



# Housing Profile

Shoppes at Forest Green  
10023 Forest Green Blvd, Louisville, Kentucky, 40223  
Ring: 1 mile radius

Prepared by Charlotte Hollkamp  
Latitude: 38.26339  
Longitude: -85.57101

Population		Households	
2010 Total Population	8,606	2019 Median Household Income	\$94,715
2019 Total Population	9,526	2024 Median Household Income	\$106,702
2024 Total Population	9,928	2019-2024 Annual Rate	2.41%
2019-2024 Annual Rate	0.83%		

Housing Units by Occupancy Status and Tenure	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	3,537	100.0%	3,855	100.0%	4,000	100.0%
Occupied	3,404	96.2%	3,760	97.5%	3,916	97.9%
Owner	2,733	77.3%	2,827	73.3%	2,969	74.2%
Renter	671	19.0%	933	24.2%	947	23.7%
Vacant	133	3.8%	95	2.5%	84	2.1%

Owner Occupied Housing Units by Value	2019		2024	
	Number	Percent	Number	Percent
Total	2,825	100.0%	2,970	100.0%
<\$50,000	19	0.7%	8	0.3%
\$50,000-\$99,999	12	0.4%	5	0.2%
\$100,000-\$149,999	417	14.8%	330	11.1%
\$150,000-\$199,999	375	13.3%	362	12.2%
\$200,000-\$249,999	330	11.7%	284	9.6%
\$250,000-\$299,999	499	17.7%	527	17.7%
\$300,000-\$399,999	870	30.8%	1,039	35.0%
\$400,000-\$499,999	221	7.8%	298	10.0%
\$500,000-\$749,999	46	1.6%	61	2.1%
\$750,000-\$999,999	22	0.8%	30	1.0%
\$1,000,000-\$1,499,999	10	0.4%	18	0.6%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	4	0.1%	8	0.3%

Median Value	\$276,002	\$297,059
Average Value	\$284,619	\$308,628

Census 2010 Housing Units	Number	Percent
Total	3,537	100.0%
In Urbanized Areas	3,537	100.0%
In Urban Clusters	0	0.0%
Rural Housing Units	0	0.0%

**Data Note:** Persons of Hispanic Origin may be of any race.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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Census 2010 Owner Occupied Housing Units by Mortgage Status		Number	Percent
Total		2,733	100.0%
Owned with a Mortgage/Loan		2,032	74.4%
Owned Free and Clear		701	25.6%

Census 2010 Vacant Housing Units by Status		Number	Percent
Total		129	100.0%
For Rent		25	19.4%
Rented- Not Occupied		2	1.6%
For Sale Only		42	32.6%
Sold - Not Occupied		8	6.2%
Seasonal/Recreational/Occasional Use		13	10.1%
For Migrant Workers		0	0.0%
Other Vacant		39	30.2%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	3,404	2,733	80.3%
15-24	93	24	25.8%
25-34	463	252	54.4%
35-44	549	408	74.3%
45-54	815	706	86.6%
55-64	769	686	89.2%
65-74	406	372	91.6%
75-84	249	229	92.0%
85+	60	56	93.3%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	3,403	2,733	80.3%
White Alone	3,101	2,579	83.2%
Black/African American Alone	183	85	46.4%
American Indian/Alaska Native	6	5	83.3%
Asian Alone	49	39	79.6%
Pacific Islander Alone	2	1	50.0%
Other Race Alone	28	4	14.3%
Two or More Races	34	20	58.8%
Hispanic Origin	74	27	36.5%

Census 2010 Occupied Housing Units by Size and Home Ownership		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	3,406	2,735	80.3%
1-Person	819	562	68.6%
2-Person	1,288	1,099	85.3%
3-Person	566	454	80.2%
4-Person	451	389	86.3%
5-Person	202	170	84.2%
6-Person	56	47	83.9%
7+ Person	24	14	58.3%

2019 Housing Affordability	
Housing Affordability Index	165
Percent of Income for Mortgage	14.3%

**Data Note:** Persons of Hispanic Origin may be of any race.

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# Housing Profile

Shoppes at Forest Green  
10023 Forest Green Blvd, Louisville, Kentucky, 40223  
Ring: 3 mile radius

