

WICHITA KS

Multifamily Report

BERKADIA[®]

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WICHITA, KS EMPLOYMENT

Jobs Added / Lost

LAST 12 MONTHS

21,500
↑ 8.0%

NEXT 12 MONTHS*

10,700
↑ 3.7%

Unemployment

MID-YEAR 2021

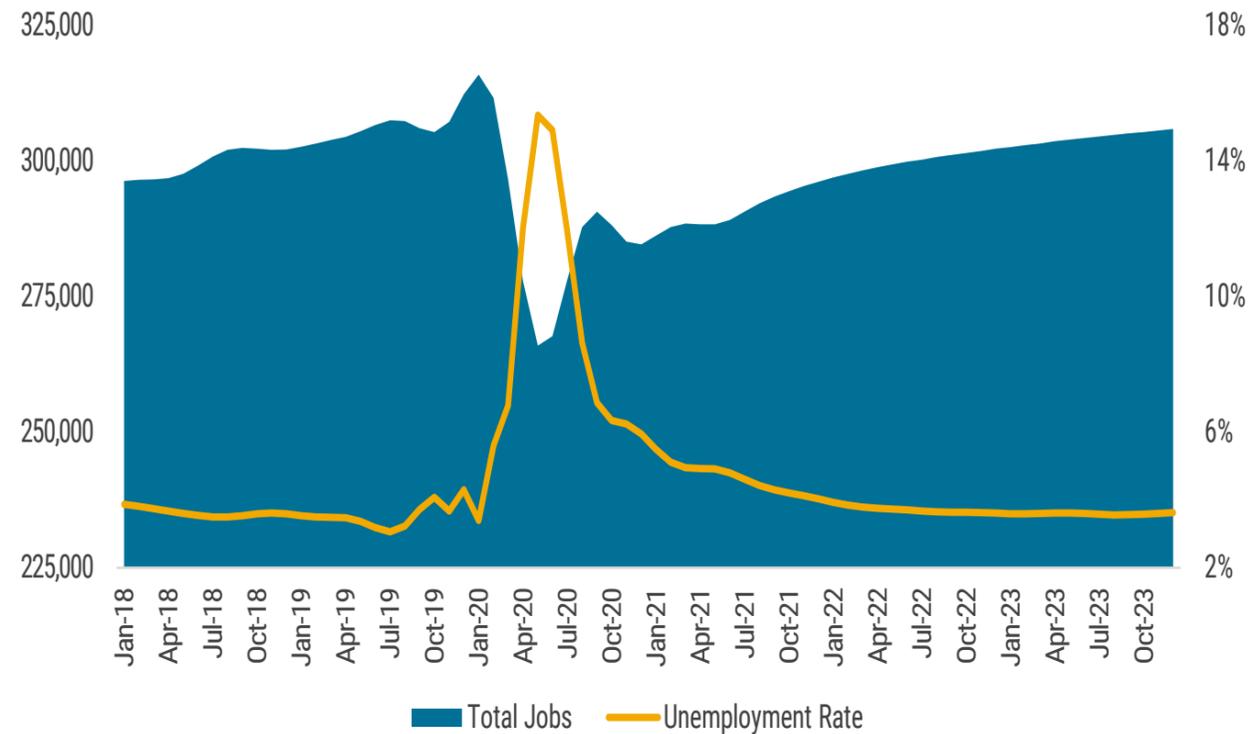
4.8%
↓ 1,010 BPS YOY

MID-YEAR 2022*

3.7%
↓ 110 BPS YOY

*Projected

Employment Trends



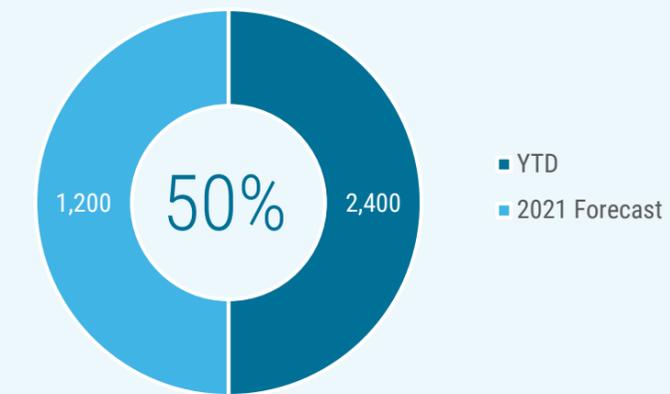
SOURCE: MOODY'S ANALYTICS

In The News

- [Spirit AeroSystems ramps up hiring in Wichita](#)
- [Amazon hiring for at least 500 warehouse jobs](#)
- [Ascension hiring 400 health care workers across Wichita](#)
- [Wesley hiring more nurses across four campus](#)

Who's Hiring?

