



## 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	2018 Median Household Income	\$85,675
2018 Total Population	9,603	2023 Median Household Income	\$91,938
2023 Total Population	10,094	2018-2023 Annual Rate	1.42%
2018-2023 Annual Rate	1.00%		

Housing Units by Occupancy Status and Tenure	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	3,537	100.0%	3,882	100.0%	4,072	100.0%
Occupied	3,404	96.2%	3,782	97.4%	3,970	97.5%
Owner	2,733	77.3%	2,803	72.2%	2,982	73.2%
Renter	671	19.0%	979	25.2%	988	24.3%
Vacant	133	3.8%	100	2.6%	103	2.5%

Owner Occupied Housing Units by Value	2018		2023	
	Number	Percent	Number	Percent
Total	2,803	100.0%	2,980	100.0%
<\$50,000	17	0.6%	7	0.2%
\$50,000-\$99,999	39	1.4%	18	0.6%
\$100,000-\$149,999	528	18.8%	437	14.7%
\$150,000-\$199,999	392	14.0%	401	13.5%
\$200,000-\$249,999	259	9.2%	224	7.5%
\$250,000-\$299,999	500	17.8%	554	18.6%
\$300,000-\$399,999	868	31.0%	1,059	35.5%
\$400,000-\$499,999	135	4.8%	191	6.4%
\$500,000-\$749,999	46	1.6%	62	2.1%
\$750,000-\$999,999	12	0.4%	16	0.5%
\$1,000,000-\$1,499,999	7	0.2%	10	0.3%
\$1,500,000-\$1,999,999	0	0.0%	0	0.0%
\$2,000,000+	0	0.0%	1	0.0%

Median Value	\$266,650	\$286,372
Average Value	\$266,242	\$286,300

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%



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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	Occupied Units	Owner 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	Occupied Units	Owner Occupied Units Number	% of Occupied
Total	3,403	2,733	80.3%
White Alone	3,101	2,579	83.2%
Black/African American	183	85	46.4%
American Indian/Alaska	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	Occupied Units	Owner 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%

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1.

July 11, 2018



## Housing Profile

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

Prepared by Charlotte Hollkamp  
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Population		Households	
2010 Total Population	69,441	2018 Median Household Income	\$72,820
2018 Total Population	73,160	2023 Median Household Income	\$81,003
2023 Total Population	75,759	2018-2023 Annual Rate	2.15%
2018-2023 Annual Rate	0.70%		

Housing Units by Occupancy Status and Tenure	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	32,431	100.0%	33,811	100.0%	35,002	100.0%
Occupied	30,680	94.6%	32,203	95.2%	33,323	95.2%
Owner	20,091	61.9%	19,851	58.7%	20,742	59.3%
Renter	10,589	32.7%	12,352	36.5%	12,581	35.9%
Vacant	1,751	5.4%	1,607	4.8%	1,679	4.8%

Owner Occupied Housing Units by Value	2018		2023	
	Number	Percent	Number	Percent
Total	19,849	100.0%	20,742	100.0%
<\$50,000	165	0.8%	50	0.2%
\$50,000-\$99,999	320	1.6%	133	0.6%
\$100,000-\$149,999	2,468	12.4%	1,608	7.8%
\$150,000-\$199,999	3,728	18.8%	3,367	16.2%
\$200,000-\$249,999	3,824	19.3%	3,863	18.6%
\$250,000-\$299,999	3,681	18.5%	4,319	20.8%
\$300,000-\$399,999	3,442	17.3%	4,431	21.4%
\$400,000-\$499,999	983	5.0%	1,337	6.4%
\$500,000-\$749,999	667	3.4%	885	4.3%
\$750,000-\$999,999	297	1.5%	368	1.8%
\$1,000,000-\$1,499,999	162	0.8%	227	1.1%
\$1,500,000-\$1,999,999	22	0.1%	31	0.1%
\$2,000,000+	90	0.5%	123	0.6%

Median Value	\$242,410	\$265,629
Average Value	\$283,591	\$313,409

Census 2010 Housing Units	Number	Percent
Total	32,431	100.0%
In Urbanized Areas	32,431	100.0%
In Urban Clusters	0	0.0%
Rural Housing Units	0	0.0%



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Census 2010 Owner Occupied Housing Units by Mortgage Status		Number	Percent
Total		20,090	100.0%
Owned with a Mortgage/Loan		13,932	69.3%
Owned Free and Clear		6,158	30.7%

Census 2010 Vacant Housing Units by Status		Number	Percent
Total		1,774	100.0%
For Rent		661	37.3%
Rented- Not Occupied		49	2.8%
For Sale Only		411	23.2%
Sold - Not Occupied		84	4.7%
Seasonal/Recreational/Occasional Use		216	12.2%
For Migrant Workers		3	0.2%
Other Vacant		350	19.7%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	30,678	20,089	65.5%
15-24	1,382	167	12.1%
25-34	5,020	1,759	35.0%
35-44	4,769	2,918	61.2%
45-54	5,703	4,241	74.4%
55-64	5,634	4,619	82.0%
65-74	3,808	3,262	85.7%
75-84	2,935	2,332	79.5%
85+	1,427	791	55.4%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	30,680	20,091	65.5%
White Alone	26,667	18,667	70.0%
Black/African American	2,364	801	33.9%
American Indian/Alaska	55	26	47.3%
Asian Alone	933	431	46.2%
Pacific Islander Alone	9	4	44.4%
Other Race Alone	324	47	14.5%
Two or More Races	328	115	35.1%
Hispanic Origin	873	248	28.4%

