MARKETBEAT
ST. LOUIS
MULTIFAMILY H1 2026

MARKET FUNDAMENTALS

	YOY Chg	Outlook
9.9% Vacancy Rate	▼	▬
1.1K Net Absorption, units	▲	▲
$1.50 Effective Rent, PSF	▲	▬

(50+ unit developments, excluding student housing, senior housing, and military)
Source: CoStar

ECONOMIC INDICATORS

	YOY Chg	Outlook
1.4M St. Louis Employment	▼	▲
4.1% St. Louis Unemployment Rate	▲	▲
4.2% U.S. Unemployment Rate	▬	▲

Source: BLS

ECONOMY

The St. Louis unemployment rate closed Q2 2026 at 4.1%, a 20-basis-point (bps) increase year-over-year (YOY). The U.S. unemployment rate ended the quarter at 4.2%, 10-bps below forecasts. The St. Louis market's labor pool recorded little change YOY, with nonfarm employment remaining at approximately 1.4 million individuals. The Federal Reserve has continued to hold interest rates at a range of 3.5% to 3.75% and will likely not make cuts throughout the second half of 2026.

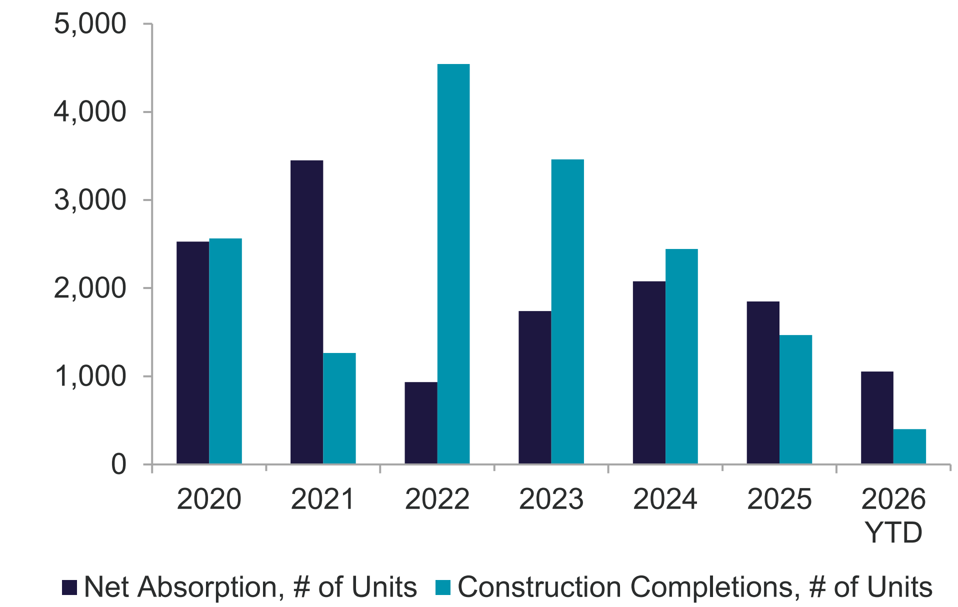
SUPPLY: ABSORPTION POSITIVE WITH LIMITED NEW SUPPLY

The St. Louis multifamily sector closed Q2 2026 with an overall vacancy rate of 9.9%, marking a decrease of 90 bps YOY. This decline is attributed to six consecutive quarters of positive occupancy movement, with the market reporting a net absorption total of 1,051 units through the first half of 2026. St. Louis recorded an annual net absorption total of 1,848 units in 2025, which outpaced the 1,469 new units delivered last year. New deliveries have also been limited so far in 2026 with just 401 new units, making this the market's lowest first-half delivery total since 2012. Despite vacancy remaining at historically-elevated levels, effective rents hit a peak of $1.50 per-square-foot (psf) at the close of Q2 2026, a YOY increase of 2.0%. Effective asking rents have remained at or above $1.40 psf for three consecutive years, last dropping below that mark in Q4 2022 at $1.38 psf.

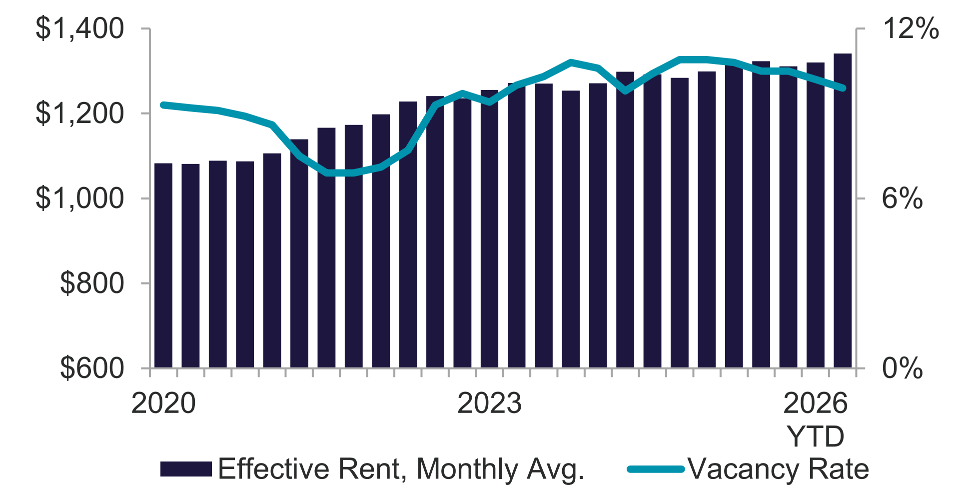
DEVELOPMENT: PIPELINE STRONGEST SINCE 2023

