



MARKET AT A GLANCE



OCCUPANCY RATE 94.5%
Down **160 bps** since 2Q19



EFFECTIVE RENT \$896
Up **0.3%** since 2Q19



TOTAL INVENTORY 90,377

OCCUPANCY AND RENT TRENDS

RESTORATION OF LOUISVILLE WORKFORCE IS WELL UNDERWAY

Like other apartment markets that have experienced a rebound, absorption in the metro fell short of the norm during the second quarter, but still increased compared to the previous three months. Additionally, the 536 units absorbed by new renters in the second quarter was just short of the 647 units brought online, resulting in apartment occupancy dipping 10 basis points to 94.5% in June. Effective rent increased in half of Louisville submarkets, shifting the overall metro average up 0.1% quarterly to \$896 per month. Examining CMBS and Fannie Mae loans in Louisville, none were in 30+ day delinquency status and only 1.1% were in forbearance in June, comparatively low to other nearby markets. In the regional job market, a partial restoration of jobs began in May 2020 with 11,000 workers added to payrolls, followed by 44,600 new jobs in June. Employment stability was most prominent in some of the metro's core industries, like manufacturing and logistics, boding well for a resilient recovery. In the near-term, greater Louisville residents can look forward to future economic development projects from Ford Motor Company and the River Ridge Commerce Center, which are expected to bring thousands of new jobs to the workforce once completed.



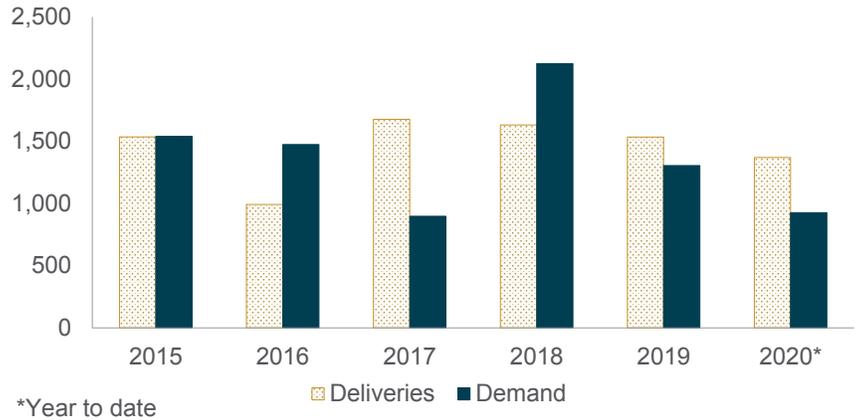
DELIVERIES AND DEMAND



DELIVERIES 1,370
Units YTD



NET ABSORPTION 927
Units YTD



ECONOMIC TRENDS

2019 3.7% **UNEMPLOYMENT*** 2020 11.8%
810 BPS CHANGE

2019 674.7k **EMPLOYMENT**** 2020 614.9k
-8.9% CHANGE

2019 22.7k **EXISTING SFH SALES**** 2020 18.7k
-17.6% CHANGE

2019 1.3m **POPULATION**** 2020 1.3m
0.3% CHANGE

2019 2.07% **10-YEAR TREASURY**** 2020 0.73%
-130 BPS CHANGE

*May; **June



LOUISVILLE

MULTIFAMILY REPORT

SUBMARKET BREAKDOWN

SUBMARKET NAME	OCCUPANCY			EFFECTIVE RENT			NET ABSORPTION		DELIVERED UNITS	
	2Q20	Q-o-Q Change (BPS)	Y-o-Y Change (BPS)	2Q20	Q-o-Q Change	Y-o-Y Change	2Q20	Annual	2Q20	Annual
Central Louisville	93.0%	-40	-280	\$1,061	-1.0%	-0.3%	-49	-234	0	99
Northeast Louisville	93.0%	-50	-200	\$1,036	0.1%	-2.0%	311	688	413	1,071
Northwest Louisville	95.8%	20	-60	\$817	1.3%	2.3%	25	229	0	314
South Central Louisville	95.4%	-20	-140	\$809	-0.1%	1.0%	68	197	105	416
Southeast Louisville	95.1%	20	-120	\$922	-0.7%	-0.4%	71	-60	55	199
Southwest Louisville	94.8%	20	-140	\$802	0.6%	1.4%	110	-110	74	247
TOTALS	94.5%	-10	-160	\$896	0.1%	0.3%	536	711	647	2,346



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