



MULTIFAMILY REPORT

# Indy's Stability

October 2023

Rent Development Ahead of US

Employment Growth Solid

Completions Grow YoY



# INDIANAPOLIS MULTIFAMILY



## Rent Growth Stabilizes, Development Slows

Indianapolis' multifamily market maintained a steady course through the nationwide economic slowdown. Rent growth was 0.4% on a trailing three-month basis through August—20 basis points above the national rate—to an average of \$1,246. Year-over-year rent development stood at 4.8%, 330 basis points higher than the U.S. figure.

The unemployment rate in Indianapolis reached 3.6% as of July, according to preliminary data from the Bureau of Labor Statistics, 10 basis points higher than the U.S. rate. The figure climbed 80 basis points from January, in line with the overall economic slowdown. Over the 12-month period ending in June, Indianapolis gained 40,700 jobs, with the leisure and hospitality sector leading growth (8,100 jobs), followed by education and health services (7,900 jobs). Indiana's economic growth continues to be partially fueled by large investments in manufacturing, such as an upcoming \$3.2 billion project.

Unlike most major metros tracked by Yardi Matrix, Indianapolis' completions did not slow down. The metro added 1,369 units year-to-date through August, which exceeded 2022's total. Meanwhile, investment volume during the same period dropped 72.9% year-over-year.

## Market Analysis | October 2023

### Contacts

#### Jeff Adler

Vice President & General  
Manager of Yardi Matrix  
[Jeff.Adler@Yardi.com](mailto:Jeff.Adler@Yardi.com)  
(303) 615-3676

#### Ron Brock, Jr.

Industry Principal, Matrix  
[JR.Brock@Yardi.com](mailto:JR.Brock@Yardi.com)  
(480) 663-1149 x2404

#### Doug Ressler

Media Contact  
[Doug.Ressler@Yardi.com](mailto:Doug.Ressler@Yardi.com)  
(480) 695-3365

#### Author

#### Tudor Scolca-Seuşan

Associate Editor

### Recent Indianapolis Transactions

#### Harrison Point



City: Indianapolis  
Buyer: Yellowstone Property Group  
Purchase Price: \$33 MM  
Price per Unit: \$95,332

#### Aspen Pointe



City: Indianapolis  
Buyer: Fairlawn Capital  
Purchase Price: \$24 MM  
Price per Unit: \$135,623

#### Warren Harbor



City: Indianapolis  
Buyer: Lightwater Capital  
Purchase Price: \$22 MM  
Price per Unit: \$91,643

#### The Aura



City: Indianapolis  
Buyer: Yellowstone Property Group  
Purchase Price: \$15 MM  
Price per Unit: \$116,800