



**Louisville, KY**  
**Market Overview**

Louisville is the largest city in Kentucky, located along the border of Indiana. It was founded in 1778 by George Rogers Clark and was named after King Louis XVI of France. Louisville was the founding city of the Louisville and Nashville Railroad, which is now a 6,000-mile system that spans across 13 states.

The city is known as the birthplace of famous boxer Muhammed Ali as well as home to the Kentucky Derby, Louisville Slugger baseball bats, and three of Kentucky’s six Fortune 500 companies. By 1820, the city had become a major river port. Louisville has many nicknames, a few of them being Derby City, River City, and Gateway to the South.

Forbes ranked Louisville among the top 100 places in the U.S. for careers and job growth in 2019. The cost of living in Louisville is below the national average, along with cost of housing and utilities, making the city a very cost-effective place to live. A few of the most popular neighborhoods in Louisville include University, Highlands, Worthington, and Clifton Heights.

**Market at a Glance:**

Considerations	Findings	Comments
Housing availability	Low to moderate	
Typical Lease Length	12 months	
Typical Security Deposit	1 month	Depends on rental or credit history
Early Termination Clauses	Available	Lease specific and always includes a penalty
Negotiation of Lease Terms	Moderate	More likely with private landlords than with apartment complexes

**Unfurnished Apartments:**

Studio	1 Bedroom	2 Bedrooms	3 Bedrooms
\$1,000-\$1,500	\$1,000-\$1,500	\$1,150-\$1,600	\$1,300-\$1,800

**Houses:**

2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
\$1,150-\$1,500	\$1,450-\$1,900	\$1,550-\$2,000	N/A

