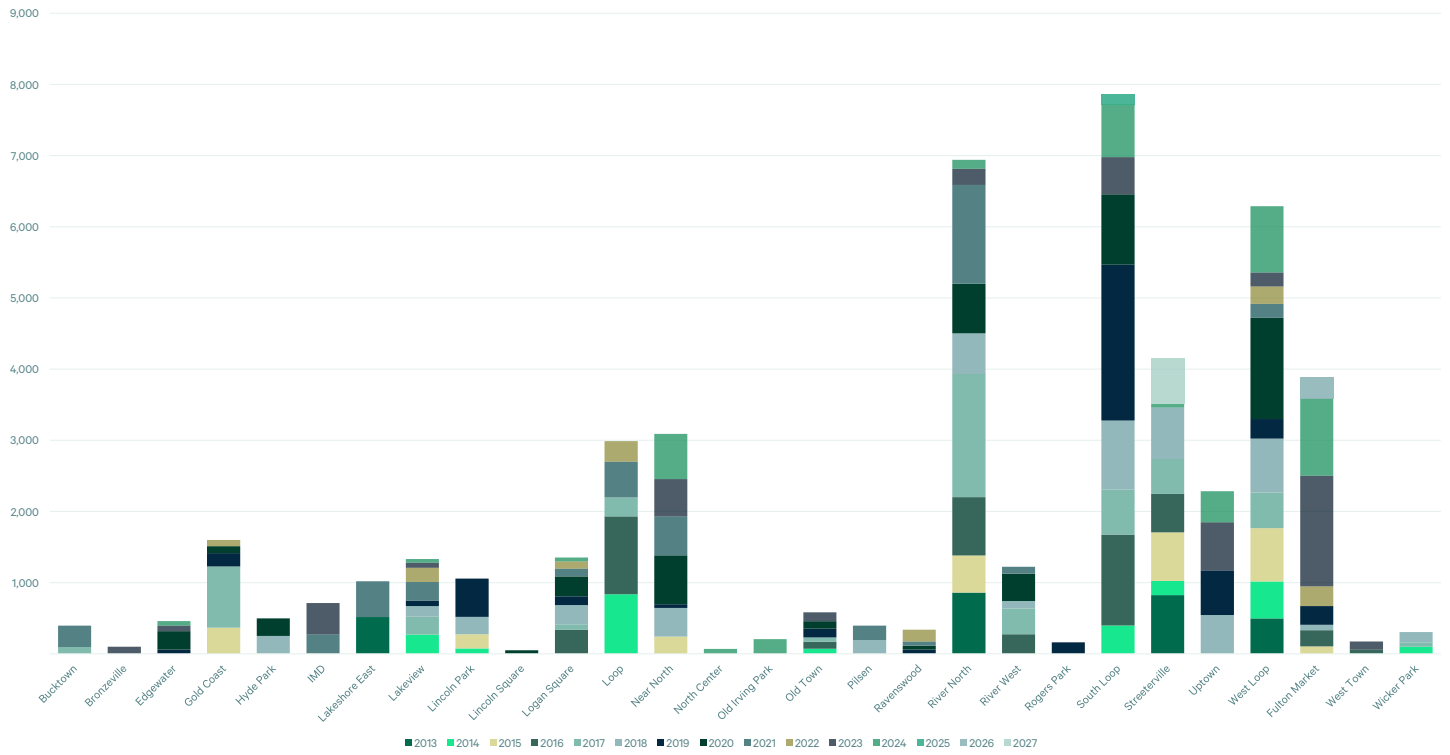
#	Project Name	Submarket	Developer/Equity	Status	Delivery Date	Units
106	The Paragon (1326 S. Michigan)	South Loop	Murphy Development	Stabilized	Q2 2019	500
107	NEMA (1210 S Indiana)	South Loop	Crescent Heights	Stabilized	Q2 2019	800
108	Upshore* (4555 N Sheridan)	Uptown	CRG	Stabilized	Q2 2019	149
109	820 S Michigan	South Loop	Argosy RE Partners	Stabilized	Q2 2019	150
110	61 Banks St.	Gold Coast	Draper & Kramer Inc.	Stabilized	Q2 2019	58
111	Coeval Chicago (1419 S Wabash)	South Loop	CMK	Stabilized	Q2 2019	261
112	The Lincoln Common* (2300 N Lincoln Ave)	Lincoln Park	McCaffery Interests / Hines	Stabilized	Q2 2019	538
113	The Mason (172 N. Ada)	Fulton Market	Marquette	Stabilized	Q2 2019	263
114	1323 W. Morse Ave*	Rogers Park	TAWANI Property Development	Stabilized	Q2 2019	50
115	Essex on the Park (808 S Michigan)	South Loop	Oxford Capital	Stabilized	Q1 2019	479
116	North Park Pointe	Old Town	Sedgwick Properties	Stabilized	Q1 2019	69
117	The Field's Lofts* (4000 W Diversey)	Logan Square	Hubbard Street Partners	Stabilized	Q1 2019	123
118	1325 N Wells	Old Town	Sedgwick Properties	Stabilized	Q1 2019	54
					<b>Subtotal 2019</b>	<b>4,733</b>
<b>2018 RENTAL DELIVERIES</b>						
119	The Residences at Clark & Addison*	Lakeview	M&R / Bucksbaum	Stabilized	Q4 2018	148
120	Solstice on the Park* (1616 E 56th St)	Hyde Park	Antheus Capital	Stabilized	Q4 2018	250
121	No. 508	Lincoln Park	Broder Properties	Stabilized	Q4 2018	53
122	The Ardus (676 N LaSalle)	River North	Cedar Street	Stabilized	Q4 2018	149
123	One Bennett Park (451 E Grand)	Streeterville	Related Midwest	Stabilized	Q4 2018	279
124	727 West Madison	West Loop	F&F Realty / Ares	Stabilized	Q4 2018	492
