



MARKET AT A GLANCE



OCCUPANCY RATE 94.3%
Down 60 bps since 2Q19



EFFECTIVE RENT \$809
Unchanged since 2Q19

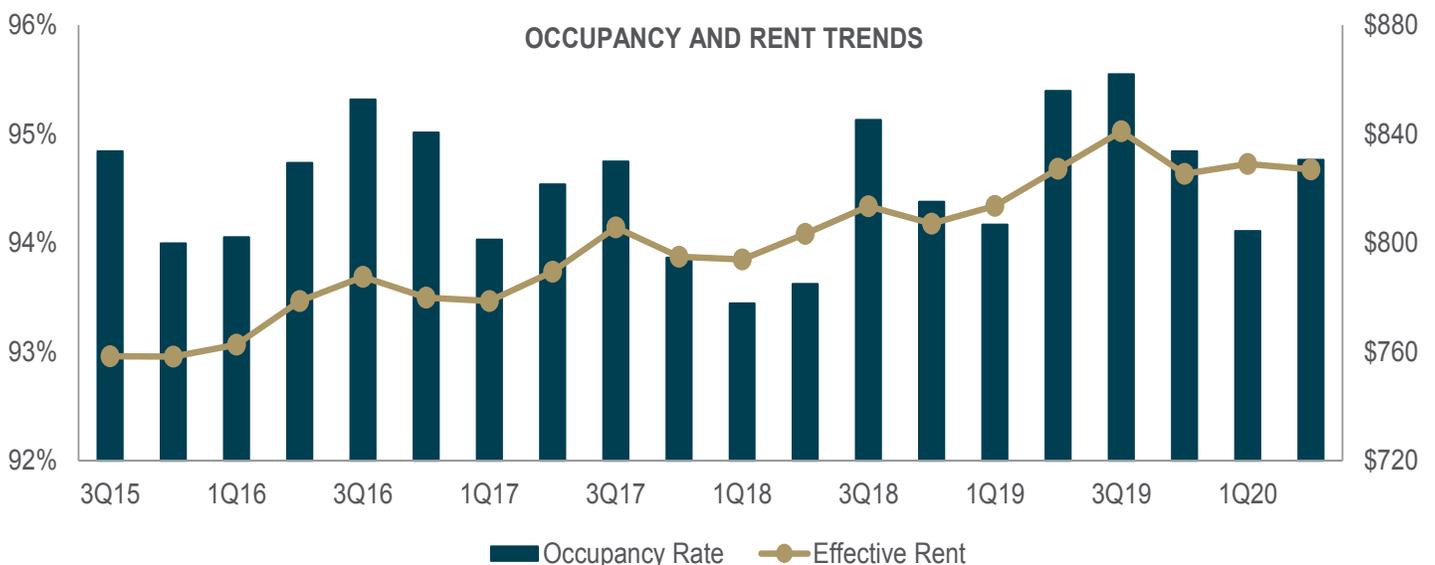


TOTAL INVENTORY 44,577

OCCUPANCY AND RENT TRENDS

UNEMPLOYMENT RETURNS TO PRE-PANDEMIC LEVEL FOLLOWING PHASED REOPENING

The Lexington metro underwent one of the most impressive hiring rebounds in the country during the second quarter, dropping sharply in June to 3.7%. The state began reopening efforts in the end of May, allowing most employers to begin rehiring their staff before the end of the quarter. The University of Kentucky, the metro's largest employer, furloughed 1,700 medical and academic staff in response to the pandemic but leveraged emergency funds to bring most of those employees back to work before the end of June. Metros like Lexington with affordable rent and a stable job market have seen apartment demand improve over the past three months. Residents newly leased 300 apartments in the metro during this period while limited new apartment units were brought online. New demand was highest in the North Lexington submarket, where renters were attracted to housing options adjacent to downtown. As such, apartment operators were emboldened to increase rents 0.2% in the submarket. Metrowide, occupancy improved 60 basis points quarter over quarter to 94.8%, but apartment operators decreased monthly effective rent 0.2% to an average of \$827 in June amid pandemic uncertainty.



