

FIVE FAST MULTIFAMILY FACTS

INDIANAPOLIS | Q3 2022

The Need-to-Know for Today's Indianapolis Commercial Real Estate Market



1

TOP MARKET FOR RENT GROWTH

The Indianapolis market was named a **Top 5 Rent Growth Market** in the nation by Yardi Matrix, with YOY growth of 11.6%



2

CHANGING INTEREST RATE ENVIRONMENT

Available capital remains at near record levels.

Once interest rates stabilize and pricing becomes clearer, investors will be ready to deploy capital



3

CAP RATES STILL DOWN

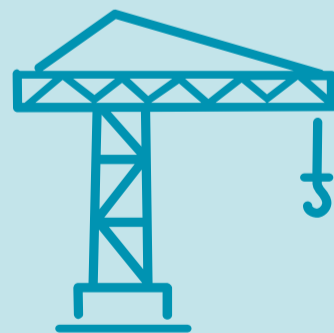
Cap rates have not yet shown the effects of rising interest rates. Cap rates in the third quarter averaged 3.4%, down from 3.8% in the second quarter



NORTHSIDE NEW CONSTRUCTION

4

50% of the new units placed in service in Indianapolis so far in 2022 were in the northern suburbs, with **Hamilton and Boone counties** showing the fastest growth in the state



INDY LABOR MARKET OUTPERFORMS U.S.

5

The Indianapolis **labor market continued to outperform the U.S. labor market**, with the Indianapolis MSA posting a 2.4% unemployment rate in the third quarter, lower than the U.S. unemployment rate of 3.5%



¹Cushman & Wakefield Research