

2014

{{ downtown kansas city }}

HOUSING REPORT



RESIDENTIAL DEMOGRAPHICS

population {	Downtown Core Population	9,549
	Greater Downtown Neighborhoods	10,350
	Total Downtown Population	19,899
	Male	51%
	Female	49%
	Average Age	36.1
	Bachelor's Degree or higher	51%
<hr/>		
households {	Total Number	11,790
	Average Household Size	1.7
	Owner Occupied	42%
<hr/>		
income {	Median Household Income	\$61,491
	Median Disposable Income	\$31,146
	Potential Purchasing Power	\$366,432,690

DOWNTOWN KANSAS CITY

		Units	Persons per Unit	Occupancy Rate	Estimated Population
population {	Market Rate Apts	2,545	1.5	97%	3,702
	Market Rate Condos	3,002	1.7	89%	4,542
	Income Restricted Apts	2,770	1.5	98%	4,072
	Income Restricted Condos	84	1.7	89%	127
	Single Family Homes	3,389	2.5	88%	7,456
	Total Population				19,899
		Units	Avg Size	Avg Rent	Avg Rent per SF
market rate apartments {	Studio	205	665	\$757	\$1.14
	1 Bd / 1-2 Ba	966	971	\$1,099	\$1.13
	2 Bd / 2 Ba	531	1,204	\$1,451	\$1.20
	Larger Units	11	1,711	\$1,848	\$1.08
					Avg Rent per SF
downtown comparison {	Pittsburgh, PA				\$1.67
	Ft. Worth, TX				\$1.56
	Indianapolis, IN				\$1.19
	Kansas City, MO				\$1.14

MARKET RATE APARTMENTS

	909 Walnut	Clubhouse Lofts	EBT Lofts	Fountains Lofts	
studio {	Units	2	24		
	Size	520	640		
	Avg. Rent	\$625	\$659		
	Avg. Rent per SF	\$1.20	\$1.03		
1BR {	Units	62	38	68	16
	Size	998	817	886	700
	Avg. Rent	\$1,425	\$850	\$913	\$725
	Avg. Rent per SF	\$1.43	\$1.04	\$1.03	\$1.04
2BR {	Units	93	9	10	32
	Size	1,786	1,386	1,080	1,500
	Avg. Rent	\$2,077	\$1,500	\$1,112	\$1,550
	Avg. Rent per SF	\$1.17	\$1.08	\$1.03	\$1.20
Occupancy	96%	97%	97%	95%	

MARKET RATE APARTMENTS

		Library Lofts	Market Station	Piper Lofts	Soho Lofts
studio {	Units	114			
	Size	570	553		570
	Avg. Rent	\$650	\$1,153		\$650
	Avg. Rent per SF	\$1.14	\$2.08		\$1.14
1BR {	Units	144		31	
	Size	800	854	800	800
	Avg. Rent	\$900	\$1,202	\$1,030	\$900
	Avg. Rent per SF	\$1.13	\$1.41	\$1.29	\$1.13
2BR {	Units	25		69	25
	Size	1,100	1,185	1,300	1,100
	Avg. Rent	\$1,260	\$1,823	\$1,718	\$1,260
	Avg. Rent per SF	\$1.15	\$1.54	\$1.32	\$1.15
Occupancy		100%	92%	98%	100%

MARKET RATE APARTMENTS

	Stuart Hall Lofts	Union Carbide	Windows Lofts
studio {	Units	5	
	Size	950	501
	Avg. Rent	\$979	\$905
	Avg. Rent per SF	\$1.03	\$1.80
1BR {	Units	10	24
	Size	1,133	927
	Avg. Rent	\$1,167	\$1,346
	Avg. Rent per SF	\$1.03	\$1.45
2BR {	Units	6	81
	Size	1,400	1,170
	Avg. Rent	\$1,545	\$1,802
	Avg. Rent per SF	\$1.03	\$1.54
Occupancy	96%	100%	97%

MARKET RATE APARTMENTS

	Founders Union Hill	Haden Lofts	Solo Lofts
studio {	Units	18	5
	Size	670	640
	Avg. Rent	\$770	\$710
	Avg. Rent per SF	\$1.15	\$1.11
1BR {	Units	135	27
	Size	984	1,130
	Avg. Rent	\$1,200	\$1,233
	Avg. Rent per SF	\$1.23	\$1.09
2BR {	Units	74	5
	Size	1,240	1,224
	Avg. Rent	\$1,653	\$1,350
	Avg. Rent per SF	\$1.33	\$1.10
Occupancy	97%	97%	98%