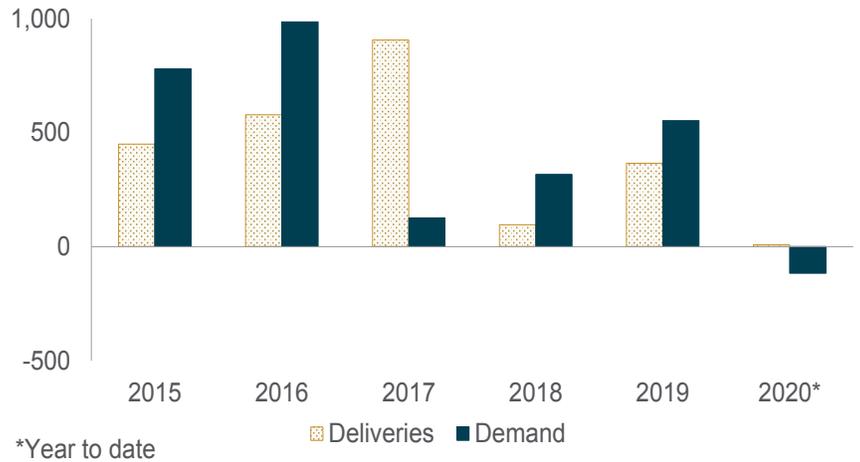
DELIVERIES AND DEMAND



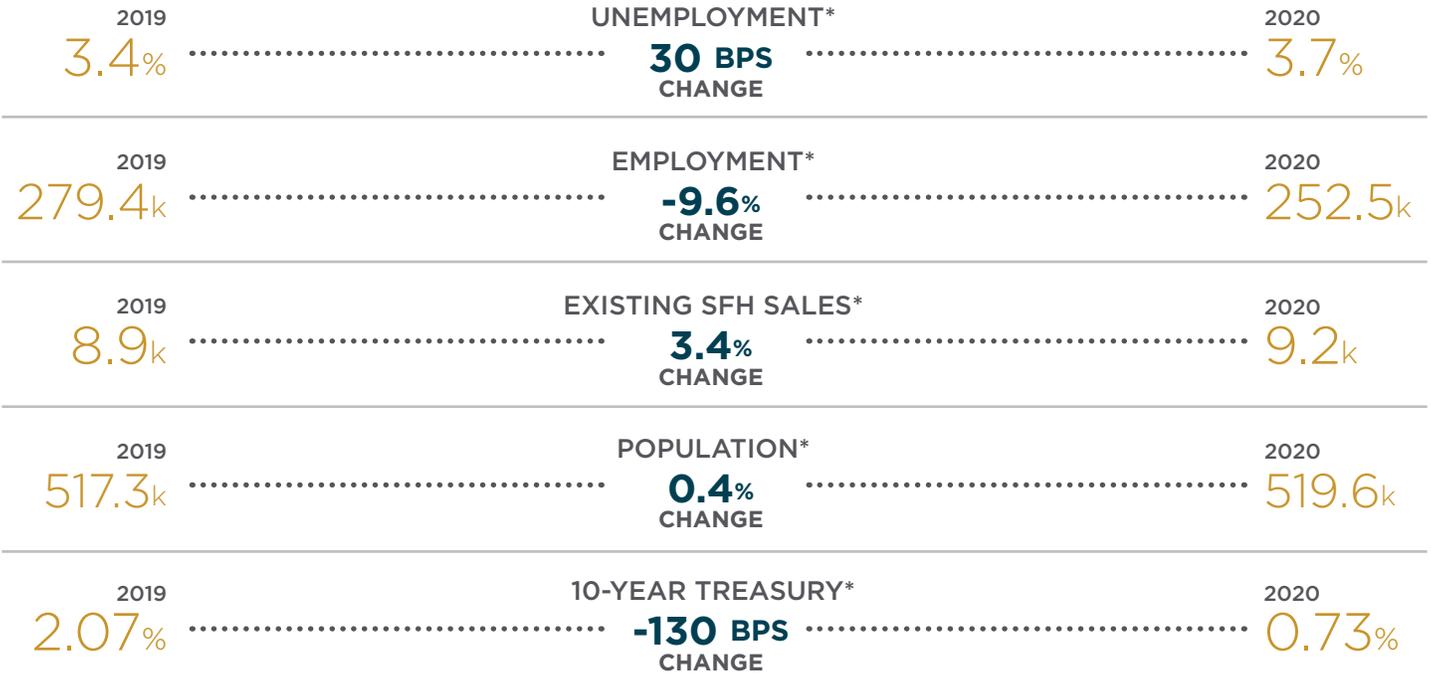
DELIVERIES 9
Units YTD



NET ABSORPTION -116
Units YTD



ECONOMIC TRENDS



*June



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
Downtown Lexington/University	95.2%	60	-130	\$772	-0.8%	-0.6%	95	-189	9	9
North Lexington	95.0%	140	-30	\$806	0.2%	1.0%	154	-33	0	0
South Lexington	94.3%	30	-30	\$890	-0.1%	-0.2%	51	59	0	211
TOTALS	94.8%	70	-60	\$827	-0.2%	0.0%	300	-163	9	220



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