



MULTIFAMILY REPORT

Indy's Moderate Growth

April 2026

YoY Rent Growth Still Solid

Investment Activity On Par

Supply Growth Moderates YoY

INDIANAPOLIS MULTIFAMILY



Rents Stay Flat, Development Keeps Up

Following steady growth last year, the Indianapolis multifamily market recorded a slower start to 2026, in line with seasonal patterns. The average advertised asking rent was flat, on a trailing three-month basis through February, to \$1,310, outperforming the national rate by 10 basis points. Year-over-year, rents in the metro were up 1.1%, placing it eighth among the top 30 metros tracked by Yardi Matrix.

Employment was up 0.8% year-over-year through December, 20 basis points above the U.S. figure, marking a slight improvement over the slower summer months. Only three sectors recorded net positive gains over the 12-month period ending in December 2025, led by education and health services, which added 7,600 positions. The area's unemployment rate stood at 2.5% as of December, 190 basis points below the national figure, according to preliminary data from the Bureau of Labor Statistics. Meta will invest more than \$10 billion in a 1-gigawatt data center campus and community infrastructure in Lebanon, Ind. The development will generate more than 4,000 construction jobs in the area, as well as 300 operational jobs.

Developers added 6,075 units to the metro in 2025, with completions accounting for 2.9% of existing stock, 30 basis points below the national figure. Construction starts more than doubled in 2025 compared to the projects that were started in the previous year.

Market Analysis | April 2026

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Recent Indianapolis Transactions

Oakdale Square



City: Bloomington, Ind.
Buyer: Hunter Management
Purchase Price: \$26 MM
Price per Unit: \$130,000

Rosedale Hills



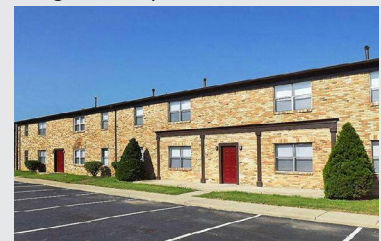
City: Indianapolis
Buyer: Brown Capital Group
Purchase Price: \$4 MM
Price per Unit: \$68,667

Madison Square



City: Anderson, Ind.
Buyer: Alchemy Properties
Purchase Price: \$3 MM
Price per Unit: \$28,784

Bingham Square

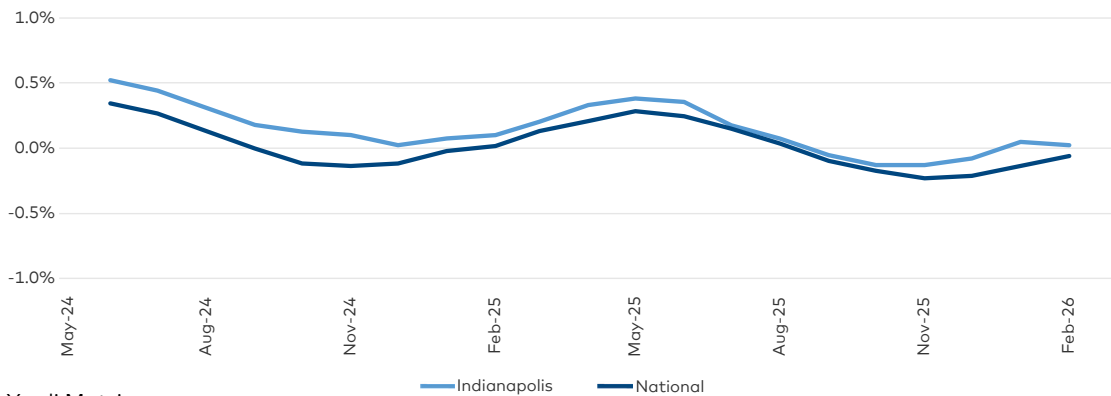


City: Anderson, Ind.
Buyer: Alchemy Properties
Purchase Price: \$2 MM
Price per Unit: \$14,250

