

# WICHITA, KS

## 2023 MARKET AT A GLANCE

Occupancy Rate

94.5%



DOWN 70 BPS YOY

Effective Rent

\$878



UP 3.4% YOY

Rent Share of Wallet

15.6%



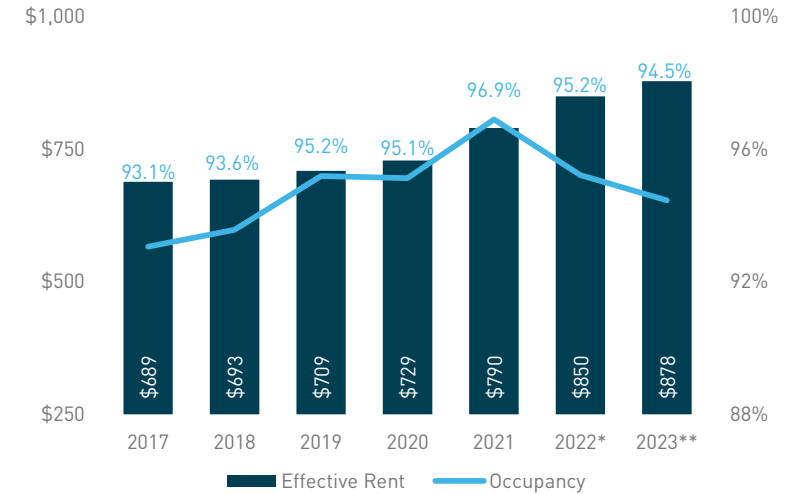
UNCHANGED YOY

Unless noted otherwise, data and images pertaining to rent, occupancy, employment, unemployment, income, price per unit, and cap rate are year-end figures. Absorption and construction figures are full-year totals, unless noted otherwise. Numbers for 2022 are projected values. 2023 figures are forecast projections. The apartment sales information represents transactions of apartment properties with a sales price of \$2.5 million or more, unless otherwise indicated.

