

WICHITA, KANSAS



2021 MARKET AT A GLANCE

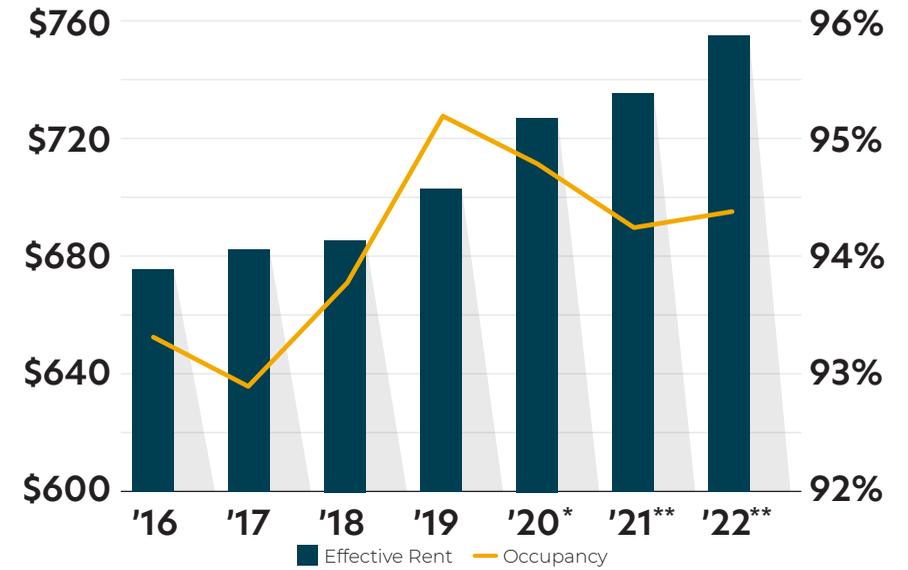
OCCUPANCY RATE
94.2%
 Down 60 bps YOY

EFFECTIVE RENT
\$733
 Up 1.2% YOY

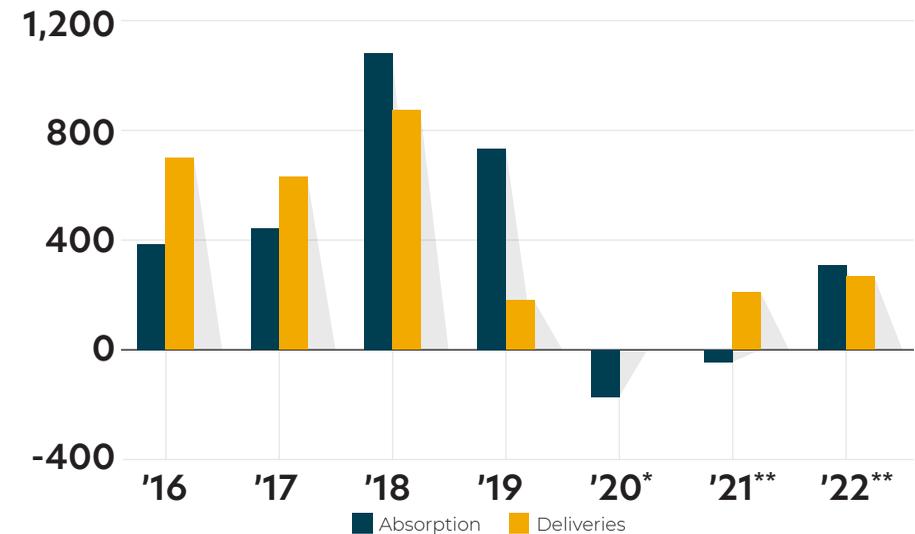
RENT SHARE OF WALLET
14.3%
 Up 10 bps YOY

