

LEXINGTON, KY

2025 MARKET AT A GLANCE

OCCUPANCY RATE
(Q4 2025)

94.9%



UP 10 BPS YOY

EFFECTIVE RENT
(Q4 2025)

\$1,300



UP 3.8% YOY

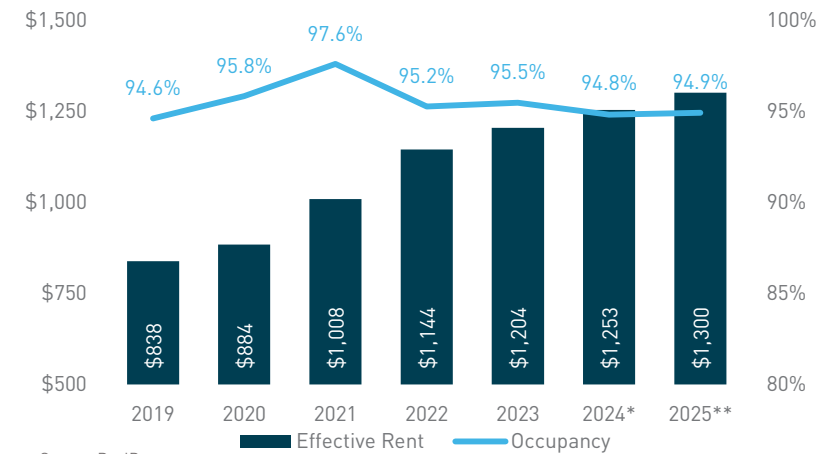
RENT SHARE OF WALLET
(Q4 2025)

22.3%

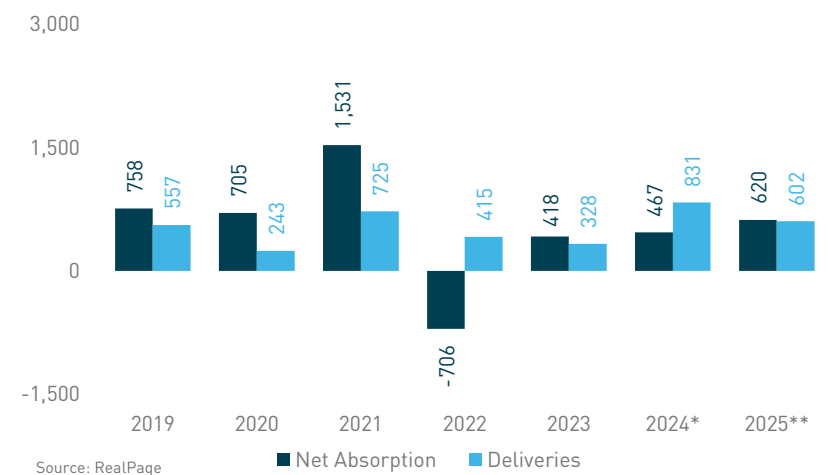


UNCHANGED YOY

APARTMENT TRENDS



Note: Effective rent and occupancy reflect stabilized properties and does not include preleased units or properties in lease-up. A newly constructed property is considered stabilized once it becomes 85% occupied.

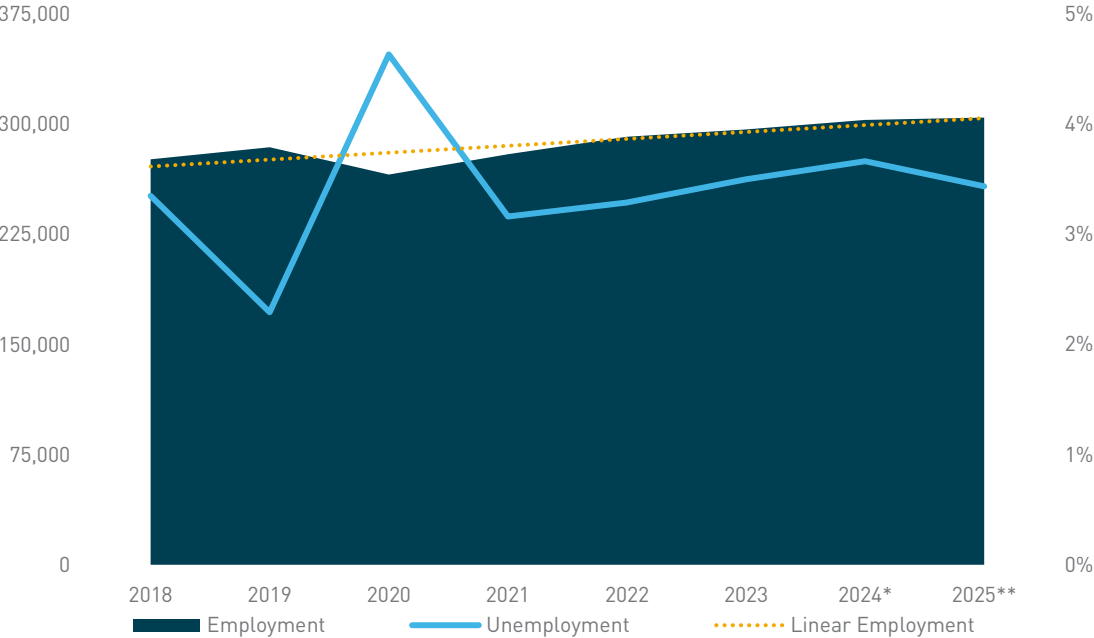


Unless noted otherwise, data and images pertaining to rent, occupancy, employment, unemployment, income, price per unit, and cap rate are year-end figures. Absorption and construction figures are full-year totals, unless noted otherwise. Numbers for 2024 are projected values. 2025 figures are forecast projections.

2025 FORECAST

LEXINGTON, KY

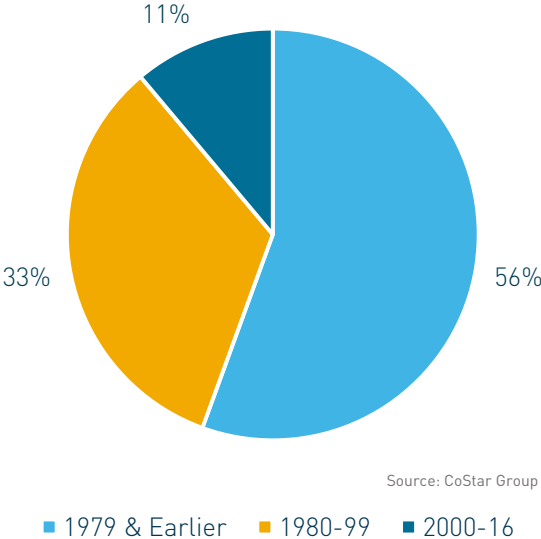
EMPLOYMENT TRENDS



Source: Moody's Analytics

*Projected **Forecast

2024 SALES TRENDS*



Source: CoStar Group

*YTD through Oct.

The apartment sales information represents transactions of apartment properties with a sales price of \$2.5 million or more, unless otherwise indicated.

EMPLOYMENT
(DEC. 2025)

304,500



UP 0.5% YOY

UNEMPLOYMENT
(DEC. 2025)

3.4%



DOWN 30 BPS YOY

MEDIAN HOUSEHOLD INCOME
(DEC. 2025 SAAR)

\$70,080



UP 3.8% YOY

PRICE PER UNIT
(2024 AVG.)

\$117,527



UP 10.4% YOY

CAP RATE
(2024 AVG.)

6.7%



DOWN 20 BPS YOY