LEISURE & HOSPITALITY INDUSTRY



11%
OF ALL JOBS IN THE METRO

\$22,300
AVERAGE ANNUAL SALARY

Top Leisure & Hospitality Employers

KANSAS STAR
casino • hotel • event center
ALL. RIGHT. HERE.

500 JOBS



300 JOBS

HYATT

250 JOBS



WICHITA, KS

DELIVERIES & ABSORPTION

2021 Units*

DELIVERED

310

ABSORBED

321

2022 Units*

DELIVERED

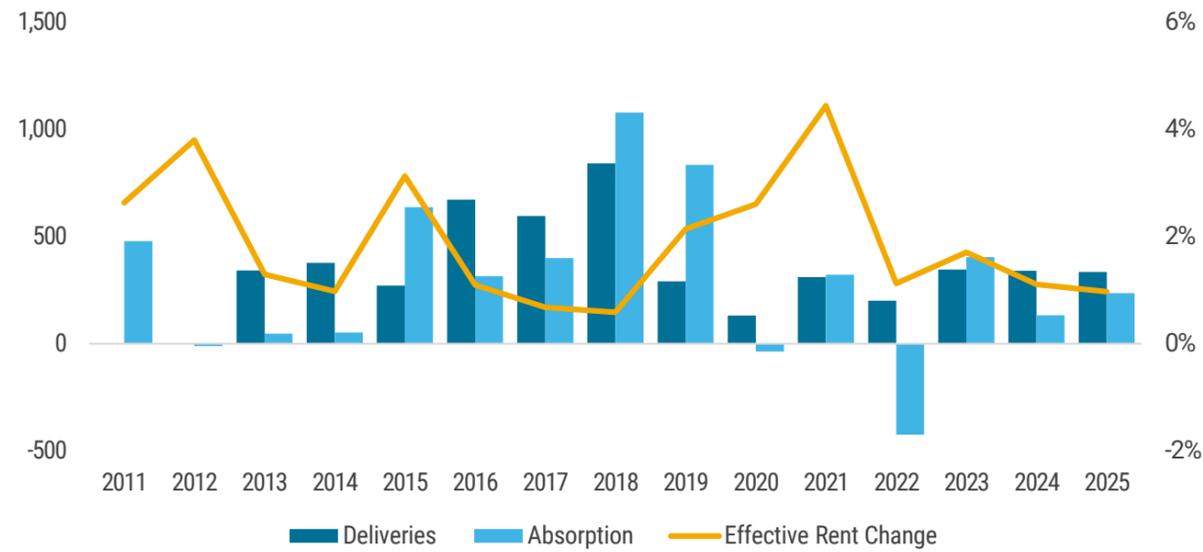
201

ABSORBED

-424

*Projected

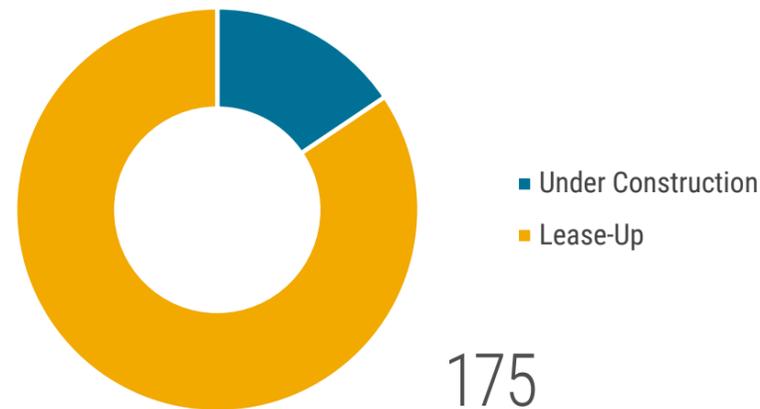
Deliveries, Absorption, & Effective Rent Change



