



## Indianapolis, IN

### Market Overview

Indianapolis, also referred to as Indy by locals, is the capital and most populous city of Indiana. In 1821, Indianapolis was founded as a planned city for the new seat of Indiana’s state government. Nicknamed the “Crossroads of America” and “Railroad City,” Indianapolis is known for being a major transportation hub.

Today, Indianapolis is the twelfth-largest city in the U.S. The city is home to the NBA’s Indianapolis Pacers as well as the NFL’s Indianapolis Colts. The Indianapolis Motor Speedway hosts the annual Indy 500, the world’s largest single-day sporting event. A few popular locations in Indianapolis include the Canal Walk, Circle Centre Mall, Victory Field, and Lucas Oil Stadium.

Although the population and rental demand continues to rise in Indianapolis, rent remains fairly affordable. A few of the largest employers in the city include Eli Lilly, IU Health University Hospital, Indiana University, and Roche Diagnostics Corporation. Some of the more popular neighborhoods in the area are Downtown, Broad Ripple, Fountain Square, and Castleton.

#### Market at a Glance:

Considerations	Findings	Comments
Housing availability	Low to Moderate	Rental market has high demand
Typical Lease Length	12 months	
Typical Security Deposit	1 month	Depends on rental or credit history
Early Termination Clauses	Available	Lease specific and always includes a penalty
Negotiation of Lease Terms	Moderate	More likely with private landlords than with apartment complexes

#### Unfurnished Apartments:

Studio	1 Bedroom	2 Bedrooms	3 Bedrooms
\$1,300+	\$1,500+	\$1,700+	\$2,200+

#### Houses:

2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
\$1,800+	\$2,000+	\$2,500+	\$2,800+

