

**BERKADIA<sup>®</sup>**

# LOUISVILLE

MULTIFAMILY MARKET REPORT | Q1 2025

**Inventory**

**101,600**

3.4% YOY

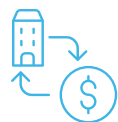


**3,511 UNITS**  
DURING THE TRAILING  
FOUR QUARTERS

**Net Absorption**

**4,086**

UNITS



DURING THE TRAILING  
FOUR QUARTERS

**Effective Rent**

**\$1,248**

2.0% YOY



**\$25 YOY**

**Occupancy**

**95.0%**

90 BPS YOY



**Employment**

**705,200**

1.2% YOY



**8,000 JOBS**  
DURING THE  
TRAILING 12 MONTHS

**Households**

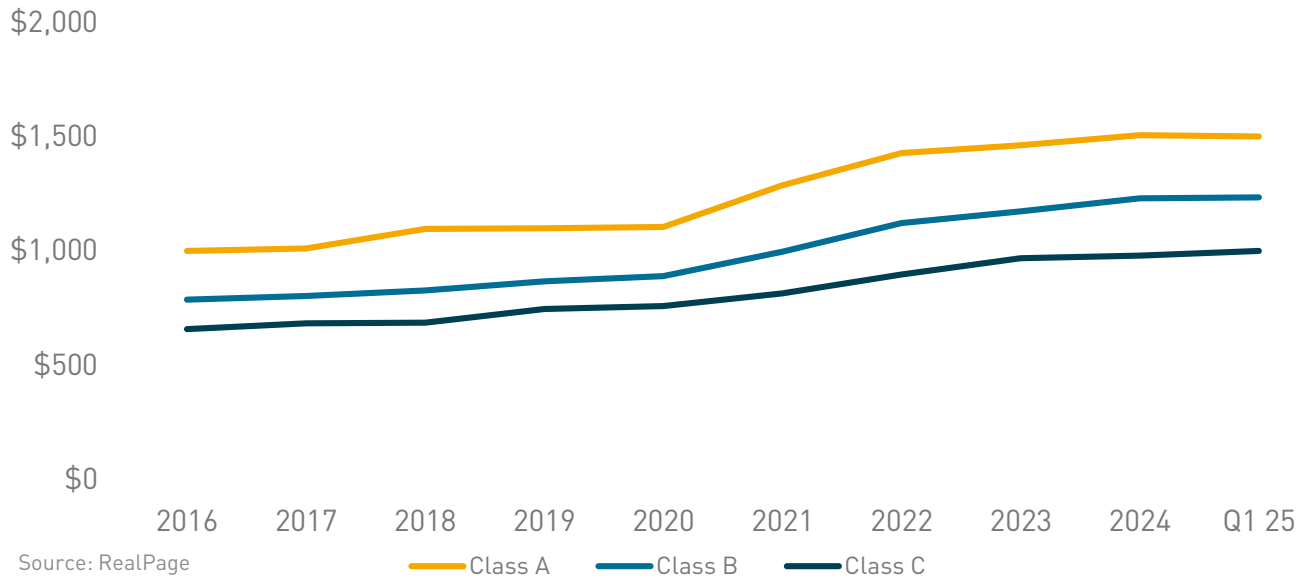
**543,200**

1.0% YOY



**5,400 UNITS**  
DURING THE  
TRAILING 12 MONTHS

## LOUISVILLE EFFECTIVE RENT BY CLASS



**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.



Sources: RealPage; Moody's Analytics  
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## LOUISVILLE OCCUPANCY BY CLASS