RENT TRENDS

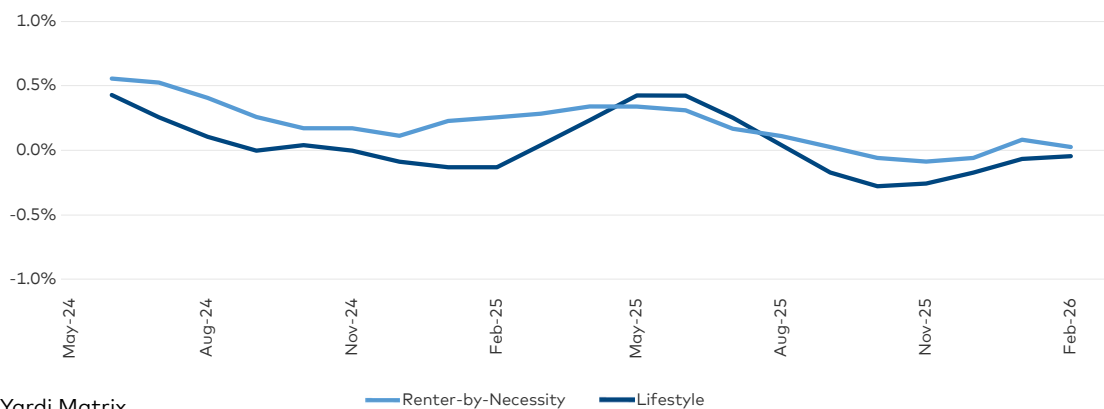
- ▶ Indianapolis average advertised asking rents were flat, on a trailing three-month basis through February, at \$1,310. The national figure slid 0.1%. Year-over-year, rents were up 1.1%, placing Indianapolis in eighth place nationwide among the top 30 metros tracked by Yardi Matrix. The latest forecast shows that the figure will remain the same for 2026.
- ▶ Advertised asking rent growth for both quality segments was flat on a T3 basis through February. Rates for upscale Lifestyle assets remained at \$1,559 and also registered a 0.3% decrease in average rent growth between October and November. The figure for working-class Renter-by-Necessity assets hit a plateau, at \$1,180, registering its most significant drop in rent growth, down 0.1% between October and December.
- ▶ The metro's average occupancy rate for stabilized properties stood at 93.3% as of January, down 10 basis points year-over-year. The Lifestyle segment remained flat, at 93.7%. Meanwhile, the RBN figure recorded the steepest contraction, down 120 basis points to 93.1%.
- ▶ Carmel was the most expensive submarket, with advertised asking rents up 3.9% year-over-year through February, to \$1,687. Indianapolis-Downtown (up 0.6% to \$1,615) and Fishers (up 2.6% to \$1,608) rounded out the top three.
- ▶ Advertised asking rents for Indianapolis' SFR sector were up 0.3% year-over-year through February, to \$1,869. SFR occupancy in the metro ticked down 0.2%, to 96.3%.

Indianapolis vs. National Rent Growth (Trailing 3 Months)



Source: Yardi Matrix

Indianapolis Rent Growth by Asset Class (Trailing 3 Months)



Source: Yardi Matrix

ECONOMIC SNAPSHOT

- ▶ Employment growth in Indianapolis was 0.8% year-over-year through December last year, 20 basis points ahead of the U.S. average. The job market softened in the summer months but picked up some momentum toward the end of last year, improving 30 basis points from July to December.
- ▶ Indianapolis recorded a net loss of 1,100 jobs in 2025, with only three sectors adding jobs. Education and health services led, adding 7,600 positions, followed by mining, logging and construction (3,700) and manufacturing (1,100). The metro lost a combined 13,500 jobs. The largest loss was recorded in the leisure and hospitality sector (-6,400).
- ▶ The metro's unemployment rate stood at 2.5% as of December, 190 basis points below the national figure, according to preliminary data from the Bureau of Labor Statistics. Unemployment was also 100 basis points below Indiana's rate, which clocked in at 3.5%.
- ▶ Meta broke ground on a 1-gigawatt data center campus in Lebanon, Ind. This is the company's largest investment of its kind to date, with \$10 billion set aside for the facility itself and community infrastructure. The development will generate more than 4,000 construction jobs in the area, as well as 300 operational jobs. Meta will also pay more than \$120 million for critical water infrastructure in Lebanon.

