



CHICAGO MULTIFAMILY

CBRE Q1 2024

Downtown Chicago

Multifamily Development Pipeline

Q1 2024

CBRE

#	Project Name	Submarket	Developer/Equity	Status	Delivery Date	Units	
2027 RENTAL DELIVERIES							
1	400 Lake Shore	Streeterville	Related Midwest	U/C	2027	635	
						Subtotal 2027	635
2026 RENTAL DELIVERIES							
2	220 N Ada	Fulton Market	Shapack/CRG	U/C	2026	308	
						Subtotal 2026	308
2025 RENTAL DELIVERIES							
						Subtotal 2025	0
2024 RENTAL DELIVERIES							
3	1114 W Carroll	Fulton Market	Trammell Crow	U/C	2024	368	
4	640 W Irving Park	Uptown	KGiles LLC/ CA Ventures	U/C	2024	245	
5	6044 N Winthrop*	Edgewater	North Park Ventures	U/C	2024	64	
6	812 W Adams	West Loop	Luxe Suites Chicago LLC	U/C	2024	80	
7	5035 N Sheridan	Uptown	DLG Management	U/C	2024	77	
8	3914 N Lincoln	North Center	Langford Construction	U/C	2024	68	
9	Coppia	West Loop	The Pizzuti Cos.	Leasing	2024	298	
10	The Saint Grand	Streeterville	Mavrek	Leasing	2024	248	
11	Cassidy on Canal	West Loop	The Habitat Company	Leasing	2024	343	
12	The Leo	River North	Vista Property	Leasing	2024	168	
13	Solverre	Uptown	Lincoln	Leasing	2024	303	
14	1000M	South Loop	Time Equities / JK Equities / Oak Capital	Leasing	2024	738	
15	868 N Wells	Near North	JDL	Leasing	2024	411	
16	The Thompson	West Loop	Marquette	Leasing	2024	210	
17	Arthur on Aberdeen	Fulton Market	LG Development	Leasing	2024	363	
18	The Elizabeth	Fulton Market	Sterling Bay	Leasing	2024	350	
19	Low Line Commons	Lakeview	Contemporary Concepts	Leasing	2024	53	
20	6 Corner Lofts	Old Irving Park	Ryan Companies	Leasing	2024	206	
21	Harmony	Uptown	MCZ Development	Leasing	2024	56	
22	920 N Wells	Near North	JDL	Leasing	2024	223	
						Subtotal 2024	4,872
2023 RENTAL DELIVERIES							
23	Hugo	River North	LG Development	Leasing	Q4 2023	227	
24	Foundry	Near North	White Oak	Leasing	Q4 2023	327	
25	The Dylan	Fulton Market	Sterling Bay	Leasing	Q4 2023	282	
26	Onni Fulton Market	Fulton Market	Onni	Leasing	Q3 2023	373	
27	The Teller House	Uptown	Cedar Street	Leasing	Q2 2023	176	
28	The Sally	Uptown	Cedar Street	Leasing	Q2 2023	180	
29	Post Chicado	Old Town	Structured Dev	Leasing	Q2 2023	126	
30	43 Green	Bronzeville	The Habitat Company	Leasing	Q2 2023	99	
31	The 808 Cleveland	Near North	DAC Developments	Leasing	Q2 2023	200	
32	Sage West Loop	West Loop	Tandem Partners	Leasing	Q2 2023	196	
33	The Lydian	IMD	Marquette	Leasing	Q2 2023	279	
34	The Wilmore	Uptown	Cedar Street	Leasing	Q2 2023	62	
35	1400 S Wabash	South Loop	CMK Companies	Leasing	Q1 2023	299	
36	Cadence Apartments	IMD	Gateway Development Partners	Leasing	Q1 2023	161	
37	Platform 4611*	Uptown	The John Buck Company / Free Market Ventures	Leasing	Q1 2023	200	
38	The Medallion	Lakeview	Private Developer	Stabilized	Q3 2023	72	
39	The Heron	Edgewater	Cedar Street	Stabilized	Q3 2023	78	
40	Portrait	Uptown	Mavrek	Stabilized	Q2 2023	59	
41	The Reed	South Loop	Lendlease	Stabilized	Q2 2023	224	
42	Fulbrix Fulton Market	Fulton Market	Moceri+Roszak	Stabilized	Q2 2023	375	
43	The Row Fulton Market	Fulton Market	Related Midwest	Stabilized	Q2 2023	300	
44	One Six Six Fulton Market	Fulton Market	Greystar	Stabilized	Q2 2023	224	
45	Inspire West Town	West Town	Bond Companies	Stabilized	Q1 2023	113	
						Subtotal 2023	4,632
2022 RENTAL DELIVERIES							
46	The Raven	Ravenswood	Harlem Irving Companies	Stabilized	Q3 2022	167	
47	Motif on Belden*	Logan Square	Inland	Stabilized	Q3 2022	100	
48	Millie on Michigan	Loop	Magellan / Sterling Bay	Stabilized	Q2 2022	289	
49	Gild Chicago	Gold Coast	Newcastle	Stabilized	Q2 2022	89	
50	Optima Lakeview*	Lakeview	Optima	Stabilized	Q2 2022	198	
51	Parq Fulton	Fulton Market	Marquette	Stabilized	Q1 2022	278	
52	Evo Union Park	West Loop	Marquette	Stabilized	Q1 2022	243	
						Subtotal 2022	1,364