125	NoCa Blu at Logan Square* (2340 N California)	Logan Square	Savoy / Hunt	Stabilized	Q4 2018	138
126	The Van Buren (808 W Van Buren)	West Loop	Loukas Development	Stabilized	Q3 2018	148
127	A.M. 1980* (1980 N Milwaukee Ave)	Logan Square	CRG	Stabilized	Q3 2018	132
128	FLATS Chicago the Otis* (1435 W 15th St)	Pilsen	Cedar Street	Stabilized	Q3 2018	92
129	Eight Eleven Uptown* (811 W Agatite Ave)	Uptown	JDL Development	Stabilized	Q3 2018	381
130	The Cooper at Southbank (700 S Wells)	South Loop	Lendlease	Stabilized	Q2 2018	452
131	465 N Park	Streeterville	Metlife	Stabilized	Q2 2018	444
132	Stewart School Lofts* (4525 N Kenmore)	Uptown	Morningside Equities	Stabilized	Q2 2018	64
133	Viridian* (734 W Sheridan Rd)	Uptown	Vermillion	Stabilized	Q2 2018	100
134	X University Village (1350 S Union)	Pilsen	Property Markets Group	Stabilized	Q2 2018	100
135	Marlowe (169 W Huron)	River North	Lennar	Stabilized	Q2 2018	176
136	Monroe Aberdeen Place (1050 W Monroe)	West Loop	Michigan Avenue RE Group	Stabilized	Q2 2018	120
137	Seven10 (710 W Grand)	River West	Outlook	Stabilized	Q2 2018	105
138	Wicker Park Connection II (1664 W Division St)	Wicker Park	Centrum Partners	Stabilized	Q2 2018	146
139	Eleven40 (1140 S Wabash)	South Loop	CA Ventures / Kieth Giles	Stabilized	Q2 2018	320
140	Old Town Park	Near North	Onni	Stabilized	Q2 2018	405
141	1407 on Michigan (1407 S Michigan)	South Loop	Russland Capital	Stabilized	Q1 2018	199
142	Quarters (171 N Aberdeen)	Fulton Market	MCZ Development	Stabilized	Q1 2018	75
143	Elevate (2518-36 N Lincoln Ave)*	Lincoln Park	Baker Development	Stabilized	Q1 2018	191
144	3Eleven (311 W Illinois)	River North	The John Buck Company	Stabilized	Q1 2018	245
