

Downtown Residential Summary & Population

Downtown Kansas City Housing Summary		UNITS	INVESTMENT
Market Rate Apartments			
Completed Pre-2000		1,023	\$101,500,000
Completed 2000-2012		2,840	\$467,300,000
Completed 2013-Present		4,593	\$986,300,000
Under Construction		1,923	\$481,400,000
Planned		2,752	\$489,500,000
Income Restricted Apartments			
Completed 2000-2012		2,105	\$250,785,000
Completed 2013-Present		-	-
Under Construction		-	-
Planned		-	-
Condominiums & Single Family Homes			
Completed Pre-2000		293	\$7,000,000
Completed 2000-2012		2,020	\$376,800,000
Completed 2013-Present		-	-
Under Construction		-	-
Planned		6	-
Single Family Homes		3,389	-
TOTALS			
Completed Pre-2000		4,705	\$108,500,000
Completed 2000-2012		6,965	\$1,094,885,000
Completed 2013-Present		4,593	\$986,300,000
Under Construction		1,923	\$481,400,000
Planned		2,758	\$489,500,000

Downtown Kansas City Residential Population Summary			UNITS	PERSONS PER UNIT	OCCUPANCY RATE	POPULATION ESTIMATE
River Market						
Current Population Estimate	Completed Units		1,739	1.7	93%	2,749
Population Estimate - 2019	Units Under Construction		392	1.7	93%	3,369
Population Estimate - 2021	Units Planned		375	1.7	93%	3,962
Population Estimate - 2025	Units Planned		200	1.7	94%	4,282
Central Business District						
Current Population Estimate	Completed Units		6,674	1.7	93%	10,552
Population Estimate - 2019	Units Under Construction		154	1.7	93%	10,795
Population Estimate - 2021	Units Planned		300	1.7	93%	11,269
Population Estimate - 2025	Units Planned		984	1.7	94%	12,842
Crossroads Arts District						
Current Population Estimate	Completed Units		1,395	1.7	93%	2,205
Population Estimate - 2019	Units Under Construction		753	1.7	93%	3,396
Population Estimate - 2021	Units Planned		232	1.7	94%	3,767
Population Estimate - 2025	Units Planned					
Greater Downtown Neighborhoods						
Current Population Estimate	Completed Units		3,066	1.7	93%	4,847
Current Population Estimate	Single Family Homes		3,389	2.5	92%	7,795
Population Estimate - 2019	Units Under Construction		624	1.7	93%	13,629
Population Estimate - 2021	Units Planned		441	1.7	94%	14,333
Population Estimate - 2025	Units Planned		325	1.7	94%	14,853
TOTAL DOWNTOWN POPULATION ESTIMATES						
	Current Population Estimate					28,148
	Population Estimate - 2020					31,189
	Population Estimate - 2022					33,331
	Population Estimate - 2026					35,743

River Market

River Market Housing Summary		UNITS	INVESTMENT
Market Rate Apartments			
Completed Pre-2000		261	\$29,000,000
Completed 2000-2012		554	\$79,100,000
Completed 2013-Present		333	\$48,500,000
Under Construction		392	\$85,600,000
Planned		293	\$0
Income Restricted Apartments			
Completed 2000-2012		334	\$51,000,000
Completed 2013-Present		-	-
Under Construction		-	-
Planned		-	-
Condominiums			
Completed 2000-2012		257	\$56,500,000
Completed 2013-Present		-	-
Under Construction		-	-
Planned		6	-
TOTALS			
Completed		1,739	\$264,100,000
Under Construction		392	\$85,600,000
Planned		299	0

Market Rate Apts - Completed Pre-2000	ADDRESS	YEAR COMPLETED	UNITS	INVESTMENT
310 Delaware Lofts	310 Delaware	1989	34	\$5,000,000
	The Farmhouse			
	Glam Room			
	Second + Delaware Leasing			
Art Space Lofts	201 Wyandotte	1986	35	\$2,500,000
Askew Saddlery Lofts	213 Delaware	1996	60	\$6,000,000
City Market Lofts	20 W. 5th St	1992	8	\$2,500,000
Delaware Lofts	218 Delaware	1989	42	\$3,500,000
Landmark Lofts	425 Washington	1998	42	\$5,500,000
River Market Lofts	114 W. 3rd St	1998	40	\$4,000,000
	Breakout KC			
	Market 3			
Total			261	\$29,000,000