MARKET TRENDS

EFFECTIVE RENT AND OCCUPANCY



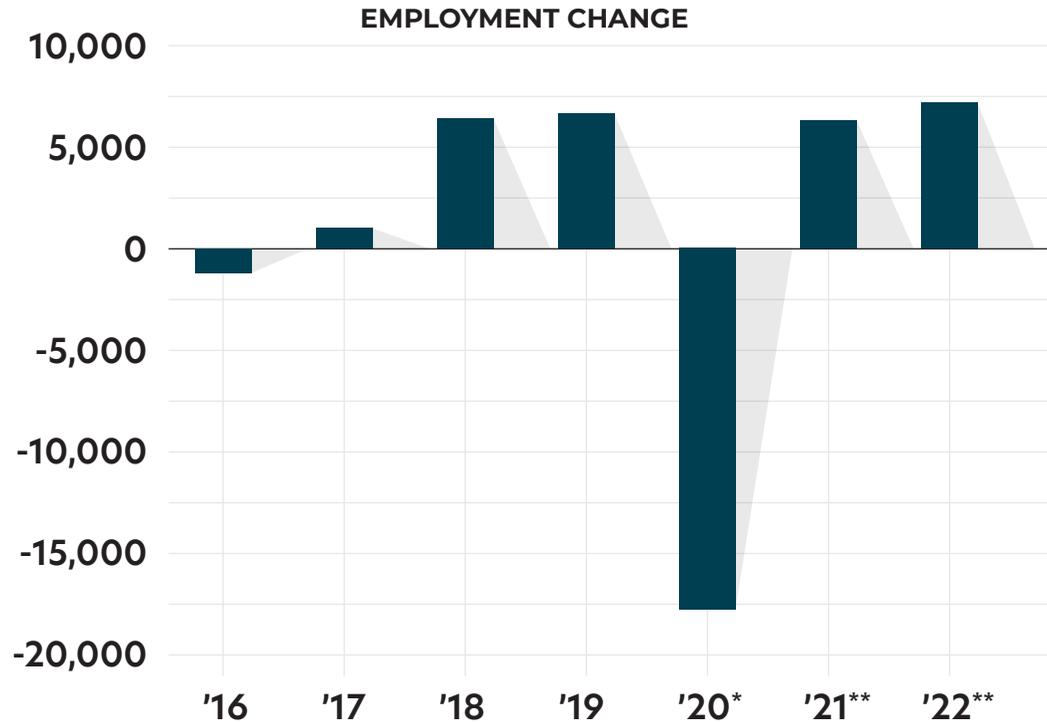
ABSORPTION AND DELIVERIES



Data and images pertaining to employment, income, permits, population, rents, single-family housing, and occupancy are year-end figures. Absorption, construction, and apartment sales figures are full-year totals. *Numbers for 2020 are projected values; **2021/2022 figures are forecast projections. Apartment market data criteria and methodologies vary by market.

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EMPLOYMENT TRENDS



EMPLOYMENT				
2019	YOY CHANGE	2020*	YOY CHANGE	2021**
309,000	-5.7%	291,500	2.1%	297,600

UNEMPLOYMENT RATE				
2019	YOY CHANGE	2020	YOY CHANGE	2021
2.4%	690 BPS	9.3%	-210 BPS	7.2%

POPULATION				
2019	YOY CHANGE	2020	YOY CHANGE	2021
647,600	0.4%	650,300	0.4%	652,900

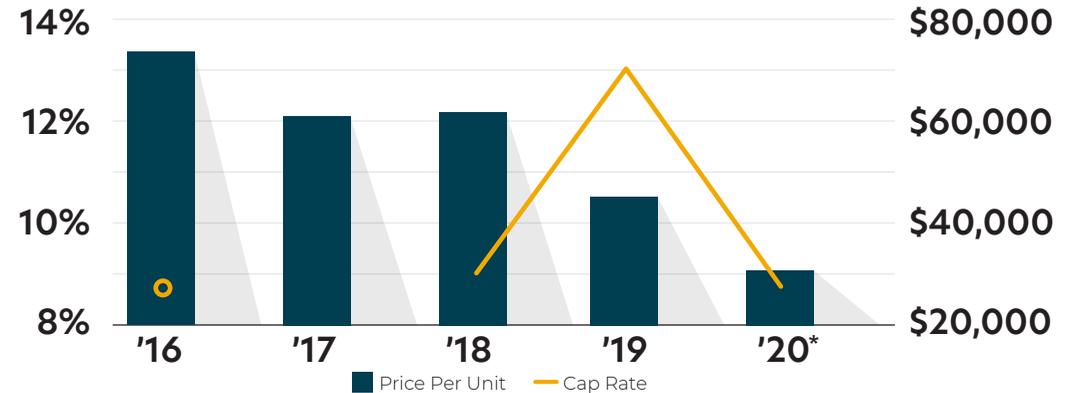
HOUSEHOLDS				
2019	YOY CHANGE	2020	YOY CHANGE	2021
260,400	0.8%	262,500	0.7%	264,400

MEDIAN HOUSEHOLD INCOME				
2019	YOY CHANGE	2020	YOY CHANGE	2021
\$59,758	2.6%	\$61,298	0.3%	\$61,479

SALES TRENDS

PRICE PER UNIT		
2019	YOY CHANGE	2020*
\$44,189	-31.6%	\$30,213

CAP RATE		
2019	YOY CHANGE	2020
13.0%	-420 BPS	8.8%



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