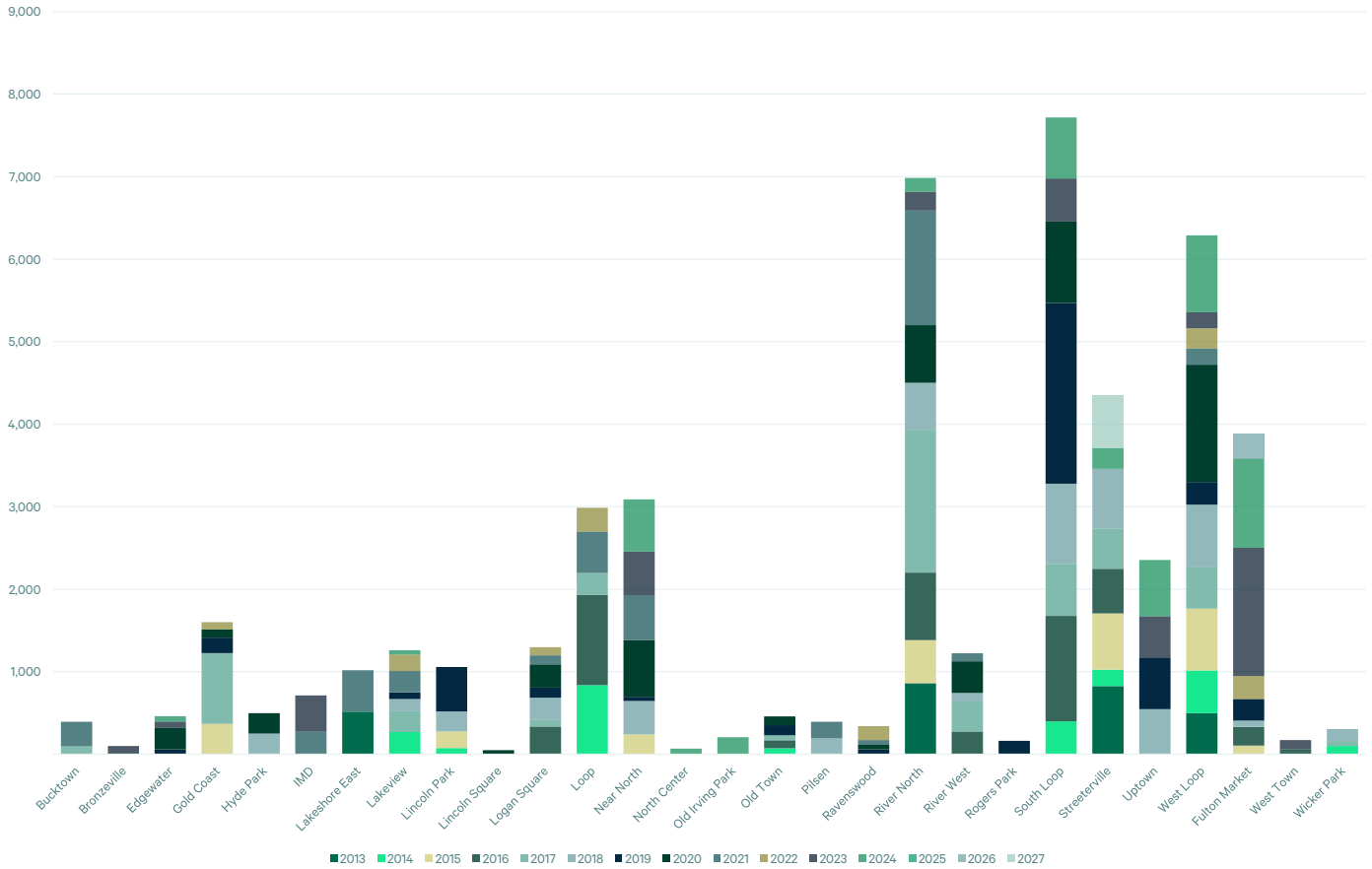
#	Project Name	Submarket	Developer/Equity	Status	Delivery Date	Units
2021 RENTAL DELIVERIES						
53	One Chicago	River North	JDL / Wanxiang	Stabilized	Q2 2021	735
54	Trailhead	Logan Square	LG Development / AEW	Stabilized	Q2 2021	109
55	Nevele22	River West	Lipe Property Company	Stabilized	Q2 2021	97
56	The Rosie	Pilsen	Cedar Street / Origin	Stabilized	Q2 2021	202
57	Cascade	Lakeshore East	Magellan / Lendlease	Stabilized	Q2 2021	503
58	Wrigleyville Lofts*	Lakeview	Draper & Kramer Inc.	Stabilized	Q2 2021	120
59	Triangle Square*	Bucktown	Belgravia / Lennar	Stabilized	Q2 2021	300
60	Atrio	IMD	Marquette	Stabilized	Q2 2021	272
61	AMLI 808	River North	AMLI	Stabilized	Q2 2021	297
62	Millenium on LaSalle (29 S LaSalle)	Loop	Dolce Living	Stabilized	Q2 2021	207
63	Old Town Park III	Near North	Onni	Stabilized	Q2 2021	456
64	551 Elm at Parkside	Near North	Holsten Real Estate Development	Stabilized	Q2 2021	88
65	The Grand	River North	Onni	Stabilized	Q2 2021	356
66	Avra West Loop	West Loop	Tandem Partners	Stabilized	Q2 2021	198
67	MDA Annex	Loop	CCA	Stabilized	Q1 2021	81
68	Panorama Chicago*	Lakeview	Blitzlake Partners	Stabilized	Q1 2021	140
69	1900 West Lawrence*	Ravenswood	Springbank	Stabilized	Q1 2021	59
70	Parkline	Loop	Moceri+Roszak	Stabilized	Q1 2021	213
					Subtotal 2021	4,433
2020 RENTAL DELIVERIES						
71	Than Tower	Old Town	Lakshmi Capital	Stabilized	Q4 2020	105
72	Anderson Point*	Edgewater	MCZ Development	Stabilized	Q4 2020	155
73	The Westerly	River West	Fifield	Stabilized	Q3 2020	188
74	The Clark	Gold Coast	Latsko Interests	Stabilized	Q3 2020	98
75	The Duncan	West Loop	Cedar Street	Stabilized	Q3 2020	260
76	Porte	West Loop	The John Buck Company / Lendlease	Stabilized	Q2 2020	586
77	1957 N Fairfield*	Logan Square	Wilmot Properties	Stabilized	Q4 2020	61
78	2405 Hutchinson*	Lincoln Square	KR Developments	Stabilized	Q3 2020	48
79	Aspire*	South Loop	Draper & Kramer Inc.	Stabilized	Q3 2020	275
80	Adams Laffin Place	West Loop	Michigan Avenue RE Group	Stabilized	Q3 2020	52