Census 2010 Occupied Housing Units by Size and Home Ownership		Owner Occupied Units	
	Occupied Units	Number	% of Occupied
Total	30,681	20,092	65.5%
1-Person	10,296	5,421	52.7%
2-Person	10,926	7,917	72.5%
3-Person	4,274	2,878	67.3%
4-Person	3,307	2,543	76.9%
5-Person	1,303	981	75.3%
6-Person	408	260	63.7%
7+ Person	167	92	55.1%

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1.

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Ring: 5 mile radius

Prepared by Charlotte Hollkamp  
Latitude: 38.26339  
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Population		Households	
2010 Total Population	176,882	2018 Median Household Income	\$75,828
2018 Total Population	188,613	2023 Median Household Income	\$83,533
2023 Total Population	195,754	2018-2023 Annual Rate	1.95%
2018-2023 Annual Rate	0.75%		

Housing Units by Occupancy Status and Tenure	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
Total Housing Units	81,466	100.0%	85,643	100.0%	88,585	100.0%
Occupied	76,405	93.8%	81,115	94.7%	84,034	94.9%
Owner	52,424	64.4%	52,667	61.5%	55,196	62.3%
Renter	23,981	29.4%	28,448	33.2%	28,838	32.6%
Vacant	5,061	6.2%	4,528	5.3%	4,552	5.1%

Owner Occupied Housing Units by Value	2018		2023	
	Number	Percent	Number	Percent
Total	52,665	100.0%	55,193	100.0%
<\$50,000	433	0.8%	143	0.3%
\$50,000-\$99,999	1,020	1.9%	533	1.0%
\$100,000-\$149,999	6,297	12.0%	4,251	7.7%
\$150,000-\$199,999	10,663	20.2%	9,760	17.7%
\$200,000-\$249,999	9,784	18.6%	10,183	18.4%
\$250,000-\$299,999	8,097	15.4%	9,513	17.2%
\$300,000-\$399,999	8,365	15.9%	10,485	19.0%
\$400,000-\$499,999	3,440	6.5%	4,458	8.1%
\$500,000-\$749,999	2,808	5.3%	3,557	6.4%
\$750,000-\$999,999	925	1.8%	1,160	2.1%
\$1,000,000-\$1,499,999	568	1.1%	768	1.4%
\$1,500,000-\$1,999,999	86	0.2%	143	0.3%
\$2,000,000+	179	0.3%	239	0.4%

Median Value	\$240,472	\$264,330
Average Value	\$293,780	\$323,450

Census 2010 Housing Units	Number	Percent
Total	81,466	100.0%
In Urbanized Areas	81,164	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	52,424	100.0%
Owned with a Mortgage/Loan	37,421	71.4%
Owned Free and Clear	15,003	28.6%

Census 2010 Vacant Housing Units by Status	Number	Percent
Total	5,085	100.0%
For Rent	1,995	39.2%
Rented- Not Occupied	120	2.4%
For Sale Only	1,216	23.9%
Sold - Not Occupied	239	4.7%
Seasonal/Recreational/Occasional Use	629	12.4%
For Migrant Workers	3	0.1%
Other Vacant	883	17.4%

Census 2010 Occupied Housing Units by Age of Householder and Home Ownership	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	76,405	52,423	68.6%
15-24	3,153	421	13.4%
25-34	12,538	5,339	42.6%
35-44	12,868	8,550	66.4%
45-54	15,044	11,407	75.8%
55-64	14,265	11,683	81.9%
65-74	8,800	7,503	85.3%
75-84	6,668	5,470	82.0%
85+	3,069	2,050	66.8%

Census 2010 Occupied Housing Units by Race/Ethnicity of Householder and Home Ownership	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	76,404	52,423	68.6%
White Alone	66,175	48,073	72.6%
Black/African American	6,222	2,533	40.7%
American Indian/Alaska	125	61	48.8%
Asian Alone	2,289	1,267	55.4%
Pacific Islander Alone	26	13	50.0%
Other Race Alone	773	146	18.9%
Two or More Races	794	330	41.6%
Hispanic Origin	2,114	664	31.4%

Census 2010 Occupied Housing Units by Size and Home Ownership	Occupied Units	Owner Occupied Units	
		Number	% of Occupied
Total	76,405	52,424	68.6%
1-Person	24,378	13,454	55.2%
2-Person	26,808	20,086	74.9%
3-Person	11,225	8,078	72.0%
4-Person	8,979	7,083	78.9%
5-Person	3,538	2,727	77.1%
6-Person	1,059	745	70.3%
7+ Person	418	251	60.0%

**Data Note:** Persons of Hispanic Origin may be of any race.  
**Source:** U.S. Census Bureau, Census 2010 Summary File 1.

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