Market Rate Apts - Completed 2000-2012	ADDRESS	YEAR COMPLETED	UNITS	INVESTMENT
DE Lofts	500-510 Delaware	2007	80	\$8,000,000
	The Folk Alliance			
	Office Port River Market			
	Silk Road Travelers			
Market Station	100 Wyandotte	2010	323	\$45,600,000
Old Townley Lofts	200 Walnut	2000	68	\$13,500,000

Richards & Conover Lofts	200 W. 5th St	2000	83	\$12,000,000
Total			554	\$79,100,000

Market Rate Apts - Completed 2013-Present	ADDRESS	YEAR COMPLETED	UNITS	INVESTMENT
531 Grand Lofts	531 Grand	2018	140	\$24,500,000
Centropolis on Grand	501 Grand	2016	56	\$8,000,000
River Market West	228 W. 4th St	2015	137	\$16,000,000
Total			333	\$48,500,000

Market Rate Apts - Under Construction	ADDRESS	YEAR COMPLETED	UNITS	INVESTMENT
River Market West 2	5th & Wyandotte	UC	116	\$23,600,000
Second + Delaware	200 Delaware	UC	276	\$62,000,000
Total			392	\$85,600,000

Market Rate Apts - Planned	ADDRESS	YEAR COMPLETED	UNITS	INVESTMENT
Ashland at River Market	3rd Street	Planned	93	
SW & SE Corners of 5th & Main	5th & Main	Planned	200	
Total			293	\$0

Income Restricted Apts - Completed 2000-2012	ADDRESS	YEAR COMPLETED	UNITS	INVESTMENT
Chase Bag Apartments	200 Delaware	2000	35	\$4,000,000
Cold Storage Lofts	500 E. 3rd St	2007	224	\$35,000,000
Old Town Lofts	119 Walnut	2006	44	\$8,500,000
Pacific House Apartments	401 Delaware	2000	31	\$3,500,000
Total			334	\$51,000,000

Condominium Units - 2000-2012	ADDRESS	YEAR COMPLETED	UNITS	INVESTMENT
5 Delaware Condominiums	423 Delaware	2005	12	\$5,500,000
523 Grand Condos	523 Grand	2001	28	\$5,500,000
Bridgeworks Lofts	522 Locust	2005	47	\$11,000,000
City Homes	500 Oak	2009	27	\$9,000,000
Conover Place	210 W. 5th St	2003	32	\$9,000,000
First & Main Lofts	136 Main	2008	24	\$4,500,000
Riverbend Lofts	200 Main	2006	85	\$11,500,000
River Market Townhomes	400 Wyandotte	2010	2	\$500,000
Total			257	\$56,500,000

Condominium Units - Planned	ADDRESS	YEAR COMPLETED	UNITS	INVESTMENT
River Market Townhomes	400 Wyandotte	Planned	6	
Total			6	

Central Business District

Central Business District Housing Summary		UNITS	INVESTMENT
Market Rate Apartments			
Completed Pre-2000		762	\$72,500,000
Completed 2000-2012		1,241	\$154,200,000
Completed 2013-Present		2,843	\$719,600,000
Under Construction		154	\$61,000,000
Planned		1,401	\$462,500,000
Income Restricted Apartments			
Completed 2000-2012		723	\$107,000,000
Completed 2013-Present		-	-
Under Construction		-	-
Planned		-	-
Condominiums			
Completed Pre-2000		30	-
Completed 2000-2012		1,075	\$112,900,000
Completed 2013-Present		-	-
Under Construction		-	-
Planned		-	-
TOTALS			
Completed		6,674	\$1,166,200,000
Under Construction		154	\$61,000,000
Planned		1,401	\$462,500,000

