

Yardi® Matrix

Innovative Columbus

Multifamily Report Fall 2017

Rent Growth Tops U.S. Average

Opportunities Lure Educated Workforce

New Supply Continues to Rise

COLUMBUS MULTIFAMILY

Yardi® Matrix

Market Analysis

Fall 2017

Contacts

Paul Fiorilla

Associate Director of Research
Paul.Fiorilla@Yardi.com
(800) 866-1124 x5764

Jack Kern

Director of Research and Publications
Jack.Kern@Yardi.com
(800) 866-1124 x2444

Author

Adriana Pop

Senior Associate Editor

Economic Diversity Drives Growth

Columbus' growing economy and relatively affordable housing are attracting residents and boosting multifamily demand. A business-friendly environment and an educated workforce are drawing investors to Ohio's largest city, fueling a growing residential market. Columbus rents were up 3.0% in the year ending in September, topping the U.S. average by 80 basis points.

Advanced manufacturing is leading job growth. "New manufacturing" companies are bringing operations back to the U.S., recapturing a significant portion of the city's economy with the production of high-quality goods at lower costs. New facilities include a 600,000-square-foot Rogue Fitness factory, as well as a BrewDog brewery, a craft beer company expanding from the U.K. Italy-based Sofidel, the sixth-largest tissue manufacturer in the world, is building a 1.4 million-square-foot facility in Circleville. Meanwhile, there was \$641 million in downtown projects under development as of mid-2017, according to the latest State of Downtown Columbus report released by CCSID. Office-using employment is also rising, spurred by an increasingly stronger tech industry.

Despite the bounty of deliveries over the past three years, occupancy has remained relatively stable, at nearly 96.0%. More than 3,000 units are slated to come online this year, which should create some pressure. But absorption is expected to keep up, generating a rent increase of 3.8% in 2017.

Recent Columbus Transactions

Remington Station



City: Westerville, Ohio
Buyer: Cortland Partners
Purchase Price: \$49 MM
Price per Unit: \$141,814

The Vanguard of Polaris



City: Westerville, Ohio
Buyer: Banyan Capital Partners
Purchase Price: \$39 MM
Price per Unit: \$134,466

The District



City: Columbus, Ohio
Buyer: Coy Capital Management
Purchase Price: \$35 MM
Price per Unit: \$152,632

Troy Farms



City: Delaware, Ohio
Buyer: Hamilton Point Investments
Purchase Price: \$27 MM
Price per Unit: \$88,816

To Subscribe

Hollie Zepke

Audience Development Specialist
Hollie.Zepke@Yardi.com
(800) 866-1124 x5389