The St. Louis multifamily development pipeline closed Q2 2026 with 3,195 units under construction, marking its heaviest quarter of activity since Q3 2023. This translates to a 62.0% increase in development activity YOY. The market could begin to see a rise in vacancy as this new product is delivered. At the close of Q2 2026, construction activity was spread across eight of St. Louis' 17 multifamily submarkets, with the largest amount of development concentrated in Ballwin (956 units). The remaining units under construction are located in St. Charles County (570 units), Central West End (487 units), Maryland Heights/Creve Coeur (353 units), University City (319 units), Kirkwood South (299 units), Downtown Clayton (151 units), and the CBD (60 units).

DEMAND / DELIVERIES



OVERALL VACANCY & EFFECTIVE RENT



Source: CoStar

ST. LOUIS
MULTIFAMILY H1 2026

MARKET STATISTICS

SUBMARKET	INVENTORY (UNITS)	YTD DELIVERIES (UNITS)	YTD % INVENTORY GROWTH	UNDER CONSTRUCTION (UNITS)	YTD NET ABSORPTION (UNITS)	VACANCY RATE	YOY VACANCY RATE CHANGE (BPS)	AVG EFFECTIVE RENT / UNIT	AVG EFFECTIVE RENT PSF	YOY % EFFECTIVE RENT GROWTH
Ballwin	6,368	0	0.0%	956	119	5.2%	-240	$1,495	$1.55	0.5%
Central West End	7,854	0	0.0%	487	7	11.6%	40	$1,530	$1.92	1.3%
Chesterfield	4,247	0	0.0%	0	5	5.7%	-120	$1,706	$1.73	6.1%
Downtown CBD	3,668	0	0.0%	60	-32	13.3%	90	$1,463	$1.54	2.3%
Downtown Clayton	1,295	0	0.0%	151	37	9.3%	-790	$2,461	$2.68	1.7%
Jefferson County	11,768	0	0.0%	0	12	5.6%	30	$1,189	$1.36	3.3%
Kirkwood South	5,484	0	0.0%	299	-4	7.6%	70	$1,252	$1.51	1.0%
Maryland Heights/Creve Coeur	10,310	0	0.0%	353	178	6.3%	-340	$1,419	$1.55	2.9%
Metro East	12,975	0	0.0%	0	66	6.2%	-10	$1,289	$1.33	2.0%
Mid-Town	3,920	0	0.0%	0	115	16.0%	-620	$1,122	$1.26	-4.3%
North County	15,952	0	0.0%	0	-9	18.5%	-20	$984	$1.13	2.0%
North St. Louis City	3,890	0	0.0%	0	8	13.1%	-60	$959	$1.03	5.2%
Olivette	3,195	205	6.4%	0	88	10.4%	0	$1,721	$1.93	-0.1%
Richmond Heights	1,864	0	0.0%	0	-15	5.5%	0	$1,567	$1.97	1.7%
South St. Louis City	7,135	0	0.0%	0	80	11.3%	-140	$1,379	$1.70	1.0%
St. Charles County	20,687	196	0.9%	570	331	7.8%	0	$1,485	$1.56	2.3%
University City	5,659	0	0.0%	319	65	6.9%	-190	$1,063	$1.35	3.2%
ST. LOUIS TOTALS	**126,271**	**401**	**0.3%**	**3,195**	**1,051**	**9.9%**	**-80**	**$1,341**	**$1.50**	**2.0%**

**Buildings under renovation omitted from inventory/statistics until renovation completion.*

KEY SALES TRANSACTIONS H1 2026

PROPERTY	SUBMARKET	UNITS	PRICE / $ UNIT
The Boulders at Katy Trail	St. Charles County	314	$74.1M | $235,987
Chelsea Luxury Living	Central West End	152	$42.0M | $276,316
Storyboard on Roger (Portfolio)	Metro East	121	$8.8M | $73,150
Storyboard on Park Terrace (Portfolio)	Metro East	96	$7.9M | $82,524
Storyboard on Lake Christine (Portfolio)	Metro East	54	$5.3M | $98,639
2619 Sierra Dr.	Metro East	54	$4.5M | $82,407

KEY DELIVERIES H1 2026

PROPERTY	SUBMARKET	UNITS	OWNER | DEVELOPER
Irvington Place	Olivette	205	Balboa Real Estate Partners
Thornwood Apartments	St. Charles County	196	ZM Management, LLC

Source: CoStar

LUKE PARTRIDGE
Research Manager
Tel: +1 314 833 7172
luke.partridge@cushwake.com

MEGAN PEARSON
Research Analyst
Tel: +1 314 530 5154
megan.pearson@cushwake.com

A CUSHMAN & WAKEFIELD RESEARCH PUBLICATION
Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for occupiers and investors with approximately 53,000 employees in over 350 offices and nearly 60 countries. In 2025, the firm reported revenue of $10.3 billion across its core service lines of Services, Leasing, Capital markets, and Valuation and other. Built around the belief that Better never settles, the firm receives numerous industry and business accolades for its award-winning culture. For additional information, visit www.cushmanwakefield.com.