Market Rate Apts - Completed Pre-2000	ADDRESS	YEAR COMPLETED	UNITS	INVESTMENT
Admiral Lofts	408 E. Admiral	1989	4	\$3,000,000
Cathedral Square Apartments	444 W. 12th St	1979	156	
Nine Ten Penn Apartments	910 Pennsylvania	1986	125	\$61,000,000
Normandy Apartments	501 W. 11th St	1984	74	\$3,500,000
Quality Hill Towers	929 Jefferson	1986	295	
SoHo Lofts	308 W. 8th St	1986	108	\$5,000,000
Total			762	\$72,500,000

Market Rate Apts - Completed 2000-2012	ADDRESS	YEAR COMPLETED	UNITS	INVESTMENT
909 Walnut	909 Walnut	2001	159	\$57,000,000
	Spokes Cafe Cyclery			
Board of Trade Lofts	127 W. 10th St	2003	160	\$20,000,000
	Pure Land			
Fountains Lofts	712 Broadway	2007	46	\$7,500,000
Jewel Apartments	920 Broadway	2001	15	\$5,000,000
Library Lofts	1004 Baltimore	2003	120	\$22,000,000
	OfficeWorx			
Opera House Lofts	930 Broadway	2001	44	\$6,000,000
Quality Hill Apartments	538 W. 10th St	2009	382	

Trolley Park Lofts	412 W. 8th St	2001	55	\$6,500,000
Union Carbide	912 Baltimore	2009	27	\$17,000,000
Walnut Tower Apartments	722 Walnut	2012	179	\$6,600,000
West 7th Street Lofts	318 W. 7th St	2000	54	\$6,600,000
Total			1,241	\$154,200,000

Market Rate Apts - Completed 2013-Present	ADDRESS	YEAR COMPLETED	UNITS	INVESTMENT
915 Broadway Lofts	915 Broadway	2017	44	\$10,500,000
Apex on Quality Hill	1032 Jefferson	2017	130	\$23,800,000
Argyle on 12th	300 E. 12th St	2016	126	\$21,300,000
Baltimore Club Lofts	1228 Baltimore	2015	74	\$18,000,000
Butler Brothers Lofts	804 Broadway	2015	30	\$5,500,000
Commerce Tower on Main	911 Main	2017	355	\$139,000,000
	CVS Pharmacy			
	Park University			
	Spectrum Station			
East 9th at Pickwick Plaza	307 E. 9th St	2017	260	\$35,000,000
	CityGym			
	UPS			
	Wine Bar Concept			
Fairfax Lofts	101 W. 11th St	2017	68	\$15,000,000
	Indigo Hotel			
Lucas Place Lofts	323 W. 8th St	2015	130	\$30,000,000
Mulberry Lofts	905 Broadway	2018	25	\$8,000,000
New England Building	112 W. 9th St	2017	32	\$8,500,000
New Yorker Lofts	1114 Baltimore	2018	29	\$3,500,000
	Made in KC Cafe			
Oggi Lofts	600 Central	2019	20	\$5,700,000
One Light	50 E. 13th St	2015	315	\$79,000,000
	Cordish Company			
	Bare Med Spa			
	Meshuggah Bagels			
Power & Light Apartments	106 W. 14th St	2016	292	\$63,000,000
Roasters Block	701 Broadway	2016	151	\$30,000,000
Summit on Quality Hill	1200 Washington	2017	256	\$48,800,000
	Spokes Cafe Cyclery			
Ten Main Center	920 Main	2016	30	\$5,000,000
The Grand	1125 Grand Blvd	2018	180	\$65,000,000
	Coffee Shop			
Two Light	1470 Grand Blvd	2018	296	\$105,000,000
	Spark KC			
	Yoga Studio			
Total			2,843	\$719,600,000

Market Rate Apts - Under Construction	ADDRESS	YEAR COMPLETED	UNITS	INVESTMENT
Executive Plaza Building	720 Main	UC	184	

Mark Twain Apartments	106 W. 11th St	UC	154	\$61,000,000
Total			154	\$61,000,000

Market Rate Apts - Planned	ADDRESS	YEAR COMPLETED	UNITS	INVESTMENT
East Village	Gov't District	Planned	600	\$350,000,000
Four Light	1470 Main	Planned	300	
	Hotel Concept			
	Restaurant			
Jenkins Music Building	1217 Walnut	Planned	16	
Midland Building	1221 Baltimore	Planned	68	\$12,500,000
Muehlbach Hotel	1200 Baltimore	Planned	117	
Three Light	1470 Walnut	Planned	300	\$100,000,000
Total			1,401	\$462,500,000

