



MARKET AT A GLANCE



OCCUPANCY RATE 95.2%
Down 90 bps since 3Q19



EFFECTIVE RENT \$903
Up 1.0% since 3Q19

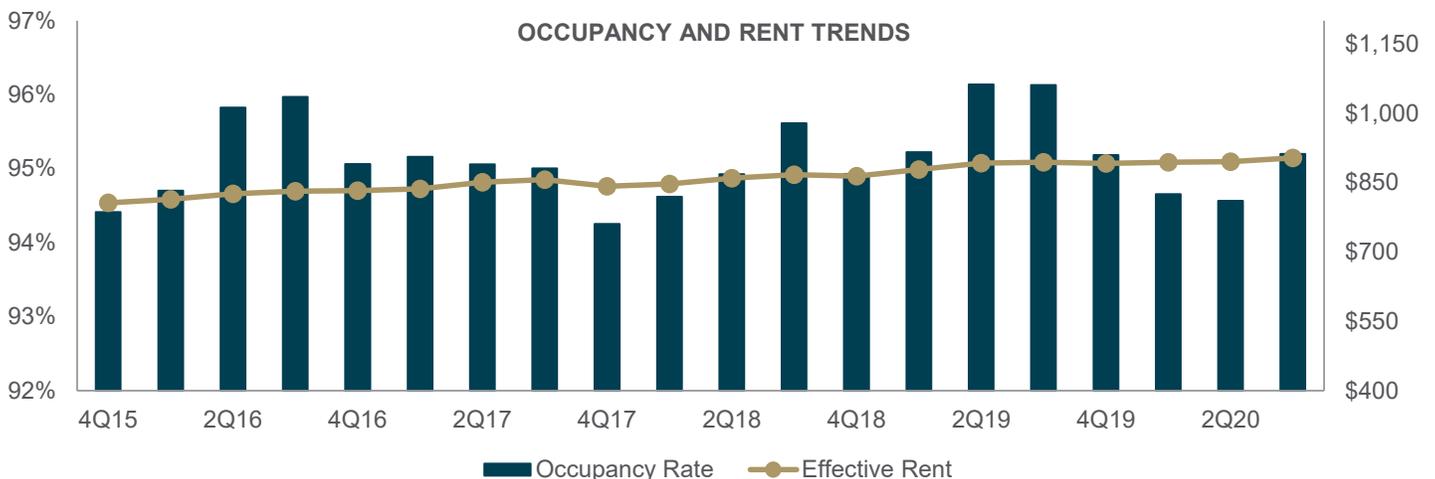


TOTAL INVENTORY 90,849

OCCUPANCY AND RENT TRENDS

JOB ADDITIONS SOFTEN PANDEMIC HINDERANCES IN METRO APARTMENT MARKET

With more people spending time at home, apartments are in high demand across Louisville. From July 2020 to September, 1,071 units were absorbed by new renters across the metro area, more than double the market's quarterly average of 512 units over the last five years. To meet this demand, developers averaged approximately 1,400 annual deliveries over the past five years. More than 1,900 units were already added to inventory in 2020, 524 of which were opened to renters during the third quarter. Employment recovery has helped soften any pandemic-related hinderances to the apartment market. In the five months following the April spike in unemployment, local payrolls reached 94% of the pre-quarantine high as residents filled 78,600 open positions across all industries. In turn, unemployment dropped from 17.1% to 7.2% over the same time. This resiliency permitted apartment operators to increase effective rent 0.9% quarterly to \$903 per month in September. Occupancies were also on an upswing across all six of Louisville's submarkets. Compared to June, the metro's average occupancy rate appreciated 60 basis points to 95.2%.



