



2026 Market Report

Lexington | Louisville

[Click Here for Sales Map!](#)

June 2026

Lexington | Louisville KY

**\$191MM**

Sales Volume

**36**

Properties Sold

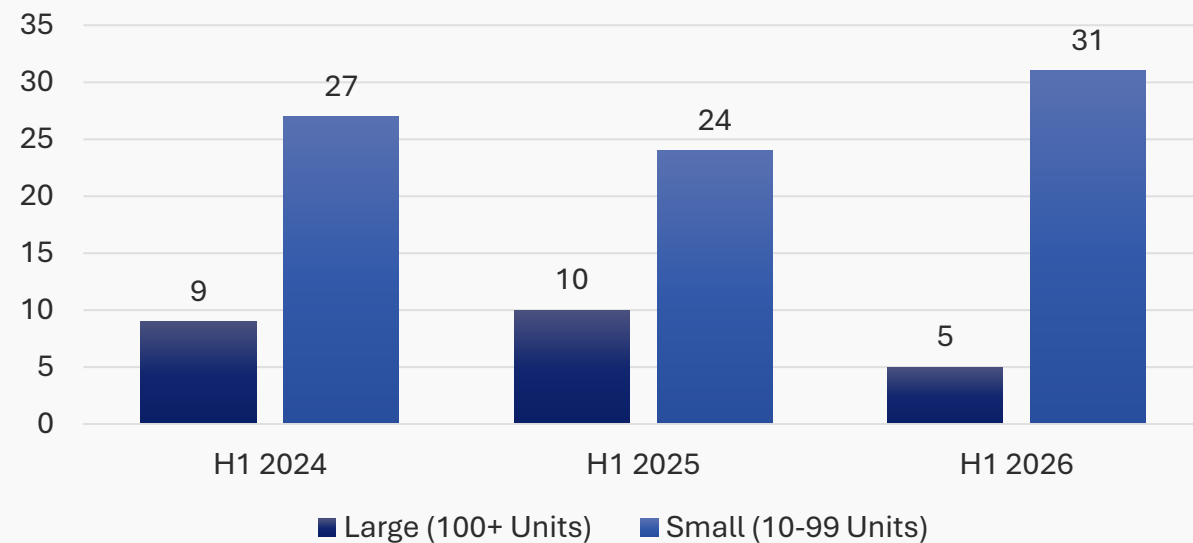
**36**

Total Transactions



First-half multifamily sales remain consistent with 2024 and 2025 levels.

