

Downtown Kansas City | Housing & Population Growth

\$3,231.5

Completed

\$572.0

Under Construction

\$1,057.1

Planned

22,002

Housing Units

32,913

Residential Population

Under Construction		Investment (Millions)	Units Market Rate	Units Affordable	Residents @ Lease Up	Population Projection
3rd & Grand Apts	3rd & Grand	\$60.0	246		363	33,276
1818 Main Apts	1818 Main	\$130.0	86	22	159	33,436
Arrive KC	31st & Baltimore	\$130.0	308	77	568	34,004
Bell Haus Apartments	500 E. 8th St.	\$78.0	265		391	34,395
Carnival Bldg	802 Broadway	\$9.8	39		58	34,452
Columbus Park Townhomes	1015 Pacific	\$25.0	20		30	34,482
East Crossroads Townhomes	19th & Locust		13		19	40,196
Midland Apts	1228 Baltimore	\$25.0		139	205	34,687
Sentinel Bldg	1005 Walnut	\$7.0	17		25	34,712
The Tracks	311 W. 22nd St.	\$52.2	193		285	34,997
Wonderland Apts	1923 Broadway	\$55.0	250		369	35,366

Planned		Investment (Millions)	Units Market Rate	Units Affordable	Residents @ Lease Up	Population Projection
3rd Street Apts	204 W. 3rd St.	\$4.3	41		61	35,427
413 Delaware Bldg	413 Delaware	\$2.0	2		3	35,430
5th & Main Apts	500 Main	\$57.0	161	28	279	35,709
12th & Broadway Residential Bldg	12th & Broadway		255		376	36,085
15th & Main Mixed-Use Project	Truman & Main	\$234.0	400	100	738	36,823
16th & Broadway Mixed-Use Project	16th & Broadway		300		443	37,266
Ascend at the River Market	3rd & Oak	\$45.0	235		347	37,613
Atlas 303	330 W. 4th St.	\$20.0	59		87	37,700
Barney Allis Plaza Housing	12th & Central	\$65.0	181	45	334	38,033
Berkley Riverfront Development						
CORE Apartments - Phase II	701 Berkley Pkwy	\$42.0	152		224	38,258

Riverfront Mixed-Use District	Berkley Riverfront District		900	100	1,476	39,734
City Harvest	5th & Main	\$95.6	240	60	443	40,176
Fashionbilt Lofts	423 E. 8th St.	\$57.0	222		328	40,523
Freight House Village	20th & Walnut	\$60.0	250		369	40,892
Four Light	Truman & Baltimore	\$150.0	300		443	41,335
Historic 18th & Vine Jazz District						
19th & Vine Mixed-Use Bldg	19th & Vine	\$42.2		200	295	41,630
18th & Vine Mixed-Use Bldg	18th & Vine	\$40.0	60		89	41,719
Hotel Muehlebach	12th & Baltimore	\$29.8	171	19	280	41,999
Mohawk at 15th	Truman & Holmes	\$36.0	152	38	280	42,280
Oaks River Market	110 E. 3rd St.	\$25.0	102		151	42,430
Peck's Plaza	1044 Main	\$5.2	20		30	42,460
Scarritt Apts	818 Grand	\$47.0	126		186	42,646
West Bottoms Redevelopment						
Bolt, Nut & Screw Bldg	12th & Hickory		45		66	42,712
Crane Bldg	1107 Hickory		31		46	42,758
The Henning	Union & Mulberry		290		428	43,186
Moline Apartments	1015 Mulberry		121		179	43,365
New Residential Bldg - 2	Union & Mulberry		178		263	43,627
New Residential Bldg - 3	11th & Hickory		210		310	43,937
New Residential Bldg - 4	Union & Mulberry		72		106	44,044
New Residential Bldg - 5	Forrester & Santa Fe		76		112	44,156

Completed			Delivered Year	Market Units	Affordable Units	Condo Units	Project Cost
San Francisco Tower	2510 Grand	Greater DT	1978			135	
Santa Fe Place	2525 Main	Greater DT	1979			110	
Cathedral Square Apartments	444 W. 12th St.	CBD	1980		156		
Normandy Apartments	501 W. 11th St.	CBD	1984		74		
Quality Hill Townhomes	411 W. 10th St.	CBD	1984			30	
Anne's Lofts	501 W. 26th St.	Greater DT	1997			12	
Admiral Lofts	408 E. Admiral	CBD	2000	4			\$1.0
Soho Lofts	308 W. 8th St.	CBD	2000			108	\$12.0