Indianapolis Employment Share by Sector

Code	Employment Sector	Current Employment	
		(000)	% Share
65	Education and Health Services	223.1	16.0%
15	Mining, Logging and Construction	78.3	5.6%
30	Manufacturing	139.5	10.0%
60	Professional and Business Services	196.2	14.0%
50	Information	12.6	0.9%
80	Other Services	56.2	4.0%
55	Financial Activities	81.4	5.8%
40	Trade, Transportation and Utilities	291	20.8%
90	Government	194.1	13.9%
70	Leisure and Hospitality	124.6	8.9%

Sources: Yardi Matrix, Bureau of Labor Statistics

Population

- ▶ The population in Indianapolis grew by 19,967 residents from 2021 to 2022, marking a 1.0% uptick, 60 basis points above the U.S. rate.
- ▶ In the last decade ending in 2022, the metro's population grew by some 350,000 residents.

Indianapolis vs. National Population

	2019	2020	2021	2022
National	324,697,795	326,569,308	329,725,481	331,097,593
Indianapolis	2,029,472	2,050,933	2,089,990	2,109,957

Source: U.S. Census

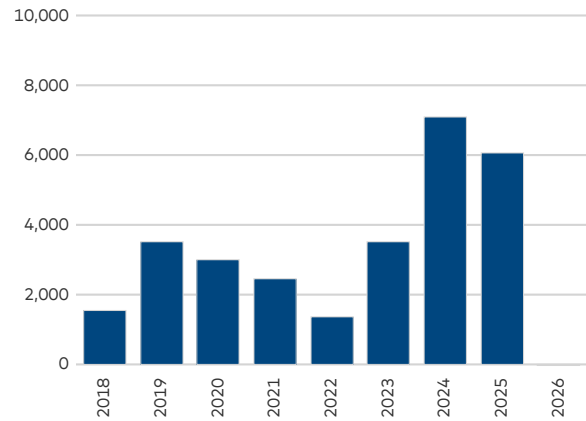
SUPPLY

- ▶ Indianapolis had 6,858 units under construction as of February, along with an additional 30,000 in the planning and permitting stages. Developers were focused on upscale projects, with 81.3% of units underway in Lifestyle assets. Partially and fully affordable units made up the remaining 18.7% of the pipeline.
- ▶ In 2025, developers completed 6,075 units, or 2.9% of existing stock, 30 basis points below the national figure and a 60-basis-point decrease from 2024's total. Completions decreased by roughly 1,000 units, but this was in line with national trends. Supply momentum returned closer to historic performance following the decade peak of 7,104 units recorded in 2024. On average, developers in Indianapolis added some 3,579 units annually from 2018 to 2025. No projects were completed in the first two months of 2026.
- ▶ Developers broke ground on 5,086 units across 25 projects in 2025. This was more than double compared to 2024, when 2,210 units across 11 projects started construction.
- ▶ Of the 44 submarkets tracked by Yardi Matrix, only one had more than 1,000 units underway as of February. Carmel led with 1,469 apart-

ments under construction, followed by Fishers (871 units) and Greenfield (730 units) rounding out the top three.