81	Imprint	South Loop	CMK	Stabilized	Q2 2020	349
82	North+Vine	Near North	CA Ventures / White Oak	Stabilized	Q2 2020	261
83	Edge on Broadway*	Edgewater	City Pads	Stabilized	Q2 2020	105
84	Logan Apartments* (2500 N Milwaukee)	Logan Square	Fifield / Terraco Inc	Stabilized	Q2 2020	220
85	Union West (935 W Washington)	West Loop	ZOM	Stabilized	Q1 2020	357
86	Wolf Point East	River North	Hines / Kennedy	Stabilized	Q1 2020	698
87	Alta Grand Central	South Loop	Wood Partners	Stabilized	Q1 2020	364
88	TWO Old Town Park	Near North	Onni	Stabilized	Q1 2020	428
89	Avenir	River West	Tandem Partners / Rambaud	Stabilized	Q1 2020	196
90	5252 S Cornell	Hyde Park	HILLS Properties	Stabilized	Q1 2020	246
91	The Jax	West Loop	LG Development	Stabilized	Q1 2020	166
92	The Ainslie*	Ravenswood	Peerless Development	Stabilized	Q1 2020	54
					Subtotal 2020	5,272
2019 RENTAL DELIVERIES						
93	2150 W Lawrence*	Ravenswood	Sonco RE	Stabilized	Q4 2019	59
94	The Residences at the Eagle Building	Uptown	DLG Management	Stabilized	Q4 2019	135
95	Concord at Sheridan* (6438 N Sheridan Rd)	Rogers Park	Three Corners	Stabilized	Q4 2019	111
96	Arcade Residences* (1135 West Sheridan Road)	Edgewater	Algonquin Ventures RE	Stabilized	Q3 2019	58
97	Four50*	Lakeview	CA Ventures	Stabilized	Q3 2019	80
98	Milieu (855 W Adams St)	West Loop	CA Ventures / White Oak	Stabilized	Q3 2019	275
99	The Draper*	Uptown	Cedar Street	Stabilized	Q3 2019	342
100	Bush Temple Tower	Gold Coast	Cedar Street	Stabilized	Q3 2019	129
101	1435 N Wells	Near North	LG Development	Stabilized	Q3 2019	50
102	The Paragon (1326 S. Michigan)	South Loop	Murphy Development	Stabilized	Q2 2019	500
103	NEMA (1210 S Indiana)	South Loop	Crescent Heights	Stabilized	Q2 2019	800
104	Upshore* (4555 N Sheridan)	Uptown	CRG	Stabilized	Q2 2019	149
105	820 S Michigan	South Loop	Argosy RE Partners	Stabilized	Q2 2019	150
106	61 Banks St.	Gold Coast	Draper & Kramer Inc.	Stabilized	Q2 2019	58
106	Coeval Chicago (1419 S Wabash)	South Loop	CMK	Stabilized	Q2 2019	261