of Multifamily Transactions



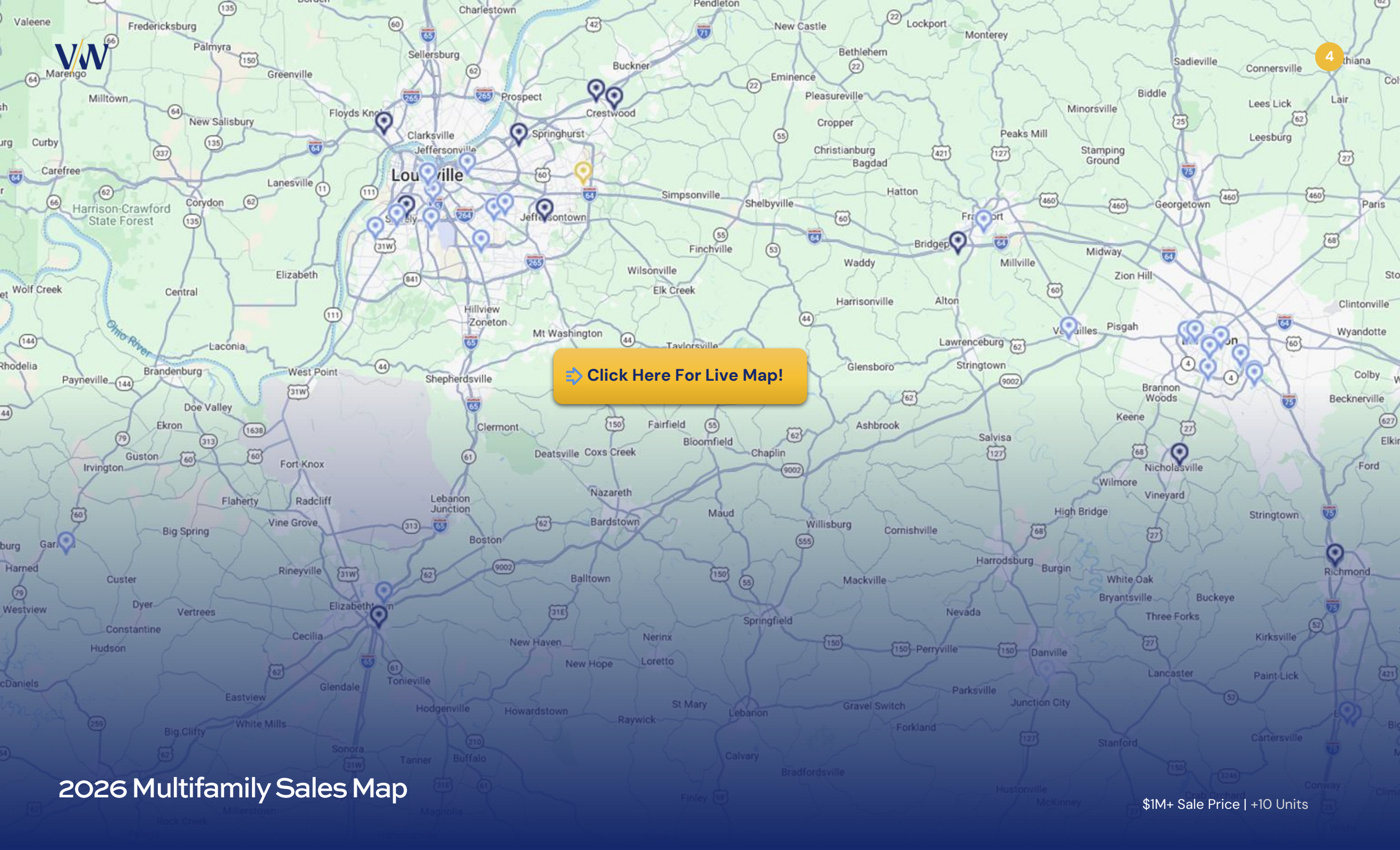
Louisville multifamily average sale price is up 21.2%.

Louisville, KY	2026 YTD	2025	YoY %
Max Price Per Unit	\$191,852	\$217,593	-11.8%
Avg Price Per Unit	\$112,107	\$92,467	+21.2%
Median Price Per Unit	\$88,600	\$81,250	+9.0%

Lexington multifamily average sale price is up 16.7%.

Lexington, KY	2026 YTD	2025	YoY %
Max Price Per Unit	\$220,000	\$220,000	0%
Avg Price Per Unit	\$106,294	\$91,092	+16.7%
Median Price Per Unit	\$83,125	\$75,224	+10.5%

Overall transaction volume remained consistent with the first half of 2024 and 2025. This year, median price has increased ~15% for both Lexington and Louisville markets. Large multifamily transactions are down 50% compared to prior years, although sample size is small (<5 transactions)