					<b>Subtotal 2018</b>	<b>5,404</b>
<b>2017 RENTAL DELIVERIES</b>						
145	Alta Roosevelt (801 S Financial Place)	South Loop	Wood Partners	Stabilized	Q4 2017	496
146	Flats No. 800 (Bush Temple rehab)	Gold Coast	Cedar Street	Stabilized	Q4 2017	101
147	The Northland (1550 N Wieland St)	Old Town	JAB Real Estate	Stabilized	Q4 2017	60
148	Hubbard 221 (221 W Hubbard)	River North	Centrum Partners	Stabilized	Q4 2017	195
149	2950 N Sheridan*	Lakeview	Wirtz Realty	Stabilized	Q4 2017	82
150	EMME Chicago (165 N Desplaines St)	West Loop	Gerding Edlen	Stabilized	Q4 2017	199
151	8 E Huron	River North	CA Ventures	Stabilized	Q4 2017	102
152	Gallery on Wells (167 W Erie)	River North	Magellan / Cahan	Stabilized	Q3 2017	444
153	Spoke (728 N Morgan)	River West	Bond Companies	Stabilized	Q3 2017	363
154	Optima Signature (220 E Illinois)	Streeterville	Optima / DeBartolo	Stabilized	Q3 2017	490
155	Landmark West Loop (1035 W Van Buren)	West Loop	Related Midwest	Stabilized	Q3 2017	300
156	The Sinclair (1210 N Clark)	Gold Coast	Fifield	Stabilized	Q3 2017	390
157	Linea (215 W Lake Street)	Loop	Mocer+Roszak	Stabilized	Q3 2017	265
158	640 N Wells Street	River North	JDL	Stabilized	Q2 2017	250
159	MODE Logan Square*	Logan Square	Spearhead Properties	Stabilized	Q2 2017	78
160	The Hudson (750 N Hudson)	River North	Onni	Stabilized	Q2 2017	240
161	30 East (30 E Balbo)	South Loop	Gilbane	Stabilized	Q2 2017	134
162	3141 N Sheffield*	Lakeview	BJB Properties	Stabilized	Q2 2017	80
163	Centrum Bucktown*	Bucktown	Centrum Partners	Stabilized	Q2 2017	94

#	Project Name	Submarket	Developer/Equity	Status	Delivery Date	Units
164	Niche 905 (905 N Orleans)	River North	Ascend Real Estate Group	Stabilized	Q1 2017	202
