

MARKET REPORT

Multifamily
Louisville Metro Area

IPA
INSTITUTIONAL
PROPERTY
ADVISORS

2Q/24

Multifamily 2024 Outlook

EMPLOYMENT:

+0.6%
▲
4,000 JOBS
will be created

CONSTRUCTION:

1.2%
of stock ▼
1,200 UNITS
will be completed

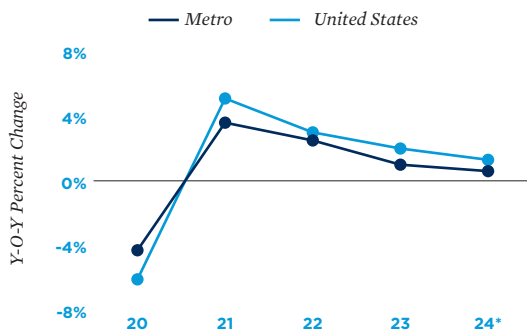
VACANCY:

6.5%
▲
50 BPS
increase in vacancy

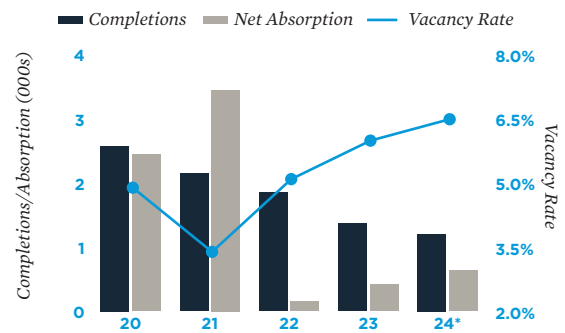
RENT:

\$1,187
per unit ▼
1.3% DECREASE
in effective rent

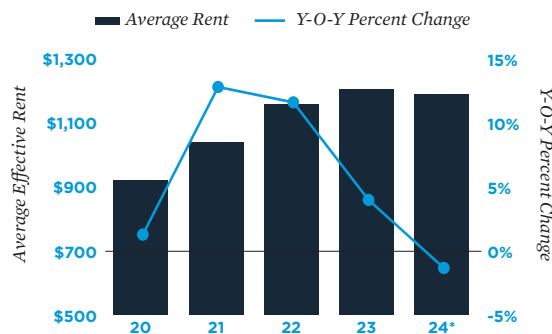
Employment Trends



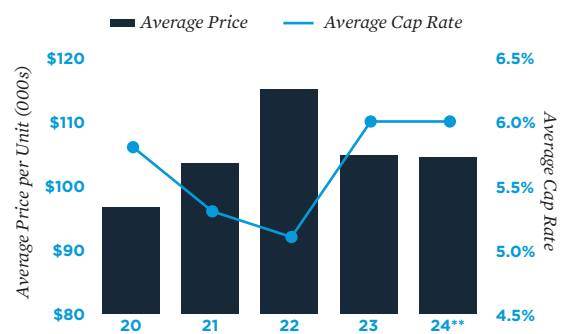
Supply and Demand



Rent Trends



Sales Trends



* Forecast ** Through 1Q

Sources: BLS; CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

IPA Multifamily John Sebree

Senior Vice President, National Director
Tel: (312) 327-5400 | jsebree@ipausa.com

For information on national Multifamily trends, contact:

John Chang

Senior Vice President, National Director | Research & Advisory Services
Tel: (602) 707-9700 | jchang@ipausa.com

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: Marcus & Millichap Research Services; Bureau of Labor Statistics; CoStar Group, Inc.; Real Capital Analytics; RealPage, Inc.

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Price: \$250