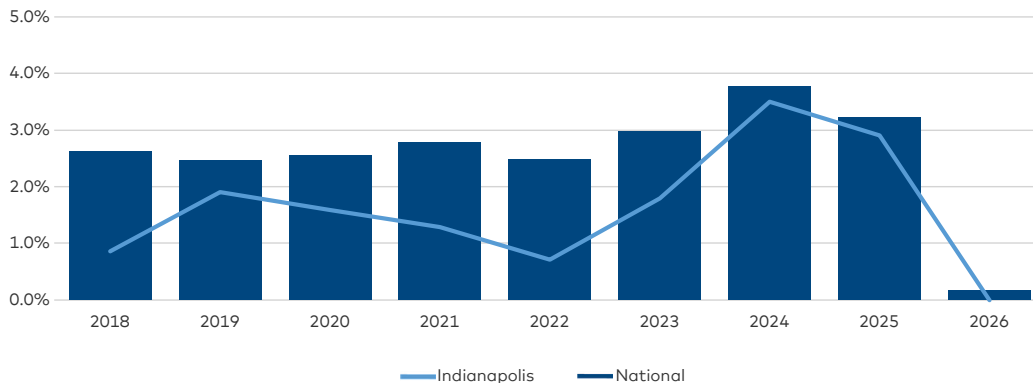
- ▶ The Indianapolis–Washington East submarket is home to the largest project underway in the metro. J.C. Hart Co. broke ground on The Edge in May 2022 with the aid of a \$61 million construction loan originated by The Huntington National Bank. The 376-unit project is slated for delivery in March this year.

Indianapolis Completions (as of February 2026)



Source: Yardi Matrix

Indianapolis vs. National Completions as a Percentage of Total Stock (as of February 2026)

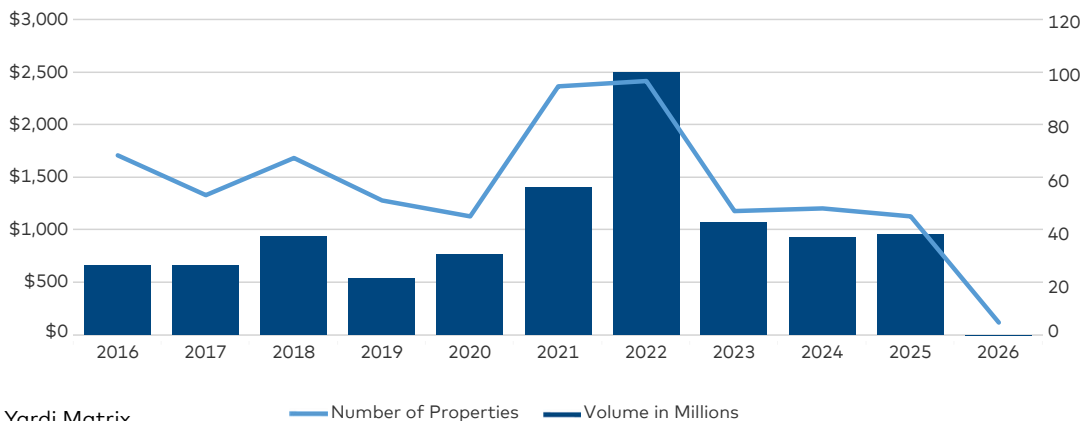


Source: Yardi Matrix

TRANSACTIONS

- ▶ Indianapolis investors traded \$953 million in multi-family assets in 2025, slightly more than 2024's total. This marked a return to historic performance following the 2021 and 2022 outlier years. Last year's sales volume also exceeded the \$708 million annual average recorded from 2016 to 2020.
- ▶ A total of 47 assets traded last year for an average of \$136,704 per unit, up 23.4% year-over-year. Investor interest was tilted toward RBN assets, as 35 such properties changed hands, for an average of \$98,795. The remaining 12 Lifestyle assets traded for \$188,509 per unit. Indianapolis' average per-unit figure crossed the \$100,000 mark in 2021. Since then, it has grown 34.8%.
- ▶ Only two submarkets crossed the \$100 million mark over the 12-month period ending in February. Indianapolis–Washington East led with \$136 million, followed by Westfield–Noblesville (\$124 million) and Greenwood–West (\$87 million).