#	Project Name	Submarket	Developer/Equity	Status	Delivery Date	Units
107	Coeval Chicago (1419 S Wabash)	South Loop	CMK	Stabilized	Q2 2019	261
108	The Lincoln Common* (2300 N Lincoln Ave)	Lincoln Park	McCaffery Interests / Hines	Stabilized	Q2 2019	538
109	The Mason (172 N. Ada)	Fulton Market	Marquette	Stabilized	Q2 2019	263
110	1323 W. Morse Ave*	Rogers Park	TAWANI Property Development	Stabilized	Q2 2019	50
111	Essex on the Park (808 S Michigan)	South Loop	Oxford Capital	Stabilized	Q1 2019	479
112	North Park Pointe	Old Town	Sedgwick Properties	Stabilized	Q1 2019	69
113	The Field's Lofts* (4000 W Diversey)	Logan Square	Hubbard Street Partners	Stabilized	Q1 2019	123
114	1325 N Wells	Old Town	Sedgwick Properties	Stabilized	Q1 2019	54
Subtotal 2019						4,733
2018 RENTAL DELIVERIES						
115	The Residences at Clark & Addison*	Lakeview	M&R / Bucksbaum	Stabilized	Q4 2018	148
116	Solstice on the Park* (1616 E 56th St)	Hyde Park	Antheus Capital	Stabilized	Q4 2018	250
117	No. 508	Lincoln Park	Broder Properties	Stabilized	Q4 2018	53
118	The Arduis (676 N LaSalle)	River North	Cedar Street	Stabilized	Q4 2018	149
119	One Bennett Park (451 E Grand)	Streeterville	Related Midwest	Stabilized	Q4 2018	279
120	727 West Madison	West Loop	F&F Realty / Ares	Stabilized	Q4 2018	492
121	NoCa Blu at Logan Square* (2340 N California)	Logan Square	Savoy / Hunt	Stabilized	Q4 2018	138
122	The Van Buren (808 W Van Buren)	West Loop	Loukas Development	Stabilized	Q3 2018	148
123	A.M. 1980* (1980 N Milwaukee Ave)	Logan Square	CRG	Stabilized	Q3 2018	132
124	FLATS Chicago the Otis* (1435 W 15th St)	Pilsen	Cedar Street	Stabilized	Q3 2018	92
125	Eight Eleven Uptown* (811 W Agatite Ave)	Uptown	JDL Development	Stabilized	Q3 2018	381
126	The Cooper at Southbank (700 S Wells)	South Loop	Lendlease	Stabilized	Q2 2018	452
127	465 N Park	Streeterville	Metlife	Stabilized	Q2 2018	444
128	Stewart School Lofts* (4525 N Kenmore)	Uptown	Morningside Equities	Stabilized	Q2 2018	64
129	Viridian* (734 W Sheridan Rd)	Uptown	Vermillion	Stabilized	Q2 2018	100
130	X University Village (1350 S Union)	Pilsen	Property Markets Group	Stabilized	Q2 2018	100
131	Marlowe (169 W Huron)	River North	Lennar	Stabilized	Q2 2018	176
132	Monroe Aberdeen Place (1050 W Monroe)	West Loop	Michigan Avenue RE Group	Stabilized	Q2 2018	120
133	Seven10 (710 W Grand)	River West	Outlook	Stabilized	Q2 2018	105
134	Wicker Park Connection II (1664 W Division St)	Wicker Park	Centrum Partners	Stabilized	Q2 2018	146