165	Aurelien (833 N Clark)	Gold Coast	Ryan / Lincoln	Stabilized	Q1 2017	368
166	Exhibit on Superior (165 W Superior)	River North	Magellan / Cahan	Stabilized	Q1 2017	298
167	Lakeview 3200*	Lakeview	Blitzlake Partners	Stabilized	Q1 2017	90
168	Wicker Park Connection I	Wicker Park	Centrum Partners	Stabilized	Q1 2017	61
<b>Subtotal 2017</b>						<b>5,382</b>
<b>2016 RENTAL DELIVERIES</b>						
169	MiCA*	Logan Square	Henry Street Partners	Stabilized	Q4 2016	216
170	L Logan Square*	Logan Square	Property Markets Group	Stabilized	Q4 2016	120
171	SoNu Digs	Old Town	Smithfield	Stabilized	Q4 2016	98
172	Linkt Apartments (830 N Milwaukee Ave)	River West	Akara Partners	Stabilized	Q4 2016	47
173	Sienna Apartments (423 E Ohio)	Streeterville	Golub	Stabilized	Q4 2016	50
174	One333 (1333 S Wabash)	South Loop	CMK	Stabilized	Q4 2016	307
175	Next (347 W Chestnut)	River North	Fifield	Stabilized	Q3 2016	310
176	1822 W Chicago*	West Town	Fifield	Stabilized	Q3 2016	59
177	The Parker Fulton Market (171 N Halsted)	Fulton Market	Shapack / Focus / Atlantic	Stabilized	Q3 2016	227
178	1001 S State	South Loop	Golub / Walsh	Stabilized	Q3 2016	396
179	Moment (545 N McClurg)	Streeterville	Golub	Stabilized	Q3 2016	490
180	Kenect Chicago (500 N Milwaukee)	River West	Akara Partners / CA Ventures	Stabilized	Q2 2016	227
181	Marquee at Block 37 (108 N State)	Loop	CIM / Morguard	Stabilized	Q2 2016	694
182	MILA (201 N Garland)	Loop	The John Buck Company	Stabilized	Q2 2016	402
183	Library Lofts (619 S LaSalle)	South Loop	Marc Realty Residential	Stabilized	Q1 2016	106
184	1000 S Clark	South Loop	JDL / iStar Financial	Stabilized	Q1 2016	469
