LOUISVILLE, KY

2025 MARKET AT A GLANCE

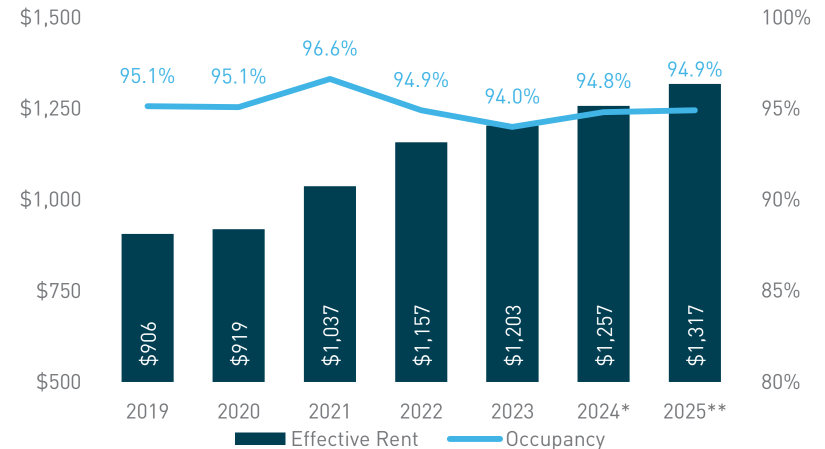
OCCUPANCY RATE (Q4 2025)	EFFECTIVE RENT (Q4 2025)	RENT SHARE OF WALLET (Q4 2025)
94.9%	$1,317	22.0%
UP 10 BPS YOY	UP 4.8% YOY	UP 20 BPS YOY

Louisville Effective Rent Growth to Top Most Metros in the U.S.

Average effective rent in the Louisville metro area is projected to increase 4.8% in 2025, making Louisville one of the leaders in rent growth in the nation. The brisk rent appreciation will be due largely to healthy apartment demand. Net apartment absorption is expected to match the more than 2,000 units scheduled for delivery during the year. The demand will be underpinned by 0.6% employment expansion as 3,900 net new jobs are created, plus the net inflow of approximately 8,000 new residents. Over one-quarter of the new apartment stock will come online in the Northeast Louisville submarket, positioned for convenient access to employment hubs in the vicinity of Interstate 64. Two multifamily developments, 264-unit and 203-unit communities, will be completed this year in the Northwest Louisville submarket. Both projects are within 10 miles of the rapidly expanding River Ridge Commerce Center in Jeffersonville, Indiana, that directly supports 12,000 jobs and creates a $2.9 billion annual economic impact in the region. In late 2025, Canadian Solar Inc. will open a photovoltaic cell manufacturing facility in River Ridge Commerce Center that will employ 1,200 workers at full capacity. The company will also open a $712 million, 1 million-square-foot battery cell and module factory in late 2025 in the Southeast Louisville submarket that will directly employ 1,570 workers when all production lines are completed. Additionally, apartment communities in the Central Louisville and Northeast Louisville submarkets will benefit from the $930 million, 910,000-square-foot Robley Rex VA Medical Center, which will hire hundreds of healthcare workers when it opens in early 2026.

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.

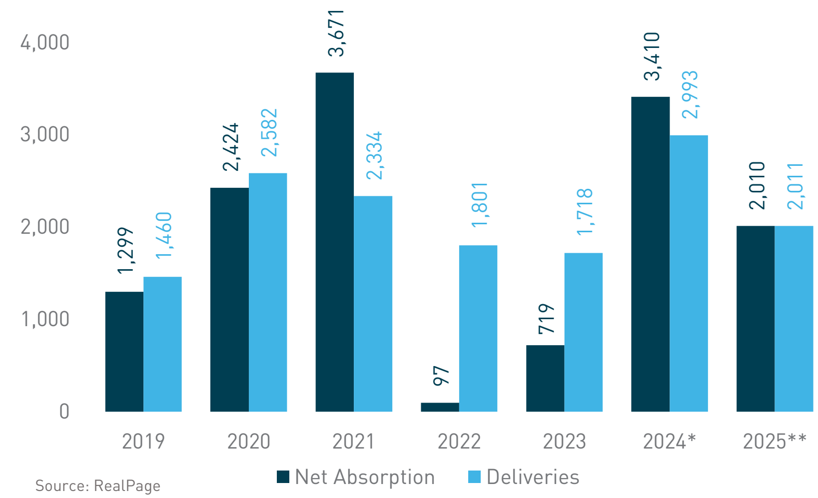
APARTMENT TRENDS



Source: RealPage

*Projected **Forecast

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.