Prepared by Charlotte Hollkamp  
Latitude: 38.26339  
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Population		Households	
2010 Total Population	69,844	2019 Median Household Income	\$78,327
2019 Total Population	73,725	2024 Median Household Income	\$90,268
2024 Total Population	76,292	2019-2024 Annual Rate	2.88%
2019-2024 Annual Rate	0.69%		

Housing Units by Occupancy Status and Tenure	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	32,633	100.0%	34,309	100.0%	35,424	100.0%
Occupied	30,853	94.5%	32,554	94.9%	33,665	95.0%
Owner	20,197	61.9%	20,564	59.9%	21,412	60.4%
Renter	10,656	32.7%	11,990	34.9%	12,253	34.6%
Vacant	1,780	5.5%	1,755	5.1%	1,760	5.0%

Owner Occupied Housing Units by Value	2019		2024	
	Number	Percent	Number	Percent
Total	20,563	100.0%	21,411	100.0%
<\$50,000	89	0.4%	28	0.1%
\$50,000-\$99,999	281	1.4%	115	0.5%
\$100,000-\$149,999	1,781	8.7%	1,128	5.3%
\$150,000-\$199,999	3,013	14.7%	2,738	12.8%
\$200,000-\$249,999	3,968	19.3%	3,863	18.0%
\$250,000-\$299,999	4,097	19.9%	4,526	21.1%
\$300,000-\$399,999	4,422	21.5%	5,297	24.7%
\$400,000-\$499,999	1,414	6.9%	1,775	8.3%
\$500,000-\$749,999	783	3.8%	973	4.5%
\$750,000-\$999,999	412	2.0%	541	2.5%
\$1,000,000-\$1,499,999	162	0.8%	226	1.1%
\$1,500,000-\$1,999,999	31	0.2%	48	0.2%
\$2,000,000+	110	0.5%	153	0.7%
Median Value	\$264,029		\$281,302	
Average Value	\$307,873		\$335,727	

Census 2010 Housing Units	Number	Percent
Total	32,633	100.0%
In Urbanized Areas	32,633	100.0%
In Urban Clusters	0	0.0%
Rural Housing Units	0	0.0%

**Data Note:** Persons of Hispanic Origin may be of any race.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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Census 2010 Owner Occupied Housing Units by Mortgage Status		Number	Percent
Total		20,197	100.0%
Owned with a Mortgage/Loan		14,011	69.4%
Owned Free and Clear		6,186	30.6%

Census 2010 Vacant Housing Units by Status		Number	Percent
Total		1,795	100.0%
For Rent		672	37.4%
Rented- Not Occupied		49	2.7%
For Sale Only		411	22.9%
Sold - Not Occupied		84	4.7%
Seasonal/Recreational/Occasional Use		225	12.5%
For Migrant Workers		3	0.2%
Other Vacant		351	19.6%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	30,851	20,196	65.5%
15-24	1,385	167	12.1%
25-34	5,034	1,763	35.0%
35-44	4,802	2,939	61.2%
45-54	5,740	4,267	74.3%
55-64	5,664	4,643	82.0%
65-74	3,828	3,279	85.7%
75-84	2,955	2,344	79.3%
85+	1,443	794	55.0%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	30,853	20,196	65.5%
White Alone	26,821	18,766	70.0%
Black/African American Alone	2,373	803	33.8%
American Indian/Alaska Native	55	26	47.3%
Asian Alone	941	434	46.1%
Pacific Islander Alone	9	4	44.4%
Other Race Alone	324	47	14.5%
Two or More Races	330	116	35.2%
Hispanic Origin	876	249	28.4%

Census 2010 Occupied Housing Units by Size and Home Ownership			
	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	30,853	20,197	65.5%
1-Person	10,351	5,437	52.5%
2-Person	10,984	7,959	72.5%
3-Person	4,300	2,896	67.3%
4-Person	3,330	2,563	77.0%
5-Person	1,310	987	75.3%
6-Person	411	263	64.0%
7+ Person	167	92	55.1%