Income Restricted Apts - Completed 2000-2012	ADDRESS	YEAR COMPLETED	UNITS	INVESTMENT
Chambers Lofts	25 E. 12th St	2003	53	\$7,000,000
	Charlotte Street Foundation			
	Pickleman's Deli			
Courthouse Lofts	811 Grand	2011	176	\$38,000,000
East Village Apartments	950 Holmes	2009	50	\$12,000,000
Finance Building Lofts	1009 Baltimore	2004	32	\$7,000,000
Grand Boulevard Lofts	1006 Grand Blvd	2010	134	\$500,000
	Goodens Jewelers			
Graphic Arts Building	934 Wyandotte	2007	58	\$11,000,000
Hanover Lofts	15 W. 10th St	2003	49	\$6,000,000
Lofts at 917	917 Wyandotte	2005	39	\$4,500,000
Professional Building Lofts	1103 Grand Blvd	2006	132	\$21,000,000
Waltower Apartments	823 Walnut	2005	53	\$7,000,000
Total			723	\$107,000,000

Condominium Units - Completed Pre-2000	ADDRESS	YEAR COMPLETED	UNITS	INVESTMENT
Quality Hill Townhomes	411 W. 10th St	1984	30	
Total			30	

Condominium Units - 2000-2012	ADDRESS	YEAR COMPLETED	UNITS	INVESTMENT
21 Ten Condominiums	21 W. 10th St	2004	52	\$6,900,000

700 Broadway Condominiums	700 Broadway	2006	47	\$4,500,000
Atriums at Soho East	609 Central	2005	48	\$5,500,000
Atriums at Soho West	612 Central	2005	41	\$5,000,000
Coffee Lofts at Soho	721 Main	2006	49	\$5,000,000
Manhattan Condominiums	700 E. 8th St	2007	220	\$25,000,000
Metropolitan Condos	600 E. 8th St	2004	218	\$15,000,000
Quality Hill Square	425 W. 9th St	2009	84	
View Condominiums	600 E. Admiral	2005	172	\$27,000,000
Wallstreet Tower	1100 Walnut	2006	144	\$19,000,000
Total			1,075	\$112,900,000

Crossroads Arts District

Crossroads Arts District Housing Summary		UNITS	INVESTMENT
Market Rate Apartments			
Completed 2000-2012		598	\$158,000,000
Completed 2013-Present		444	\$104,700,000
Under Construction		753	\$198,800,000
Planned		232	-
Income Restricted Apartments			
Completed 2000-2012		105	\$22,500,000
Completed 2013-Present		-	-
Under Construction		-	-
Planned		-	-
Condominiums			
Completed Pre-2000		6	\$3,000,000
Completed 2000-2012		242	\$79,000,000
Completed 2013-Present		-	-
Under Construction		-	-
Planned		-	-
TOTALS			
Completed		1,395	\$367,200,000
Under Construction		753	\$198,800,000
Planned		232	-

Market Rate Apts - Completed 2000-2012	ADDRESS	YEAR COMPLETED	UNITS	INVESTMENT
1515 Walnut	1515 Walnut	2004	10	\$2,500,000
	A Fine Fete			
	Sex + Ice Cream			
1518 Walnut	1518-22 Walnut	2004	19	\$2,500,000
	Belle Epoque			
	Crossroads Chiropractic			
	Insight Eyecare			
	Tannin Wine Bar			
2109 Broadway Lofts	2109 Broadway	2008	23	\$12,500,000
Campbell Lofts	1535 Walnut	2008	57	\$9,000,000
Crossroads Lofts	1600 Grand Blvd	2004	12	\$2,500,000
EBT Lofts	1601 Walnut	2001	102	\$16,500,000
Freighthouse Lofts	2029 Wyandotte	2001	33	\$5,000,000
Freighthouse Lofts at Stuart Hall	2121 Central	2004	115	\$24,000,000
Piper Lofts	117 W. 20th St	2009	118	\$50,000,000
	Shaffer Lambardo Shurin Law Offices			
	Water.org			
Washington Lofts	1830 Washington	2005	4	\$1,500,000
Windows Lofts	2117 Broadway	2009	105	\$32,000,000
Total			598	\$158,000,000