Market Overview					Key Metrics		
Property Name	Address	Neighborhood	Year Built	Units	Price/Unit	Occupancy	Revenue
West 7th Street Lofts	318 W. 7th St.	CBD	2000	54	\$5.5	95%	\$5.1
Lofts at Fleming Place	2030 Grand	Crossroads	2000	12	\$5.0	90%	\$4.5
Popcorn Lofts	1920 Wyandotte	Crossroads	2000	12	\$5.0	90%	\$4.5
Westside Apartments	1748 Washington	Greater DT	2000	10	\$4.0	92%	\$3.7
City Market Lofts	20 W. 5th St.	River Market	2000	8	\$3.0	98%	\$2.9
Richard & Conover Lofts	200 W. 5th St.	River Market	2000	117	\$12.0	95%	\$11.1
River Market Lofts	114 W. 3rd St.	River Market	2000	40	\$4.0	95%	\$3.8
Jewel Apartments	920 Broadway	CBD	2001	15	\$3.0	90%	\$2.7
Opera House Lofts	930 Broadway	CBD	2001	44	\$6.0	95%	\$5.7
Trolley Park Lofts	412 W. 8th St.	CBD	2001	55	\$7.5	95%	\$7.1
EBT Lofts	1601 Walnut	Crossroads	2001	102	\$16.5	95%	\$15.6
Freighthouse Flats	2120 Wyandotte	Crossroads	2001	23	\$12.0	95%	\$11.4
Friegthouse Lofts	2029 Wyandotte	Crossroads	2001	33	\$6.7	95%	\$6.3
Historic Residences at Dutch Hill	900 E. 29th St.	Greater DT	2001	36	\$8.0	95%	\$7.6
Longfellow Heights	2526 Harrison	Greater DT	2001	61	\$27.3	95%	\$25.8
523 Grand Condominiums	523 Grand	River Market	2001	28	\$4.0	95%	\$3.8
Chase Lofts	200 Delaware	River Market	2001	35	\$4.0	95%	\$3.8
Old Townly Lofts	200 Walnut	River Market	2001	68	\$14.0	95%	\$13.3
Longfellow Court	30th & Campbell	Greater DT	2002	18	\$4.0	95%	\$3.8
Union Hill Place	29th & Grand	Greater DT	2002	114	\$4.0	95%	\$10.8
Conover Place	210 W. 5th St.	River Market	2002	32	\$9.0	95%	\$8.5
Board of Trade Lofts	127 W. 10th St.	CBD	2003	160	\$20.0	95%	\$19.0
Buick Lofts	200 E. Admiral	CBD	2003	22	\$4.0	95%	\$3.8
Chambers Lofts	25 E. 12th St.	CBD	2003	53	\$7.0	95%	\$6.7
Hanover Lofts	15 W. 10th St.	CBD	2003	120	\$22.0	95%	\$20.9
21 Ten Condominiums	21 W. 10th St.	CBD	2004	52	\$7.0	95%	\$6.7
Finance Building Lofts	1009 Baltimore	CBD	2004	32	\$12.0	95%	\$11.4
1515 Walnut	1515 Walnut	Crossroads	2004	12	\$4.0	95%	\$3.8
1518 Walnut	1518 Walnut	Crossroads	2004	19	\$3.5	95%	\$3.3
1819 Baltimore	1819 Baltimore	Crossroads	2004	26	\$8.5	95%	\$8.1
Crossroads Lofts	1600 Grand	Crossroads	2004	12	\$4.0	95%	\$3.8

Frieghthouse Lofts at Stuart Hall	2121 Cental	Crossroads	2004	115				\$24.0
Western Auto Lofts	2107 Walnut	Crossroads	2004				99	\$25.0
Battery Lofts	3001 Gillham	Greater DT	2004				12	
Columbus Park East Apartments	1030 Pacific	Greater DT	2004	14				
East Market Row	701 E. 5th St.	Greater DT	2004				8	
Soda Lofts	918 E. 5th St.	Greater DT	2004				7	
Summit on Sixteenth	1601 Summit	Greater DT	2004				24	\$16.5
Triangle Townhomes	2938 Cherry	Greater DT	2004				6	\$9.0
909 Walnut	909 Walnut	CBD	2005	159				\$57.0
Atriums at Soho East	609 Central	CBD	2005				48	\$6.0
Atriums at Soho West	612 Central	CBD	2005				41	\$7.3
Lofts at 917	917 Wyandotte	CBD	2005			39		\$4.5
View Condominiums	600 E. Admiral	CBD	2005				172	\$27.0
Waltower Apartments	823 Walnut	CBD	2005			53		\$6.0
2004 Grand Lofts	2004 Grand	Crossroads	2005				5	
W Lofts	1803 Wyandotte	Crossroads	2005				17	\$4.5
Western Auto Lofts - Phase II	2029 Grand	Crossroads	2005				26	\$7.0
Greenlease Cadillac Building	2929 McGee	Greater DT	2005				29	\$12.0
Jazz District Apartments	1851 Paseo	Greater DT	2005	51	200			\$26.5
Vine Street Lofts	2101 Vine	Greater DT	2005		62			\$7.5
5 Delaware Condominiums	423 Delaware	River Market	2005				12	\$6.0
Bridgeworks Lofts	522 Locust	River Market	2005				47	\$11.0
700 Broadway Condominiums	700 Broadway	CBD	2006				47	\$6.5
Coffee Lofts at Soho	721 May	CBD	2006				49	\$4.0
Metropolitan Condominiums	600 E. 8th St.	CBD	2006				218	\$15.0
Professional Building Lofts	1103 Grand	CBD	2006			132		\$21.0
Wallstreet Tower	1100 Walnut	CBD	2006				144	\$19.0
Monroe Hotel	1904 Main	Crossroads	2006				6	
Reiger Hotel	1924 Main	Crossroads	2006				2	
Washington Lofts	1830 Washington	Crossroads	2006			4		
Western Auto Lofts - Phase III	2015 Grand	Crossroads	2006				32	\$8.0

