

**YARDI<sup>®</sup>** Matrix

# Indianapolis: No Race to Recover

Multifamily Fall Report 2015

**Rent Growth  
Trails Nation**

**Distribution  
Back on Track**

**Apartment Supply  
at All-Time High**



**INDIANAPOLIS MOTOR SPEEDWAY**

# INDIANAPOLIS MULTIFAMILY

**YARDI®** Matrix

## Market Analysis

Fall 2015

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## Indianapolis' Trepid Recovery

After several years of rent growth, development and supply that trailed the rest of the nation, the Indianapolis multifamily market is starting to show modest signs of improvement.

Backed by a strong presence as a distribution and transportation hub, this slow-growth Midwestern market has been picking up the pace of its employment growth, with more than 28,000 new jobs added over the past year. The unemployment rate fell to 4.2% in August, its lowest point since 2008.

The region's primary fuel for job growth continues to be trade and transportation. The metro is within a short driving distance of most of the U.S. population, making it essential to logistics providers. For example, it is home to the second-largest FedEx Express hub in the country and a large U.S. Postal Service sorting facility. Notable developments include a new Walmart warehouse and distribution center that debuted early this year and the planned Plainfield Logistics Center near Indianapolis International Airport.

Apartment demand is picking up, and a record number of units are on tap to come online by the end of 2015. Still, the market's rent growth ranks among the weakest in the nation, and our forecast calls for it to remain modest or flat through the end of 2016.

## Recent Indianapolis Transactions

Windemere Place



City: Indianapolis  
Buyer: Pierce Education Properties  
Purchase Price: \$-  
Price per Unit: \$-

Oak Park



City: Indianapolis  
Buyer: The Embassy Group  
Purchase Price: \$7 MM  
Price per Unit: \$39,087

Carmel Creek



City: Indianapolis  
Buyer: Matthew Abbott  
Purchase Price: \$20 MM  
Price per Unit: \$32,573

Private Reserve



City: Indianapolis  
Buyer: Renewing Management  
Purchase Price: \$-  
Price per Unit: \$-