Indianapolis Sales Volume and Number of Properties Sold (as of February 2026)



Source: Yardi Matrix

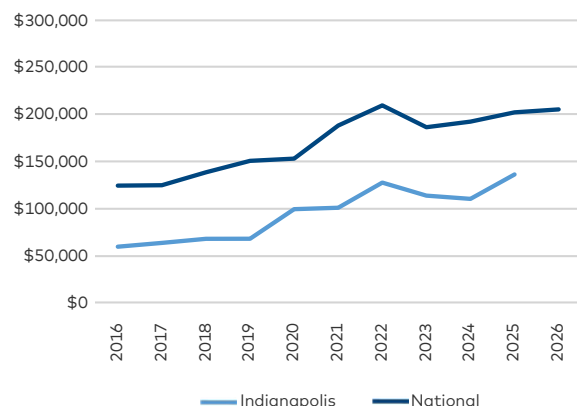
Top Submarkets for Transaction Volume¹

Submarket	Volume (\$MM)
Indianapolis–Washington East	136
Westfield–Noblesville	124
Greenwood–West	87
Fishers	68
Indianapolis–Downtown	50
Plainfield–Brownsburg–Avon	33
Indianapolis–Lawrence	32

Source: Yardi Matrix

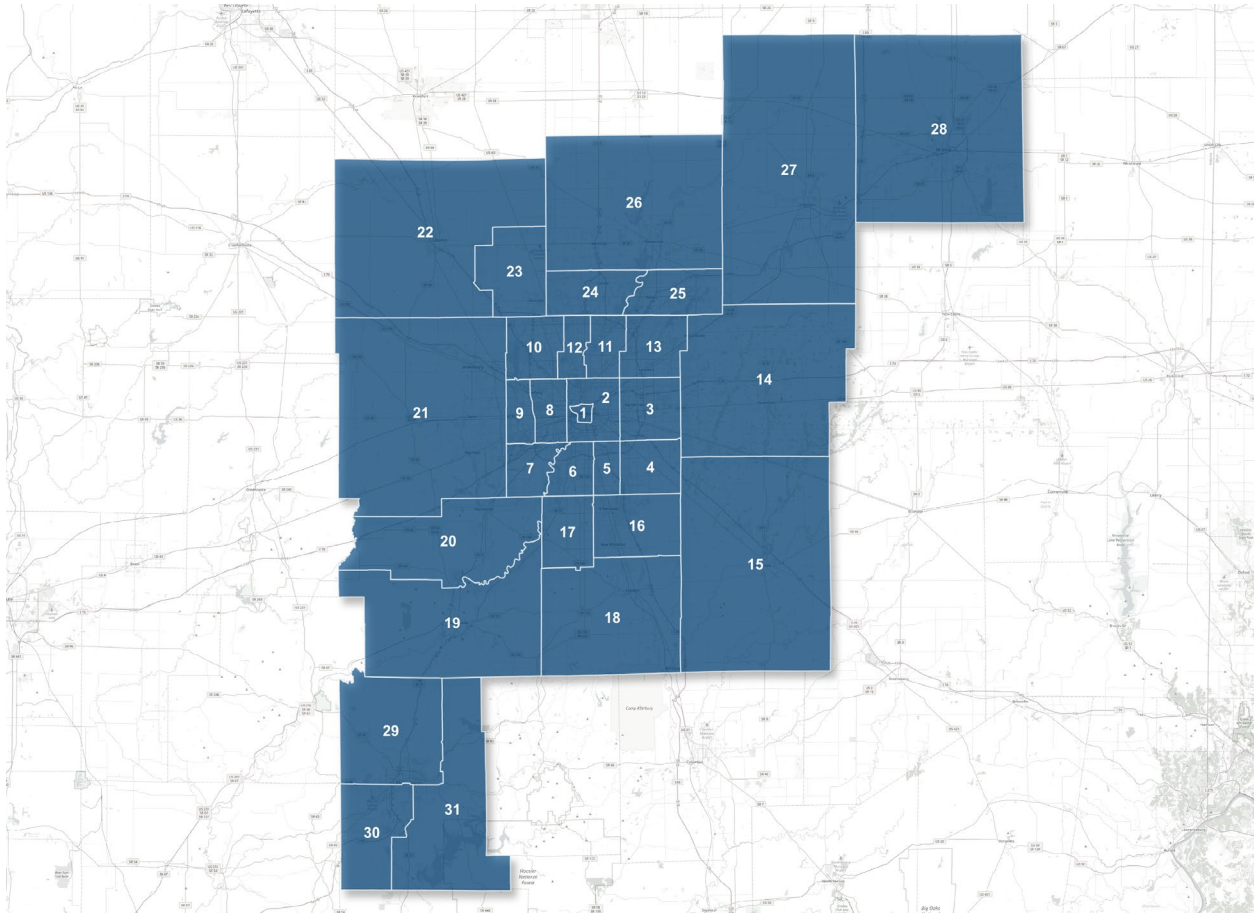
¹ From March 2025 to February 2026

Indianapolis vs. National Sales Price per Unit



Source: Yardi Matrix

INDIANAPOLIS SUBMARKETS



Area No.	Submarket
1	Indianapolis–Downtown
2	Indianapolis–Center
3	Indianapolis–Warren
4	Indianapolis–Franklin
5	Indianapolis–Perry East
6	Indianapolis–Perry West
7	Indianapolis–Decatur
8	Indianapolis–Wayne East
9	Indianapolis–Wayne West
10	Indianapolis–Pike
11	Indianapolis–Washington East
12	Indianapolis–Washington West
13	Indianapolis–Lawrence
14	Greenfield
15	Shelbyville
16	Greenwood–East

Area No.	Submarket
17	Greenwood–West
18	Franklin
19	Martinsville
20	Mooreville
21	Plainfield–Brownsburg–Avon
22	Lebanon
23	Zionsville
24	Carmel
25	Fishers
26	Westfield–Noblesville
27	Anderson
28	Muncie
29	Bloomington–North
30	Bloomington–West
31	Bloomington–East

DEFINITIONS

Lifestyle households (renters by choice) have wealth sufficient to own but have chosen to rent. Discretionary households, most typically a retired couple or single professional, have chosen the flexibility associated with renting over the obligations of ownership.

Renter-by-Necessity households span a range. In descending order, household types can be:

- *A young-professional*, double-income-no-kids household with substantial income but without wealth needed to acquire a home or condominium;
- *Students*, who also span a range of income capability, extending from affluent to barely getting by;
- *Lower-middle-income ("gray-collar") households*, composed of office workers, policemen, firemen, technical workers, teachers, etc.;