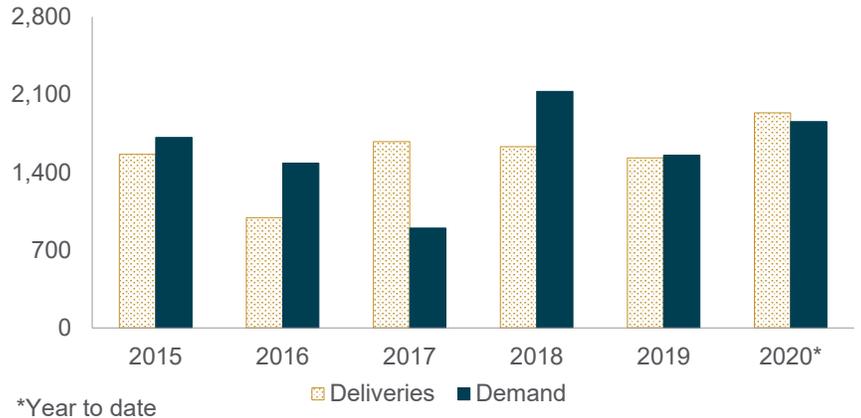
DELIVERIES AND DEMAND



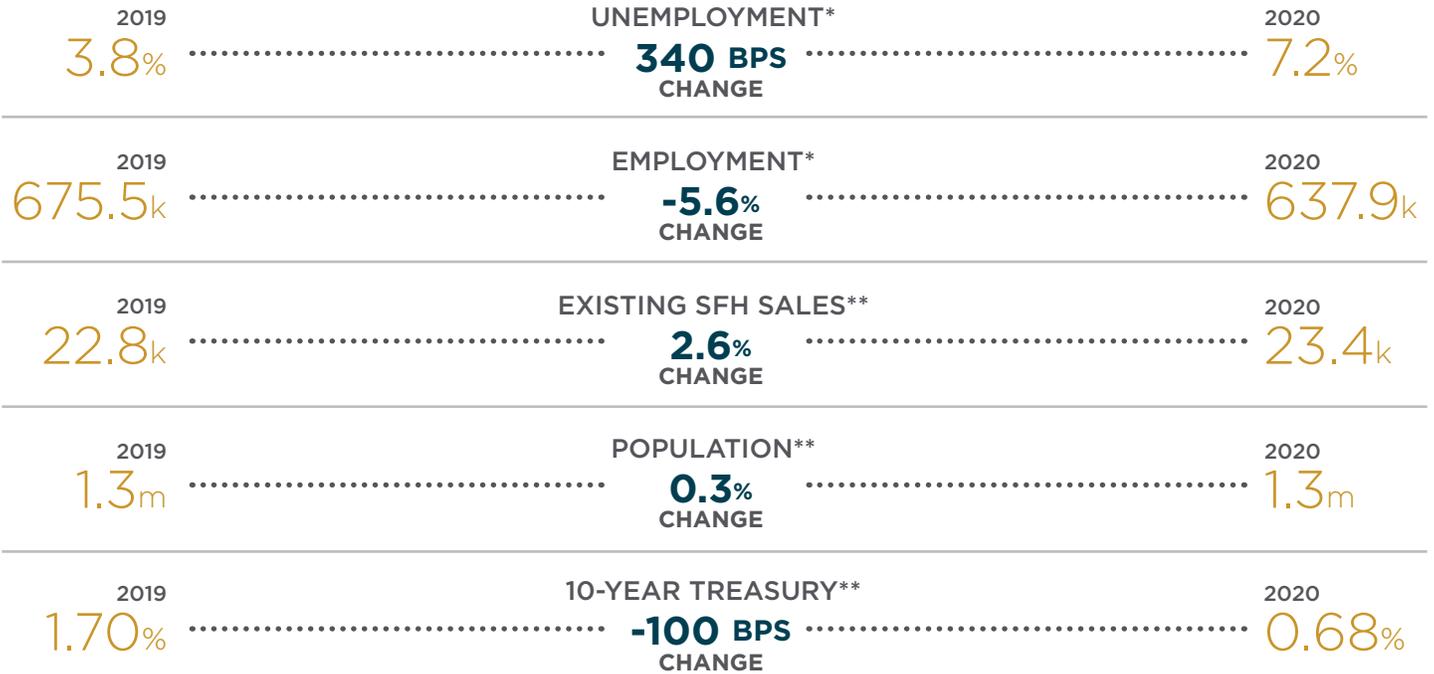
DELIVERIES 1,936
Units YTD



NET ABSORPTION 1,858
Units YTD



ECONOMIC TRENDS



*August; **September



LOUISVILLE

MULTIFAMILY REPORT

SUBMARKET BREAKDOWN

SUBMARKET NAME	OCCUPANCY			EFFECTIVE RENT			NET ABSORPTION		DELIVERED UNITS	
	3Q20	Q-o-Q Change (BPS)	Y-o-Y Change (BPS)	3Q20	Q-o-Q Change	Y-o-Y Change	3Q20	Annual	3Q20	Annual
Central Louisville	93.3%	40	-230	\$1,068	1.3%	1.0%	43	-279	0	0
Northeast Louisville	94.2%	120	-110	\$1,034	-0.1%	-2.0%	497	1,130	328	1,377
Northwest Louisville	96.3%	40	-20	\$823	0.7%	2.4%	103	271	53	301
South Central Louisville	96.1%	70	-30	\$822	1.8%	2.8%	182	355	86	416
Southeast Louisville	95.7%	70	-50	\$932	0.9%	0.4%	122	161	57	220
Southwest Louisville	95.5%	50	-100	\$812	1.0%	1.6%	123	-35	0	232
TOTALS	95.2%	60	-90	\$903	0.9%	1.0%	1,071	1,603	524	2,546

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