SOURCE: REALPAGE

Market Pipeline

948



175

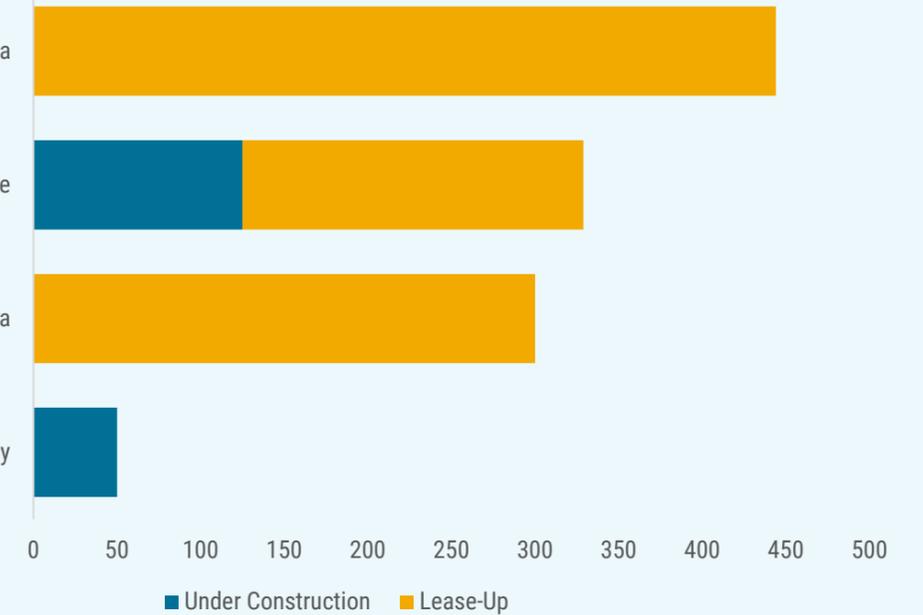
Top Submarket Pipelines

East Wichita

Central Wichita/Riverside

West Wichita

North Wichita/University



For a complete list of properties in the pipeline, [CLICK HERE](#)



WICHITA, KS RENT & OCCUPANCY

Effective Rent

2Q 2021

\$736

↑ 3.8% YOY

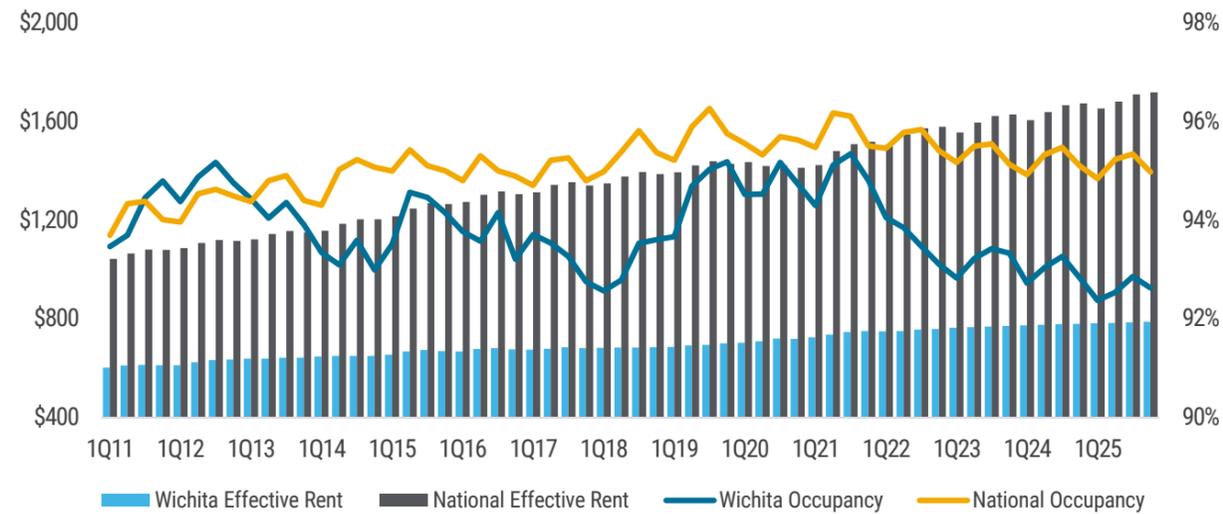
Occupancy

2Q 2021

95.1%

↑ 60 BPS YOY

Wichita vs. National Effective Rent & Occupancy



SOURCE: REALPAGE

Submarket Performance

SUBMARKET NAME	2Q21 OCCUPANCY	YOY (BPS)	2Q21 EFFECTIVE RENT	YOY
Central Wichita/Riverside	93.2%	20	\$749	0.6%
East Wichita	96.1%	0	\$650	4.4%
North Wichita/University	95.7%	80	\$797	4.7%
West Wichita	95.4%	140	\$744	5.3%

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Sources: RealPage; Moody's Analytics; Real Capital Analytics; Federal Reserve Bank of Wichita, KS

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