185	Wolf Point West (343 W Wolf Point)	River North	Hines / Magellan	Stabilized	Q1 2016	509
<b>Subtotal 2016</b>						<b>4,727</b>
<b>2015 RENTAL DELIVERIES</b>						
186	The Hensley (707 N Wells)	River North	Akara Partners	Stabilized	Q4 2015	43
187	Luxe on Madison Expansion (1224 W Madison)	West Loop	Fifield	Stabilized	Q4 2015	42
188	Xavier Apartments (625 W Division)	Near North	Gerding Edlen	Stabilized	Q4 2015	240
189	Gateway (11 S Green)	West Loop	Lennar	Stabilized	Q3 2015	167
190	Lofts at River East (445 E Illinois)	Streeterville	Group Fox	Stabilized	Q3 2015	285
191	Residences at New City (1515 N Halsted)	Lincoln Park	Structured Dev	Stabilized	Q3 2015	199
192	State & Chestnut (845 N State)	Gold Coast	Newcastle	Stabilized	Q2 2015	367
193	Eight O Five (805 N LaSalle)	River North	Smithfield	Stabilized	Q2 2015	292
194	Circa 922 (922 W Washington)	Fulton Market	Focus / Atlantic	Stabilized	Q1 2015	104
195	Arkadia Tower (765 W Adams)	West Loop	White Oak / CA Ventures	Stabilized	Q1 2015	350
196	North Water (340 E North Water Street)	Streeterville	DRW	Stabilized	Q1 2015	398
197	Jeff Jack (601 W Jackson)	West Loop	Moceri+Roszak	Stabilized	Q1 2015	190
198	Jones Chicago (220 W Illinois)	River North	Gerding Edlen / Fred Latsko	Stabilized	Q1 2015	188
<b>Subtotal 2015</b>						<b>2,865</b>
<b>2014 RENTAL DELIVERIES</b>						
199	The Aberdeen (22 N Aberdeen St)	West Loop	Michigan Avenue RE Group	Stabilized	Q3 2014	81
200	The Scott Residences (211 W Scott)	Old Town	JDL / Harlem Irving	Stabilized	Q3 2014	71
201	AMLI Lofts (800 S Clark)	South Loop	AMLI	Stabilized	Q3 2014	398
202	The Madison at Racine (1164 W Madison)	West Loop	Ascend	Stabilized	Q3 2014	216