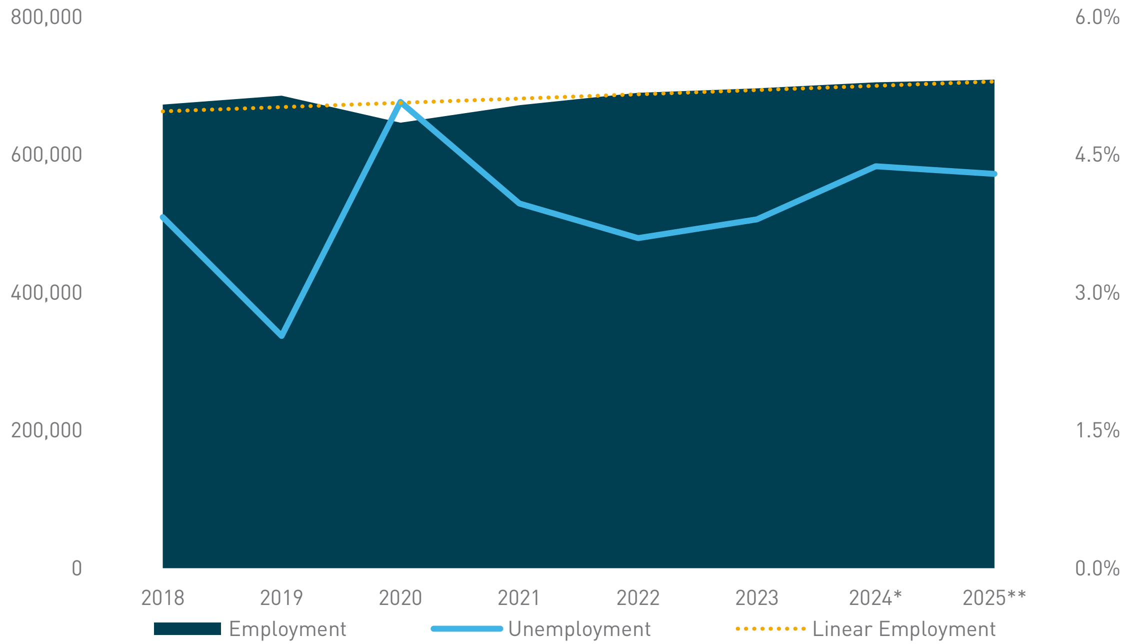


Source: RealPage

*Projected **Forecast

LOUISVILLE, KY

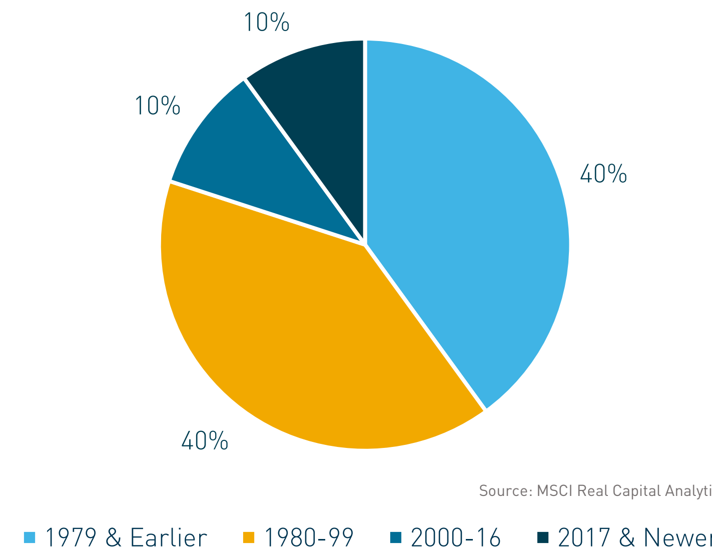
EMPLOYMENT TRENDS



Source: Moody's Analytics

*Projected **Forecast

2024 SALES TRENDS*



Source: MSCI Real Capital Analytics

*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)	UNEMPLOYMENT (DEC. 2025)	MEDIAN HOUSEHOLD INCOME (DEC. 2025 SAAR)	PRICE PER UNIT (2024 AVG.)	CAP RATE (2024 AVG.)
709,200	4.3%	$71,761	$129,797	5.8%
UP 0.6% YOY	DOWN 10 BPS YOY	UP 3.5% YOY	DOWN 10.9% YOY	UP 90 BPS YOY