| 2023 FORECAST

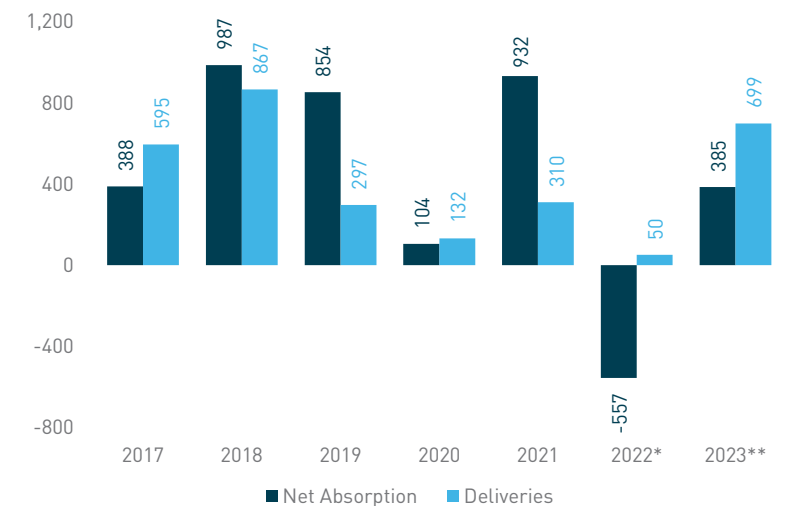
## Apartment Trends

### Effective Rent & Occupancy



\*Projected \*\*Forecast

### Absorption & Deliveries

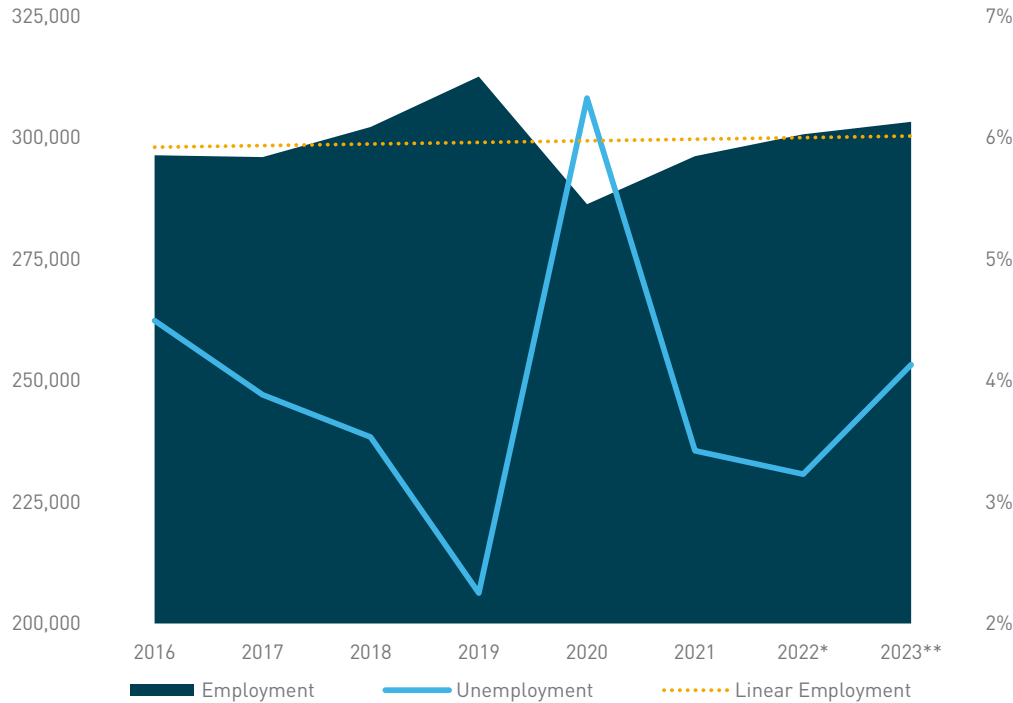


\*Projected \*\*Forecast

# WICHITA, KS

## Employment Trends

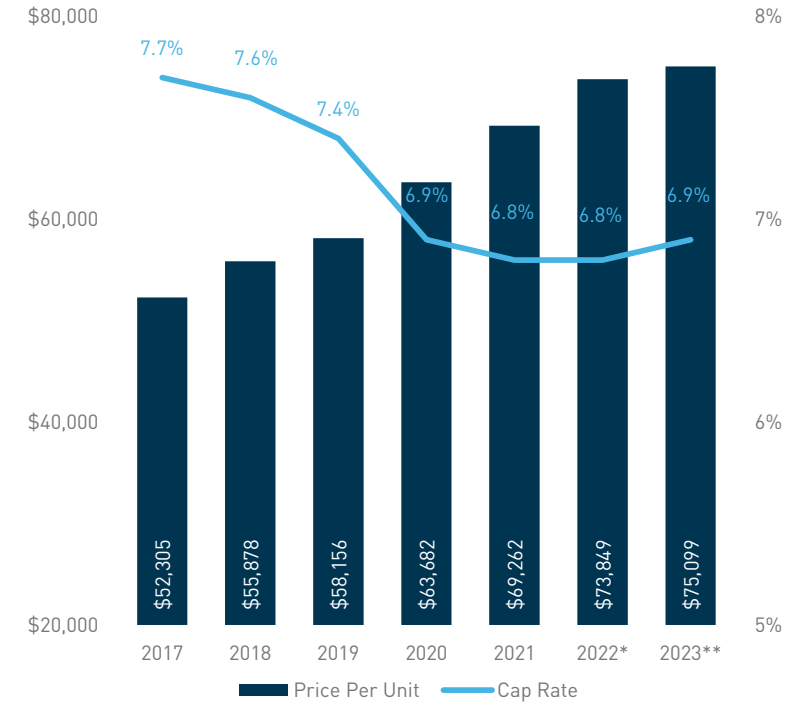
Market Employment Trends



\*Projected \*\*Forecast

## Sales Trends

Price Per Unit & Cap Rate



\*Projected \*\*Forecast

Employment

303,300



UP 0.9% YOY

Unemployment

4.1%



UP 90 BPS YOY

Median Household Income

\$67,524



UP 3.4% YOY

Price Per Unit

\$75,099



UP 1.7% YOY

Cap Rate

6.9%



UP 10 BPS YOY