30 Gillham Row	2939 Gillham	Greater DT	2006	11			
Centennial Villa	1820 Woodland	Greater DT	2006		46		
Founders at Union Hill	29th & Gillham	Greater DT	2006	227			\$50.0
One Park Place	700 W. 31st St.	Greater DT	2006			106	\$29.0
Old Town Lofts	207 Walnut	River Market	2006		44		\$4.0
Riverbend Lofts	200 Main	River Market	2006			85	\$12.0
Fountain Lofts	712 Broadway	CBD	2007			46	\$8.0
Graphic Arts Building	934 Wyandotte	CBD	2007		58		\$11.0
The Manhattan Condominiums	700 E. 8th St.	CBD	2007			220	\$25.0
Jazz Hill Homes	1304 Paseo	Greater DT	2007		197		
The Summit	1715 Summit	Greater DT	2007			7	\$25.0
Cold Storage Lofts	500 E. 3rd St.	River Market	2007		224		\$35.0
2109 Broadway Lofts	2109 Broadway	Crossroads	2008	23			\$12.5
Campbell Lofts	1535 Walnut	Crossroads	2008	57			\$9.0
Cherry Heights Condominiums	25th & Cherry	Greater DT	2008			16	
Cherry Hill Row	2913 Cherry	Greater DT	2008	15			
First + Main Lofts	136 Main	River Market	2008			24	\$5.0
East Village Apartments	950 Holmes	CBD	2009		50		\$12.0
Quality Hill Apartments	538 W. 10th St.	CBD	2009	382			
Quality Hill Square	425 W. 9th St.	CBD	2009			84	\$22.0
Union Carbide Condos	912 Baltimore	CBD	2009			27	\$17.0
Piper Lofts	117 W. 20th St.	Crossroads	2009	118			\$50.0
Star Lofts	1700 Oak	Crossroads	2009		47		\$10.0
Windows Lofts	2117 Broadway	Crossroads	2009	105			\$32.0
Park Reserve	2933 Baltimore	Greater DT	2009			169	\$30.0
City Homes	500 Oak	River Market	2009			27	\$11.0
Grand Boulevard Lofts	1006 Grand	CBD	2010		134		\$33.0
Basie Court Apartments	1940 Woodland	Greater DT	2010		88		\$4.8
Carriage Lofts	1732 Oak	Crossroads	2010		23		\$5.0
Liberty Lofts	360 Pershing	Greater DT	2010			44	\$9.0
Market Station Apartments	240 W. 2nd St.	River Market	2010	323			\$46.0