- *Blue-collar households*, which barely meet rent demands each month and likely pay a disproportionate share of their income toward rent;
- *Subsidized households*, which pay a percentage of household income in rent, with the balance of rent paid through a governmental agency subsidy. Subsidized households, while typically low income, extend to middle-income households in some high-cost markets, such as New York City;
- *Military households*, subject to frequency of relocation.

These differences can weigh heavily in determining a property's ability to attract specific renter market segments. The five-star resort serves a very different market than the down-and-outer motel. Apartments are distinguished similarly, but distinctions are often not clearly definitive without investigation. The Yardi® Matrix Context rating eliminates that requirement, designating property market positions as:

Market Position	Improvements Ratings
Discretionary	A+ / A
High Mid-Range	A- / B+
Low Mid-Range	B / B-
Workforce	C+ / C / C- / D

The value in application of the Yardi® Matrix Context rating is that standardized data provides consistency; information is more meaningful because there is less uncertainty. The user can move faster and more efficiently, with more accurate end results.

The Yardi® Matrix Context rating is not intended as a final word concerning a property's status—either improvements or location. Rather, the result provides reasonable consistency for comparing one property with another through reference to a consistently applied standard.

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- Pierce the LLC every time with true ownership and contact details
- Leverage improvement and location ratings, unit mix, occupancy and manager info
- Gain complete new supply pipeline information from concept to completion
- Find acquisition prospects based on in-place loans, maturity dates, lenders and originators
- Access aggregated and anonymized residential revenue and expense comps



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