135	Eleven40 (1140 S Wabash)	South Loop	CA Ventures / Kieth Giles	Stabilized	Q2 2018	320
136	Old Town Park	Near North	Onni	Stabilized	Q2 2018	405
137	1407 on Michigan (1407 S Michigan)	South Loop	Russland Capital	Stabilized	Q1 2018	199
138	Quarters (171 N Aberdeen)	Fulton Market	MCZ Development	Stabilized	Q1 2018	75
139	Elevate (2518-36 N Lincoln Ave)*	Lincoln Park	Baker Development	Stabilized	Q1 2018	191
140	3Eleven (311 W Illinois)	River North	The John Buck Company	Stabilized	Q1 2018	245
Subtotal 2018						5,404
2017 RENTAL DELIVERIES						
141	Alta Roosevelt (801 S Financial Place)	South Loop	Wood Partners	Stabilized	Q4 2017	496
142	Flats No. 800 (Bush Temple rehab)	Gold Coast	Cedar Street	Stabilized	Q4 2017	101
143	The Northland (1550 N Wieland St)	Old Town	JAB Real Estate	Stabilized	Q4 2017	60
144	Hubbard 221 (221 W Hubbard)	River North	Centrum Partners	Stabilized	Q4 2017	195
145	2950 N Sheridan*	Lakeview	Wirtz Realty	Stabilized	Q4 2017	82
146	EMME Chicago (165 N Desplaines St)	West Loop	Gerding Edlen	Stabilized	Q4 2017	199
147	8 E Huron	River North	CA Ventures	Stabilized	Q4 2017	102
148	Gallery on Wells (167 W Erie)	River North	Magellan / Cahan	Stabilized	Q3 2017	444
149	Spoke (728 N Morgan)	River West	Bond Companies	Stabilized	Q3 2017	363
150	Optima Signature (220 E Illinois)	Streeterville	Optima / DeBartolo	Stabilized	Q3 2017	490
151	Landmark West Loop (1035 W Van Buren)	West Loop	Related Midwest	Stabilized	Q3 2017	300
152	The Sinclair (1210 N Clark)	Gold Coast	Fifield	Stabilized	Q3 2017	390
153	Linea (215 W Lake Street)	Loop	Moceri+Roszak	Stabilized	Q3 2017	265
154	640 N Wells Street	River North	JDL	Stabilized	Q2 2017	250
155	MODE Logan Square*	Logan Square	Spearhead Properties	Stabilized	Q2 2017	78
156	The Hudson (750 N Hudson)	River North	Onni	Stabilized	Q2 2017	240
157	30 East (30 E Balbo)	South Loop	Gilbane	Stabilized	Q2 2017	134
158	3141 N Sheffield*	Lakeview	BJB Properties	Stabilized	Q2 2017	80
159	Centrum Bucktown*	Bucktown	Centrum Partners	Stabilized	Q2 2017	94
160	Niche 905 (905 N Orleans)	River North	Ascend Real Estate Group	Stabilized	Q1 2017	202
161	Aurelien (833 N Clark)	Gold Coast	Ryan / Lincoln	Stabilized	Q1 2017	368
162	Exhibit on Superior (165 W Superior)	River North	Magellan / Cahan	Stabilized	Q1 2017	298
163	Lakeview 3200*	Lakeview	Blitzlake Partners	Stabilized	Q1 2017	90
164	Wicker Park Connection I	Wicker Park	Centrum Partners	Stabilized	Q1 2017	61
Subtotal 2017						5,382