Market Rate Apts - Completed 2013-Present	ADDRESS	YEAR COMPLETED	UNITS	INVESTMENT
1914 Main Apartments	1914 Main	2016	44	\$10,000,000
	Simple Science Juices			
ARTerra 21	2100 Wyandotte	2019	125	\$27,000,000
Atlas Lofts	1509 Walnut	2017	16	\$7,200,000
Crossroads West Apartments	444 W. 12th St	2018	221	\$52,500,000
Walnut Terrace	1721 Walnut	2017	38	\$8,000,000
Total			444	\$104,700,000

Market Rate Apts - Under Construction	ADDRESS	YEAR COMPLETED	UNITS	INVESTMENT
1800 Walnut Apartments	1800 Walnut	Under Construction	132	\$50,000,000
Artistry Kansas City	19th & Oak	Under Construction	338	\$72,000,000
City Club Apartments	20th & Main	Under Construction	283	\$76,800,000
Total			753	\$198,800,000

Market Rate Apts - Planned	ADDRESS	YEAR COMPLETED	UNITS	INVESTMENT
1612 Grand Lofts	1612 Grand Blvd	Planned	6	
1923 Broadway Lofts	1923 Broadway	Planned	226	
Total			232	\$0

Income Restricted Apts - Completed 2000-2012	ADDRESS	YEAR COMPLETED	UNITS	INVESTMENT
2006 Wyandotte Apartments	2006 Wyandotte	2012	35	\$7,500,000
Carriage Lofts	1732 Oak	2010	23	\$5,000,000
The Star Lofts	1700 Oak	2009	47	\$10,000,000
Total			105	\$22,500,000

Condominium Units - Completed Pre-2000	ADDRESS	YEAR COMPLETED	UNITS	INVESTMENT
Popcorn Lofts	1920 Wyandotte	1998	6	\$3,000,000
Total			6	\$3,000,000

Condominium Units - 2000-2012	ADDRESS	YEAR COMPLETED	UNITS	INVESTMENT
1819 Baltimore Lofts	1819 Baltimore	2004	26	\$8,500,000
2004 Grand Lofts	2004 Grand Blvd	2005	5	
Freighthouse Flats	2120 Wyandotte	2001	23	\$6,000,000

Lofts at Fleming Place	2030 Grand Blvd	2000	6	\$3,500,000
Monroe Hotel	1904 Main	2006	6	\$4,000,000
Reiger Hotel	1924 Main	2006	2	
	Manifesto			
	The Reiger			
W Lofts	1803 Wyandotte	2005	17	\$17,000,000
Western Auto Lofts	2107 Grand Blvd	2004	99	\$25,000,000
Western Auto Lofts II	2029 Grand Blvd	2005	26	\$7,000,000
Western Auto Lofts III	2015 Grand Blvd	2006	32	\$8,000,000
Total			242	\$79,000,000

Greater Downtown Neighborhoods

Greater Downtown Neighborhoods Housing Summary		UNITS	INVESTMENT
Market Rate Apartments			
Completed 2000-2012		447	\$76,000,000
Completed 2013-Present		973	\$113,500,000
Under Construction		624	\$136,000,000
Planned		826	\$27,000,000
Income Restricted Apartments			
Completed 2000-2012		943	\$70,285,000
Completed 2013-Present		-	-
Under Construction		-	-
Planned		-	-
Condominiums & Single Family Homes			
Completed Pre-2000		257	\$4,000,000
Completed 2000-2012		446	\$128,400,000
Completed 2013-Present		-	-
Under Construction		-	-
Planned		-	-
Single Family Homes		3,389	-
TOTALS			
Completed		3,066	\$392,185,000
Completed Single Family Homes		3,389	
Under Construction		624	\$136,000,000
Planned		826	\$27,000,000