203	Webster Square Apartments (558 W Webster) *	Lincoln Park	Sandz Development	Stabilized	Q3 2014	75
204	Catalyst (123 N Desplaines)	West Loop	Urban R2 / Marquette	Stabilized	Q2 2014	223
205	OneEleven (111 W Wacker)	Loop	Related	Stabilized	Q2 2014	504
206	73 E Lake	Loop	M&R	Stabilized	Q2 2014	332
207	850 Lake Shore Drive	Streeterville	Nat Advisors	Stabilized	Q1 2014	198
208	1611 W Division	Wicker Park	Henry Street Partners	Stabilized	Q1 2014	99
209	Halsted Flats (3740 N Halsted) *	Lakeview	JDL / Harlem Irving	Stabilized	Q1 2014	269
<b>Subtotal 2014</b>						<b>2,466</b>
<b>2013 RENTAL DELIVERIES</b>						
210	Optima Chicago Center (200 E. Illinois)	Streeterville	Optima / DeBartlo	Stabilized	Q3 2013	325
211	AMLI River North (71 W. Hubbard)	River North	AMLI	Stabilized	Q3 2013	409
212	Hubbard Place (360 W. Hubbard)	River North	Habitat	Stabilized	Q3 2013	450
213	500 N. Lake Shore Drive	Streeterville	Related	Stabilized	Q2 2013	500
214	K2 (365 N. Halsted)	West Loop	Fifield / Wood	Stabilized	Q1 2013	496
215	The Coast (345 E. Wacker)	Lakeshore East	Magellan	Stabilized	Q1 2013	515
<b>Subtotal 2013</b>						<b>2,695</b>
<b>Total Number of Units Since 2013</b>						<b>49,639</b>
<b>Average Annual Units 2013-2024</b>						<b>4,035</b>

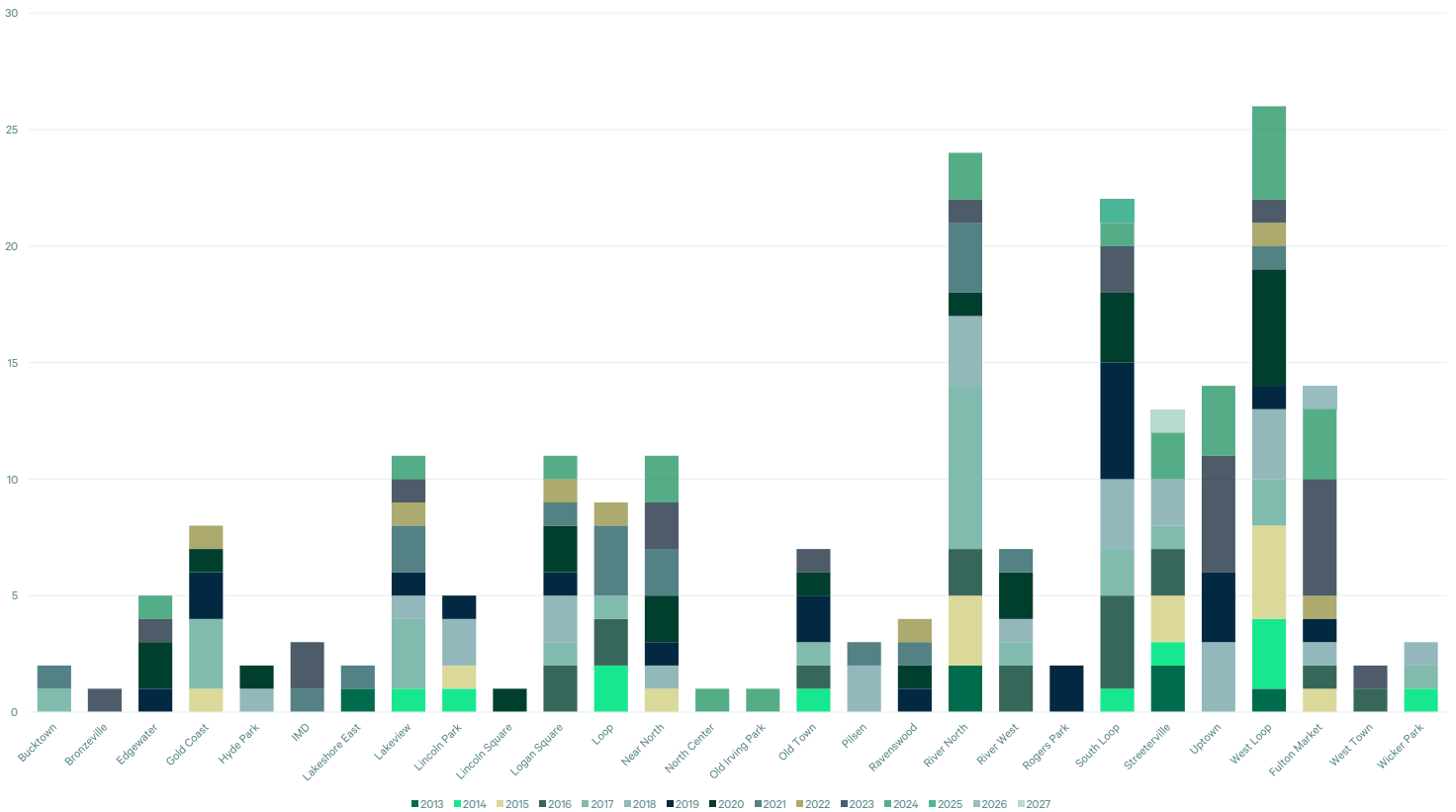
\*Not within the maps boundaries



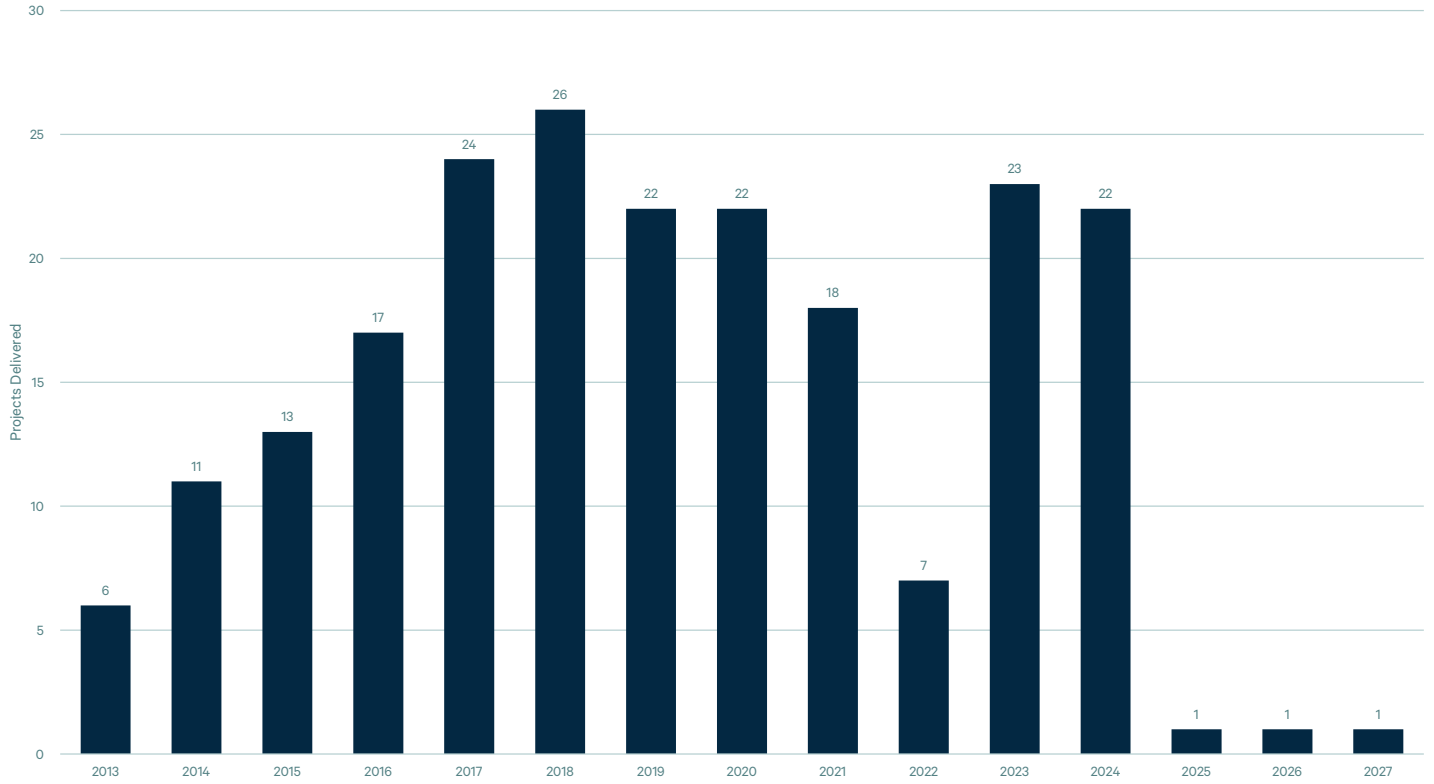
### TOTAL APARTMENT UNITS DELIVERED BY YEAR, SUBMARKET



### PROJECTS DELIVERED BY YEAR, SUBMARKET



### City of Chicago - Projects Delivered by Year



### City of Chicago - Annual New Supply



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**CBRE**

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