2019 Housing Affordability	
Housing Affordability Index	143
Percent of Income for Mortgage	16.5%

**Data Note:** Persons of Hispanic Origin may be of any race.

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Ring: 5 mile radius

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Population		Households	
2010 Total Population	176,146	2019 Median Household Income	\$81,837
2019 Total Population	189,101	2024 Median Household Income	\$94,808
2024 Total Population	196,232	2019-2024 Annual Rate	2.99%
2019-2024 Annual Rate	0.74%		

Housing Units by Occupancy Status and Tenure	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	81,185	100.0%	86,405	100.0%	89,423	100.0%
Occupied	76,136	93.8%	81,526	94.4%	84,572	94.6%
Owner	52,168	64.3%	54,124	62.6%	56,345	63.0%
Renter	23,968	29.5%	27,402	31.7%	28,227	31.6%
Vacant	5,049	6.2%	4,878	5.6%	4,852	5.4%

Owner Occupied Housing Units by Value	2019		2024	
	Number	Percent	Number	Percent
Total	54,123	100.0%	56,342	100.0%
<\$50,000	277	0.5%	89	0.2%
\$50,000-\$99,999	790	1.5%	362	0.6%
\$100,000-\$149,999	4,643	8.6%	3,047	5.4%
\$150,000-\$199,999	9,101	16.8%	8,181	14.5%
\$200,000-\$249,999	9,646	17.8%	9,532	16.9%
\$250,000-\$299,999	8,993	16.6%	9,996	17.7%
\$300,000-\$399,999	10,943	20.2%	12,980	23.0%
\$400,000-\$499,999	4,530	8.4%	5,615	10.0%
\$500,000-\$749,999	2,863	5.3%	3,560	6.3%
\$750,000-\$999,999	1,537	2.8%	1,889	3.4%
\$1,000,000-\$1,499,999	485	0.9%	654	1.2%
\$1,500,000-\$1,999,999	94	0.2%	136	0.2%
\$2,000,000+	221	0.4%	301	0.5%
Median Value	\$264,481		\$284,814	
Average Value	\$316,935		\$344,608	

Census 2010 Housing Units	Number	Percent
Total	81,185	100.0%
In Urbanized Areas	80,883	99.6%
In Urban Clusters	0	0.0%
Rural Housing Units	302	0.4%

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Census 2010 Owner Occupied Housing Units by Mortgage Status		Number	Percent
Total		52,168	100.0%
Owned with a Mortgage/Loan		37,215	71.3%
Owned Free and Clear		14,953	28.7%

Census 2010 Vacant Housing Units by Status		Number	Percent
Total		5,070	100.0%
For Rent		1,995	39.3%
Rented- Not Occupied		120	2.4%
For Sale Only		1,206	23.8%
Sold - Not Occupied		238	4.7%
Seasonal/Recreational/Occasional Use		626	12.3%
For Migrant Workers		3	0.1%
Other Vacant		882	17.4%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	76,135	52,168	68.5%
15-24	3,151	421	13.4%
25-34	12,511	5,313	42.5%
35-44	12,801	8,488	66.3%
45-54	14,979	11,344	75.7%
55-64	14,200	11,621	81.8%
65-74	8,769	7,474	85.2%
75-84	6,657	5,459	82.0%
85+	3,067	2,048	66.8%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	76,137	52,169	68.5%
White Alone	65,956	47,866	72.6%
Black/African American Alone	6,206	2,517	40.6%
American Indian/Alaska Native	124	60	48.4%
Asian Alone	2,265	1,244	54.9%
Pacific Islander Alone	26	13	50.0%
Other Race Alone	772	145	18.8%
Two or More Races	788	324	41.1%
Hispanic Origin	2,110	660	31.3%

Census 2010 Occupied Housing Units by Size and Home Ownership		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	76,136	52,167	68.5%
1-Person	24,341	13,423	55.1%
2-Person	26,708	19,989	74.8%
3-Person	11,176	8,031	71.9%
4-Person	8,927	7,032	78.8%
5-Person	3,516	2,705	76.9%
6-Person	1,052	738	70.2%
7+ Person	416	249	59.9%

2019 Housing Affordability	
Housing Affordability Index	149
Percent of Income for Mortgage	15.8%

**Data Note:** Persons of Hispanic Origin may be of any race.

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