Market Rate Apts - Completed 2000-2012	ADDRESS	YEAR COMPLETED	UNITS	INVESTMENT
30 Gillham Row	2939 Gillham	2006	11	\$5,500,000
Cherry Hill Row	29th & Cherry	2008	15	\$6,500,000
Columbus Park East Apartments	1030 Pacific	2004	14	\$14,000,000
Founders at Union Hill	29th & Gillham	2006	275	\$50,000,000
Payne Rowhomes	2929 McGee	2007	8	
Union Hill Place	29th & Grand	2002	114	
Westside Apartments	1748 Washington	2000	10	
Total			447	\$76,000,000

Market Rate Apts - Completed 2013-Present	ADDRESS	YEAR COMPLETED	UNITS	INVESTMENT
1515 Genessee Lofts	1515 Genessee	2015	11	
29 Gillham	29th & Gillham	2015	22	
CP Lofts	3rd & Holmes	2017	105	\$19,500,000

Founders at Union Hill II	29th & Gillham	2015	181	
	Cafe Europa Union Hill			
	Underdog Wine Company			
Gillham Row Apartments	2949 McGee	2015	23	\$5,000,000
Switzer Lofts	18th & Madison	2016	115	\$24,000,000
The Union	Berkley Riverfront	UC	407	\$65,000,000
Union Hill Homes		2015	13	
Union Hill on Main	3001 Main	2018	96	
Total			973	\$113,500,000

Market Rate Apts - Under Construction	ADDRESS	YEAR COMPLETED	UNITS	INVESTMENT
The Gallerie	27th & McGee	UC	359	\$68,000,000
West Bottoms Flats	9th & Liberty	UC	265	\$68,000,000
Total			624	\$136,000,000

Market Rate Apts - Planned	ADDRESS	YEAR COMPLETED	UNITS	INVESTMENT
17th & Madison Apartments	17th & Madison	Planned	60	\$14,000,000
Berkley Riverfront Park Affordable Housing Project	Riverfront Park	Planned	60	\$13,000,000
Berkley Riverfront Park Parcel 12	Riverfront Park	Planned	325	
Columbus Park Lofts	5th & Holmes	Planned	156	
Stockyards Lofts	West Bottoms	Planned	225	
Total			826	\$27,000,000

Income Restricted Apts - Completed 2000-2012	ADDRESS	YEAR COMPLETED	UNITS	INVESTMENT
Beacon Hill Park	26th & Paseo	2011	45	
Centennial Villas	1820 Woodland	2006	46	
Dutch Hill Apartments	29th & Campbell	2001	36	\$9,000,000
Jazz District Apartments	1851 Paseo	2005	251	\$26,500,000
Jazz Hill Homes	1304 Paseo	2007	197	
Longfellow Heights	2526 Harrison	2001	306	\$27,285,000
Vine Street Lofts	2101 Vine	2005	62	\$7,500,000
Total			943	\$70,285,000

Condominium Units - Completed Pre-2000	ADDRESS	YEAR COMPLETED	UNITS	INVESTMENT
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Anne's Lofts	501 W. 26th St	1997	12	\$4,000,000
San Francisco Tower	2510 Grand Blvd	1978	135	
Santa Fe Place	2525 Main	1979	110	
Total			257	\$4,000,000

Condominium Units - 2000-2012	ADDRESS	YEAR COMPLETED	UNITS	INVESTMENT
Battery Lofts	3001 Gillham	2004	12	\$6,000,000
Cherry Heights Condominiums	25th & Cherry	2008	16	
East Market Row	701 E. 5th St	2004	8	\$3,500,000
Greenlease Cadillac Building	2929 McGee	2005	29	\$12,000,000
	Union Hill Athletic Club			
Liberty Lofts	360 Pershing Rd	2010	44	\$8,900,000
Longfellow Court	30th & Campbell	2002	18	\$3,500,000
One Park Place	700 W. 31st St	2006	106	\$29,000,000
Park Reserve	2933 Baltimore	2009	169	\$30,000,000
Soda Lofts	918 E. 5th St	2004	7	\$5,000,000
Summit on Sixteenth	1601 Summit	2004	24	\$16,500,000
The Summit	1715 Summit	2008	7	\$5,000,000
Triangle Townhomes	2938 Cherry	2004	6	\$9,000,000
Total			446	\$128,400,000

Single Family Homes	ADDRESS	YEAR COMPLETED	UNITS	INVESTMENT
Single Family Homes	All Neighborhoods		3,389	