2026 Multifamily Sales Map

\$1M+ Sale Price | +10 Units

Louisville Market

Lexington Market

Other Market

YTD Multifamily Sales

Market	Class	Name	City	State	Sale Date	#Units	Year Built	Sale Price	Price Per Unit
Louisville, KY	A Class	Century Middletown	Louisville	KY	2/18/2026	210	2017		
Louisville, KY	A Class	Hurstbourne Estates	Louisville	KY	6/3/2026	270	2013	51,800,000	191,852
Louisville, KY	B Class	Aspenwood	Louisville	KY	3/24/2026	98	2001	16,850,000	171,939
Louisville, KY	B Class	Shivley Apartments	Louisville	KY	3/20/2026	97	1981	4,953,000	51,062
Louisville, KY	B Class	Silver Creek Apartments	Louisville	KY	3/31/2026	24	2020	4,008,000	167,000
Louisville, KY	B Class	The Cambry	Crestwood	KY	3/26/2026	104	3954	14,400,000	278,383
Louisville, KY	B Class	The Villas At Green Valley	New Albany	IN	4/17/2026	84	2023	14,100,000	167,857
Louisville, KY	C Class	108 E Florence Ave	Louisville	KY	1/6/2026	56	1990	4,907,000	87,625
Louisville, KY	C Class	1481 S 2nd St	Louisville	KY	5/31/2026	10	1905	760,000	76,000
Louisville, KY	C Class	1730 Tempest Way	Louisville	KY	6/4/2026	19	1965	1,935,250	101,855
Louisville, KY	C Class	2230-2234 Liverpool Ln	Louisville	KY	6/17/2026	12	1961	1,150,000	95,833
Louisville, KY	C Class	3708-3712 Noblitt Dr	Louisville	KY	1/13/2026	12	1969	905,000	75,417
Louisville, KY	C Class	4801 Saddlebrook Ln	Louisville	KY	5/4/2026	12	1985	1,650,000	137,500
Louisville, KY	C Class	College Court	Louisville	KY	2/25/2026	46	1988	4,422,976	96,152
Louisville, KY	C Class	Hillpark & Bluelick Portfolio	Louisville	KY	6/12/2026	42	2003	4,487,000	106,833
Louisville, KY	C Class	Views at Crescent Hill	Louisville	KY	5/27/2026	132	1970		
Louisville, KY	C Class	Williamsburg Apartments	Louisville	KY	3/24/2026	84	1965	4,750,000	56,548
Louisville, KY	C Class	Willow Place Apartments	Louisville	KY	4/16/2026	65	1961	3,200,000	49,231

2026 YTD Transactions | **Louisville, KY**



Louisville Market

Lexington Market

Other Market

YTD Multifamily Sales

Market	Class	Name	City	State	Sale Date	#Units	Year Built	Sale Price	Price Per Unit
Lexington, KY	B Class	Meadowood Apartments	Nicholasville	KY	3/4/2026	67	1983	6,000,000	89,552
Lexington, KY	C Class	108 Surfside Dr	Lexington	KY	5/27/2026	12	1967		
Lexington, KY	C Class	153-189 S Eagle Creek Dr	Lexington	KY	4/28/2026	18	1983	3,350,000	186,111
Lexington, KY	C Class	185 E Maxwell St	Lexington	KY	3/12/2026	15	1950	1,329,000	88,600
Lexington, KY	C Class	1901 Apartment Homes	Lexington	KY	4/23/2026	108	1963	6,200,000	57,407
Lexington, KY	C Class	1916 Cambridge Dr	Lexington	KY	1/7/2026	10	1959		
Lexington, KY	C Class	Arbor Place Townhomes	Versailles	KY	3/20/2026	48	2007	3,600,000	75,000
Lexington, KY	C Class	Eagle Creek Townhomes	Lexington	KY	5/14/2026	50	1997	7,100,000	142,000
Lexington, KY	C Class	Flats at Devonport	Lexington	KY	1/9/2026	55	1970	3,725,000	67,727
Lexington, KY	C Class	Lexington Square	Lexington	KY	5/13/2026	244	1969	21,750,000	89,139
Lexington, KY	C Class	Royalty Ct Portfolio	Lexington	KY	5/20/2026	32	1965		
Lexington, KY	C Class	Oxford Circle	Lexington	KY	3/10/2026	32	1965	1,517,000	47,406
Lexington, KY	C Class	Waller Crossings	Lexington	KY	3/31/2026	10	2000	2,200,000	220,000



Louisville Market

Lexington Market

Other Market

YTD Multifamily Sales

Market	Class	Name	City	State	Sale Date	#Units	Year Built	Sale Price	Price Per Unit
Other Markets	B Class	Springfield Road Homes	Elizabethtown	KY	3/25/2026	24	2002	1,995,000	83,125
Other Markets	B Class	Cottages of Frankfort I & II	Frankfort	KY	4/14/2026	120	2000	8,400,000	70,000
Other Markets	B Class	Multi-Property Sale	Richmond	KY	1/13/2026	32		2,760,000	86,250
Other Markets	C Class	Saddle Creek Apartments	Elizabethtown	KY	4/17/2026	48	1986	1,750,000	36,458
Other Markets	C Class	141 Webb Rd	Garfield	KY	2/23/2026	32	2007		
Other Markets	C Class	420 Scaffold Cane Rd	Berea	KY	2/26/2026	12		1,385,000	115,417
Other Markets	C Class	733 Woodland Ave	Frankfort	KY	1/6/2026	16	2000	900,000	56,250

Presented By



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