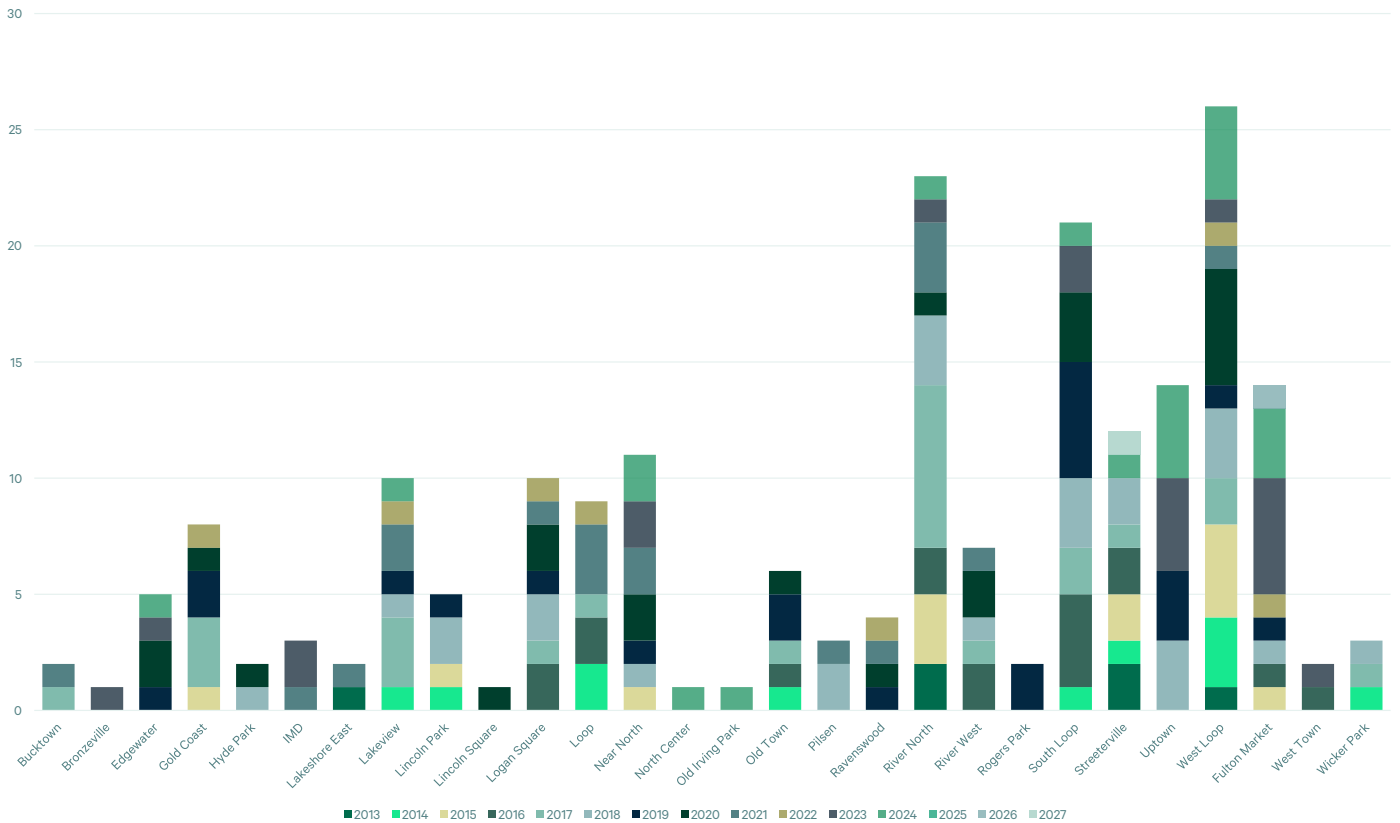
#	Project Name	Submarket	Developer/Equity	Status	Delivery Date	Units
2016 RENTAL DELIVERIES						
165	MiCA*	Logan Square	Henry Street Partners	Stabilized	Q4 2016	216
166	L Logan Square*	Logan Square	Property Markets Group	Stabilized	Q4 2016	120
167	SoNu Digs	Old Town	Smithfield	Stabilized	Q4 2016	98
168	Linkt Apartments (830 N Milwaukee Ave)	River West	Akara Partners	Stabilized	Q4 2016	47
169	Sienna Apartments (423 E Ohio)	Streeterville	Golub	Stabilized	Q4 2016	50
170	One333 (1333 S Wabash)	South Loop	CMK	Stabilized	Q4 2016	307
171	Next (347 W Chestnut)	River North	Fifield	Stabilized	Q3 2016	310
172	1822 W Chicago*	West Town	Fifield	Stabilized	Q3 2016	59
173	The Parker Fulton Market (171 N Halsted)	Fulton Market	Shapack / Focus / Atlantic	Stabilized	Q3 2016	227
174	1001 S State	South Loop	Golub / Walsh	Stabilized	Q3 2016	396
175	Moment (545 N McClurg)	Streeterville	Golub	Stabilized	Q3 2016	490
176	Kenect Chicago (500 N Milwaukee)	River West	Akara Partners / CA Ventures	Stabilized	Q2 2016	227
177	Marquee at Block 37 (108 N State)	Loop	CIM / Morguard	Stabilized	Q2 2016	694
178	MILA (201 N Garland)	Loop	The John Buck Company	Stabilized	Q2 2016	402
179	Library Lofts (619 S LaSalle)	South Loop	Marc Realty Residential	Stabilized	Q1 2016	106
180	1000 S Clark	South Loop	JDL / iStar Financial	Stabilized	Q1 2016	469
181	Wolf Point West (343 W Wolf Point)	River North	Hines / Magellan	Stabilized	Q1 2016	509
Subtotal 2016						4,727
2015 RENTAL DELIVERIES						
182	The Hensley (707 N Wells)	River North	Akara Partners	Stabilized	Q4 2015	43
183	Luxe on Madison Expansion (1224 W Madison)	West Loop	Fifield	Stabilized	Q4 2015	42
184	Xavier Apartments (625 W Division)	Near North	Gerding Edlen	Stabilized	Q4 2015	240
185	Gateway (11 S Green)	West Loop	Lennar	Stabilized	Q3 2015	167
186	Lofts at River East (445 E Illinois)	Streeterville	Group Fox	Stabilized	Q3 2015	285
187	Residences at New City (1515 N Halsted)	Lincoln Park	Structured Dev	Stabilized	Q3 2015	199
188	State & Chestnut (845 N State)	Gold Coast	Newcastle	Stabilized	Q2 2015	367
