

MARKET REPORT

MULTIFAMILY
Louisville Metro Area

IPA INSTITUTIONAL
PROPERTY
ADVISORS

3Q/21

Multifamily 2021 Outlook

EMPLOYMENT:

+3.3%  **21,000 JOBS**
will be created

CONSTRUCTION:

2.9%  **2,600 UNITS**
of stock will be completed

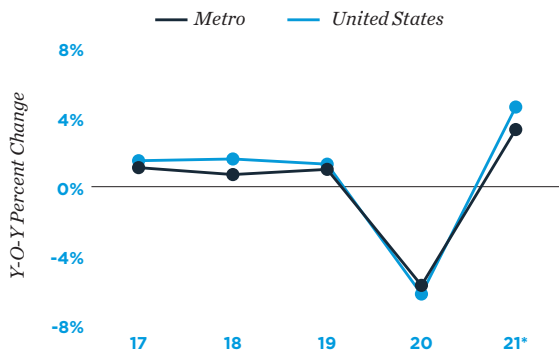
VACANCY:

4.8%  **10 BASIS POINT**
decrease in vacancy

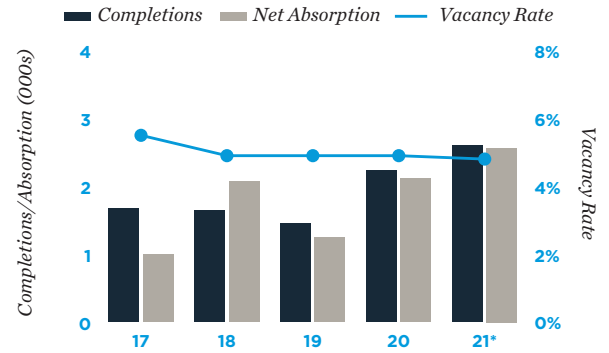
RENT:

\$960  **4.8% INCREASE**
per month in effective rent

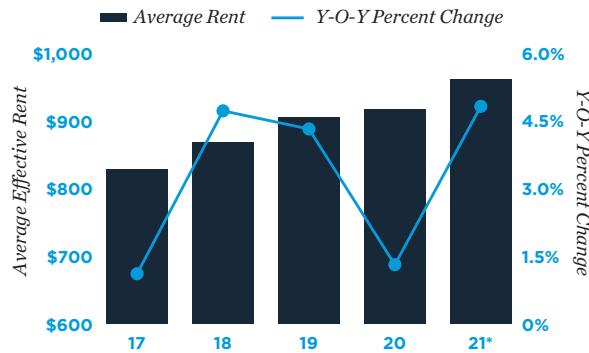
Employment Trends



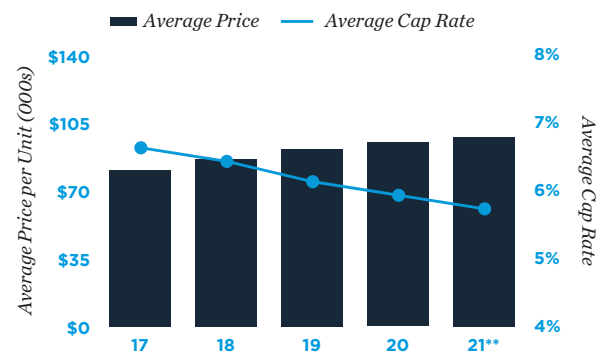
Supply and Demand



Rent Trends



Sales Trends



* Forecast; ** Through 2Q

Sources: BLS; CoStar Group, Inc.; RealPage, Inc.

IPA Multifamily

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Price: \$250

The information contained in this report was obtained from sources deemed to be reliable. Every effort was made to obtain accurate and complete information; however, no representation, warranty or guarantee, express or implied, may be made as to the accuracy or reliability of the information contained herein. Note: Metro-level employment growth is calculated based on the last month of the quarter/year. Sales data includes transactions sold for \$1 million or greater unless otherwise noted. This is not intended to be a forecast of future events and this is not a guaranty regarding a future event. This is not intended to provide specific investment advice and should not be considered as investment advice. Sources: IPA Research Services; Bureau of Labor Statistics; CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc. © Marcus & Millichap 2021 | www.ipausa.com