River Market Townhomes	400 Wyandotte	River Market	2010			2	\$1.0
Courthouse Lofts	811 Grand	CBD	2011		176		\$38.0
Beacon Park Townhomes	2550 Vine	Greater DT	2011		45		
Walnut Tower Apartments	722 Walnut	CBD	2012		179		\$10.0
Columbia Lofts	2008 Wyandotte	Crossroads	2012		35		\$7.5
Butler Brothers Lofts	804 Broadway	CBD	2015	30			\$6.0
Lucas Place Lofts	323 W. 8th St.	CBD	2015	130			\$30.0
One Light	50 E. 13th St.	CBD	2015	315			\$79.0
29 Gillham	29th & Gillham	Greater DT	2015	22			
Stockyards Place	1515 Genessee	Greater DT	2015	11			\$7.0
Pershing Lofts	215 W. Pershing	Greater DT	2015	55			
River Market West	228 W. 4th St.	River Market	2015	137			\$16.0
Argyle on 12th Street	300 E. 12th St.	CBD	2016	126			\$21.3
Power & Light Apartments	106 W. 14th St.	CBD	2016	292			\$63.0
Quality Hill Towers	929 Jefferson	CBD	2016		295		
Roaster's Block	701 Broadway	CBD	2016	146			\$36.0
Sky on Main	920 Main	CBD	2016	50			\$25.0
1914 Main Lofts	1914 Main	Crossroads	2016	44			\$10.0
Founders at Union Hill - Phase II	3000 Gillham	Greater DT	2016	181	13		\$24.1
Switzer Lofts	1936 Summit	Greater DT	2016	115			\$24.0
Rosehill Townhomes	1101 Admiral Blvd	Greater DT	2016		33		\$6.7
Centropolis on Grand	501 Grand	River Market	2016	56			\$12.0
910 Penn Apartments	910 Pennsylvania	CBD	2017		125		\$61.0
915 Broadway Apartments	915 Broadway	CBD	2017	44			\$11.0
Apex on Quality Hill	1050 Jefferson	CBD	2017	130			\$24.0
Commerce Tower	911 Main	CBD	2017	355			\$130.0
East 9 at Pickwick Plaza	922 McGree	CBD	2017	260			\$65.0
Fairfax Lofts	101 W. 11th St.	CBD	2017	27			
New England Lofts	112 W. 9th St.	CBD	2017	32			\$10.0
Summit on Quality Hill	1200 Washington	CBD	2017	256			\$49.8
Altas Lofts	1509 Walnut	Crossroads	2017	16			\$8.0

Terrace on Walnut	1721 Walnut	Crossroads	2017	38			\$8.0
CP Lofts	550 E. 5th St.	Greater DT	2017	54	54		\$19.5
Delaware Landing	309-510 Delaware	River Market	2017	110			
Mulberry Lofts	905 Broadway	CBD	2018	25			\$8.0
Oggi Lofts	600 Central	CBD	2018	25			\$6.0
The Grand	1125 Grand	CBD	2018	201			\$65.0
The New Yorker	1114 Baltimore	CBD	2018	9	20		\$4.0
Two Light	1444 Grand	CBD	2018	296			\$105.0
Crossroads Westside Apartments	601 Cesar E. Chavez	Crossroads	2018	221			\$52.5
Marcato KC	2697 Troost	Greater DT	2018	182			\$24.0
Union Berkely Riverfront	1000 Berkley Pkwy	Greater DT	2018	410			\$72.0
Union Hill on Main	2975 Main	Greater DT	2018	96			
Wonder Shops + Flats	30th & Troost	Greater DT	2018	87			\$18.0
531 Grand Apartments	531 Grand	River Market	2018	185			\$37.0
The Landings at the River Market	401 Delaware	River Market	2018		141		
Arterra KC	2100 Wyandotte	Crossroads	2019	126			\$40.7
The Yards	1660 Genessee	Greater DT	2019	232			\$41.0
Westside Flats	17th & Madison	Greater DT	2019	33			\$10.0
Art Space Lofts	201 Wyandotte	River Market	2019	35			
Delaware Lofts	218 Delaware	River Market	2019	42			
Landmark Lofts	425 Washington	River Market	2019	42			
Flashcube Apartments	720 Main	CBD	2020	184			\$69.0
City Club Apartments	1989 Main	Crossroads	2020	283			\$76.8
REVERB	18th & Walnut	Crossroads	2020	118	14		\$40.0
Gallerie	2705 McGee	Greater DT	2020	361			\$68.0
Quinlan Place	1507 E. 8th St.	Greater DT	2020		57		\$13.0
Quinlan Row	1507 E. 8th St.	Greater DT	2020		22		\$5.1
West Bottoms Flats	9th & Liberty	Greater DT	2020	265			\$65.0
River Maret West - Phase II	225 W. 4th St.	River Market	2020	116			\$24.0
Second + Delaware	122 Delaware	River Market	2020	276			\$71.0
Arte KC	19th & Oak	Crossroads	2021	341			\$72.0

Icon at Gallerie	227 W. 27th St.	Greater DT	2021	60			\$12.0
The Mark	11th & Baltimore	CBD	2022	222			\$60.0
CORE Apartments	Berkely Riverfront	Greater DT	2022	348			\$60.0
Jazz Hill Apartments	1000 Paseo	Greater DT	2023		197		\$33.8
Three Light	1477 Main	CBD	2023	288			\$140.0
West Bottoms Flats - Phase II	1525 W. 9th St.	Greater DT	2023	100			\$29.0
One Nine Vine	1901 Vine	Greater DT	2024	66	14		\$25.6
Single Family Homes	Downtown	Greater DT				3,389	

Sources - CitySceneKC, Kansas City Business Journal, Kansas City Star