189	Eight O Five (805 N LaSalle)	River North	Smithfield	Stabilized	Q2 2015	292
190	Circa 922 (922 W Washington)	Fulton Market	Focus / Atlantic	Stabilized	Q1 2015	104
191	Arkadia Tower (765 W Adams)	West Loop	White Oak / CA Ventures	Stabilized	Q1 2015	350
192	North Water (340 E North Water Street)	Streeterville	DRW	Stabilized	Q1 2015	398
193	Jeff Jack (601 W Jackson)	West Loop	Moceri+Roszak	Stabilized	Q1 2015	190
194	Jones Chicago (220 W Illinois)	River North	Gerding Edlen / Fred Latsko	Stabilized	Q1 2015	188
Subtotal 2015						2,865
2014 RENTAL DELIVERIES						
195	The Aberdeen (22 N Aberdeen St)	West Loop	Michigan Avenue RE Group	Stabilized	Q3 2014	81
196	The Scott Residences (211 W Scott)	Old Town	JDL / Harlem Irving	Stabilized	Q3 2014	71
197	AMLI Lofts (800 S Clark)	South Loop	AMLI	Stabilized	Q3 2014	398
198	The Madison at Racine (1164 W Madison)	West Loop	Ascend	Stabilized	Q3 2014	216
199	Webster Square Apartments (558 W Webster) *	Lincoln Park	Sandz Development	Stabilized	Q3 2014	75
200	Catalyst (123 N Desplaines)	West Loop	Urban R2 / Marquette	Stabilized	Q2 2014	223
201	OneEleven (111 W Wacker)	Loop	Related	Stabilized	Q2 2014	504
202	73 E Lake	Loop	M&R	Stabilized	Q2 2014	332
203	850 N Lake Shore Drive	Streeterville	Nat Advisors	Stabilized	Q1 2014	198
204	1611 W Division	Wicker Park	Henry Street Partners	Stabilized	Q1 2014	99
205	Halsted Flats (3740 N Halsted) *	Lakeview	JDL / Harlem Irving	Stabilized	Q1 2014	269
Subtotal 2014						2,466
2013 RENTAL DELIVERIES						
206	Optima Chicago Center (200 E. Illinois)	Streeterville	Optima / DeBartlo	Stabilized	Q3 2013	325
207	AMLI River North (71 W. Hubbard)	River North	AMLI	Stabilized	Q3 2013	409
208	Hubbard Place (360 W. Hubbard)	River North	Habitat	Stabilized	Q3 2013	450
209	500 N. Lake Shore Drive	Streeterville	Related	Stabilized	Q2 2013	500
210	K2 (365 N. Halsted)	West Loop	Fifield / Wood	Stabilized	Q1 2013	496
211	The Coast (345 E. Wacker)	Lakeshore East	Magellan	Stabilized	Q1 2013	515
Subtotal 2013						2,695
Total Number of Units Since 2013						49,788
Average Annual Units 2013-2024						4,149

