

RPR report — general

Market Demographics & Wealth Concentration

Louisville, KY 40272 offers a compelling demographic profile for investors and developers, characterized by a stable population with a median age of 39.6, suggesting a mature market ripe for development opportunities. The area's net worth is notably robust, averaging \$317,594, indicating a community with significant wealth concentration. This financial strength is further reinforced by a high rate of homeownership at 73.4%, reflecting a stable and committed residential base. The projection of a median income of \$70,339, with an average income of \$79,604, provides a solid economic foundation for potential commercial developments.

- Population: 37,737 (change: -0.03%) - Median age: 39.6 - Net worth: \$317,594 - Homeownership: 73.4% - Median income (projection): \$70,339

For investors and developers, the substantial wealth concentration and stable population suggest a reliable market with opportunities for both residential and commercial developments focused on higher-end amenities and services.

Economic Performance & Growth Trajectory

The economic landscape of this market presents a promising trajectory for investment. With a daytime population influx of approximately 20,505 additional workers, the area demonstrates a dynamic economic environment. Although unemployment is slightly higher than the national average at 4.8%, the disposable income level at \$61,307 suggests continued consumer spending strength. This disposable income level provides a buffer against economic downturns, highlighting the area's resilience and potential for sustained economic performance.

- Daytime population: 27,273 - Net influx: 20,505 - Disposable income: \$61,307 - Unemployment: 4.8% vs US 4.3%

Investors can capitalize on the economic potential by focusing on commercial projects that cater to the working population and leverage the area's spending power to drive retail and service sector growth.

Real Estate Market Analysis

The real estate market in Louisville, KY 40272 shows positive momentum, with a 4.0% increase in median home values over the past 12 months, reaching \$222,090. This trend indicates a healthy appreciation environment, providing a lucrative opportunity for development projects and investment properties. The predominance of single-family homes aligns with the community's suburban lifestyle, while the 26.6% rental market offers diversification potential for residential investors.

- Median home value: \$222,090 - 12-month value change: +4.0% - Homeownership: 73.4% - Rental market: 26.6%

Developers should consider strategic acquisitions and new constructions that align with the rising property values and cater to both the ownership and rental segments to maximize returns.

Population Density & Development Capacity

The population density of 1,051.6/sq mi, coupled with a stable household formation, indicates a balanced development capacity in the area. The presence of approximately 4,745 residents in their 20s and 3,253 in their 70s highlights a diverse age distribution, suggesting demand for varied housing options and amenities. The influx of young adults could drive demand for modern housing and lifestyle developments, while the older demographic may benefit from senior-focused living solutions.

- Population density: 1,051.6/sq mi - Age 20s: 4,745 residents - Age 70+: 3,253 residents - Household size (projection): Stable

Investors should consider projects that cater to both ends of the age spectrum, from trendy apartments and co-living spaces for younger residents to accessible, age-friendly communities for seniors.

Investment Outlook & Risk Assessment

The investment outlook for Louisville, KY 40272 is promising, with stable economic indicators and positive growth trends. The area's moderate unemployment, coupled with strong disposable income and home value appreciation, suggests low-risk investment opportunities. The balanced demographic profile further supports diverse development possibilities, reducing market saturation risk.

- Median income (projection): \$70,339 - Disposable income: \$61,307 - Home value appreciation: +4.0% - Unemployment: 4.8%

For investors, the key is to leverage the area's economic stability and demographic diversity to pursue strategic real estate projects that align with market demand while managing risks through diversification and value-driven investments.

Strategic Summary

The Louisville, KY 40272 market presents a stable and promising investment landscape, backed by strong economic indicators, wealth concentration, and demographic diversity. Investors and developers can capitalize on the area's economic resilience and housing market dynamics to pursue high-yield projects. Considerations include targeting both younger and older demographics with diverse housing solutions, leveraging the stable economic environment for commercial developments, and focusing on projects that align with the community's wealth concentration and spending power.

For additional insights or opportunities in Louisville, KY 40272, contact

Valencia Claycomb, Realtor Schuler Bauer Real Estate ERA Powered vclaycomb22@gmail.com