*Not within the maps boundaries

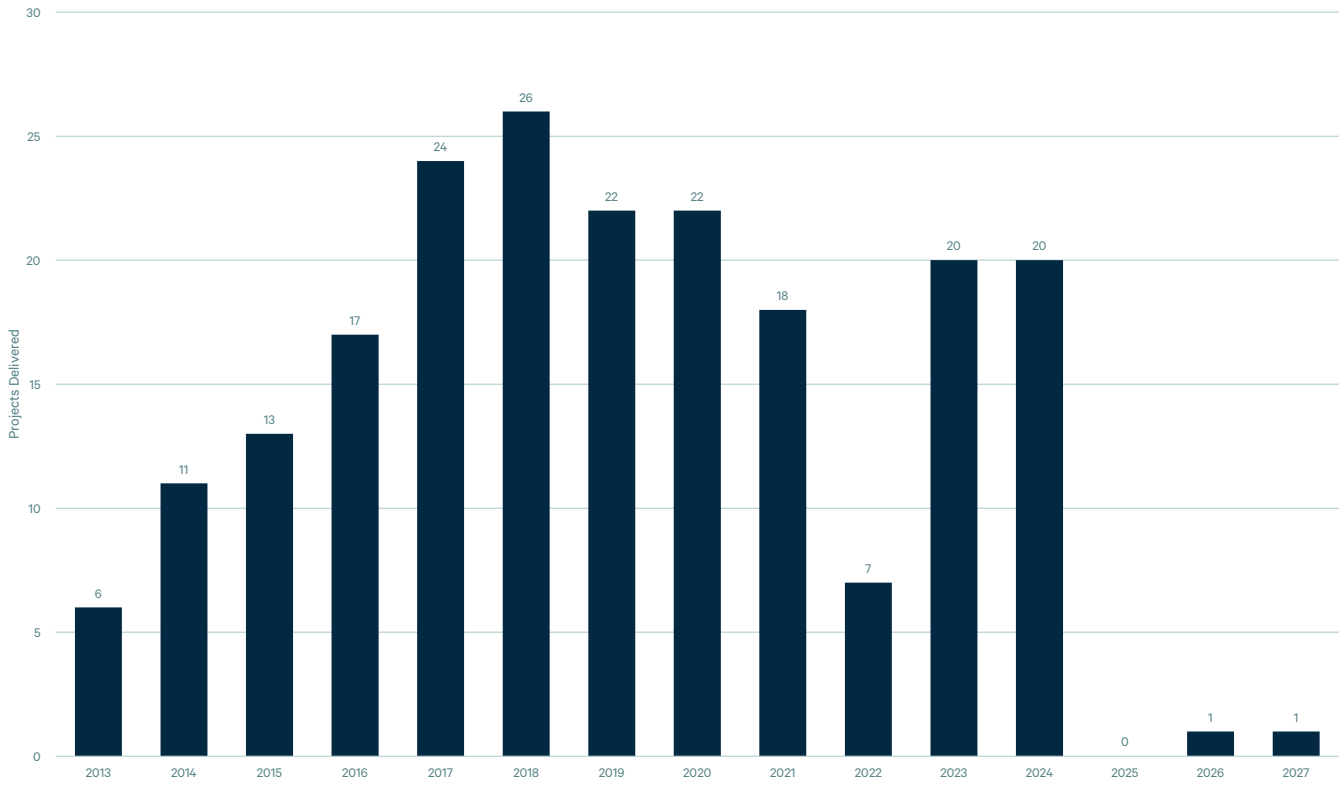
TOTAL APARTMENT UNITS DELIVERED BY YEAR, SUBMARKET



PROJECTS DELIVERED BY YEAR, SUBMARKET



City of Chicago - Projects Delivered by Year



City of Chicago - Annual New Supply



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