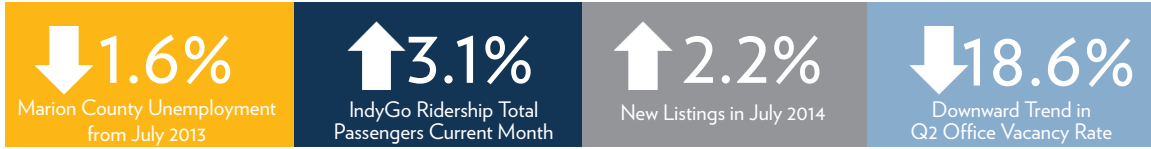


August 2014 Economic Briefing

A summary of the Indianapolis regional economy



Nearly 16,000 More Indy Residents Employed Since July 2013

Marion County's unemployment numbers have seen a significant drop since 2013, down 1.6 percent year-over-year. This change has accounted for almost 16,000 more people employed in Indianapolis. The region has also enjoyed positive jobs growth over the last year with a -1.5 percent change in unemployment rate.

Indiana gained 9,900 private sector jobs in July, with gains largely concentrated in the manufacturing sector (+5,500). Indiana has added over 66,300 private sector jobs over the past year and 244,000 since July, 2009, the low point of employment in the state.

Workforce

July 2014 Unemployment Rates			
	July'14	June'14	July'13
Marion County, IN	6.0	6.3	7.6
Indianapolis-MSA	5.3	5.6	6.8
State of Indiana (seasonally adj.)	5.9	5.9	7.6
U.S. (seasonally adj.)	6.2	6.1	7.3

Indianapolis Regional Unemployment Rate Rankings by County Ranking in State (highest to lowest rate out of 92 counties)		
County	Unemployment Rate July'14	Rank
Madison	6.9%	12
Marion	6.0%	34
Shelby	5.0%	70
Morgan	4.9%	75
Hancock	4.8%	78
Johnson	4.7%	82
Boone	4.6%	83
Hendricks	4.6%	84
Hamilton	4.2%	91

Labor Force Estimates, July 2014			
	Labor Force	Employed	Unemployed
U.S.	157,573,000	147,265,000	10,307,000
Indiana	3,274,235	3,083,441	190,794
Marion County	487,688	458,499	29,189

Source: Indiana Department of Workforce Development

Employment by Industry

Indianapolis MSA Employment by Industry (1,000s)				
	July'14 (p)	June'14	Change from Previous Month	Change from July'13
Construction	47	48	-1	3
Manufacturing	88	87	1	4
Trade, Transportation and Utilities	203	202	1	4
Wholesale Trade	47	47	0	0
Retail Trade	98	98	0	2
Transportation and Utilities	58	57	1	2
Information	17	17	0	0
Financial Activities	63	62	1	3
Professional and Business Services	148	150	-2	4
Education and Health Services	133	133	0	1
Leisure and Hospitality	101	104	-3	3
Government	110	118	-8	0

(p) = preliminary

Source: Bureau of Labor Statistics

Recent News

Tempur Sealy International Selects Hendricks County for Assembly and Production Operations

Tempur Sealy International, Inc., a manufacturer, marketer and distributor of mattresses, foundations, pillows and other products worldwide, announced plans to locate a new manufacturing and distribution facility here, creating up to 300 new jobs by 2015.

[Read more](#)

Home Delivery Grocer Green BEAN Delivery Expanding Headquarters in Indianapolis

Green BEAN Delivery LLC, an online home delivery provider of organic produce and all-natural groceries, announced plans to expand its headquarters here, creating up to 105 new jobs by 2024. The homegrown-Hoosier company, which is a subsidiary of BEAN LLC, will invest \$3.84 million to expand its headquarter and warehouse operations on more than five acres of land in Indianapolis.

[Read more](#)

[Read more recent announcements on our website at IndyChamber.com](#)

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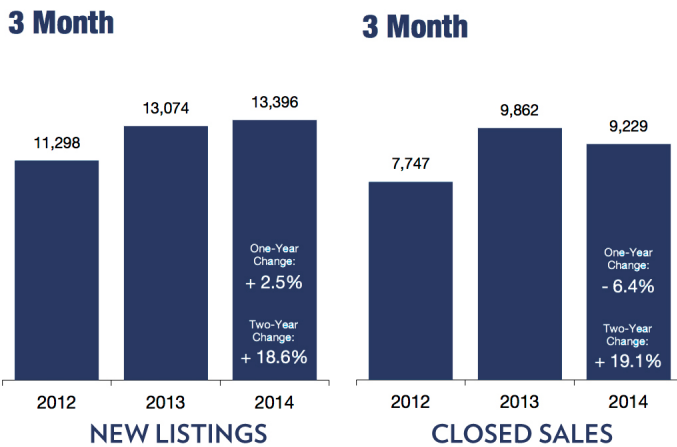


Residential Real Estate

Below is Indianapolis regional housing data for July 2014, showing an increase of 2.2 percent in year-over-year average sales price. The region also experienced an increase in the year-over-year new listings of 2.2 percent.

Indianapolis Regional Real Estate Statistics			
	July'14	July'13	% Change
New Listings	4,324	4,232	+ 2.2%
Closed Sales	3,050	3,332	- 8.5%
Median Sales Price	\$145,000	\$144,900	+ 0.1%
Average Sales Price	\$183,449	\$179,570	+ 2.2%

Past Three Month Average for Indianapolis Region



Source: MIBOR www.mibor.com

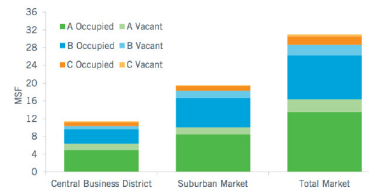
Commercial Real Estate

Indianapolis Region 2nd Quarter 2014 Industrial Statistics			
	Current	Year	Quarter
Vacancy Rate	5.0%	↑	↔
Average Asking Rent	\$4.34	↑	↑
Net Absorption (YTD)	1,836,397	↑	↑
Vacant (SF)	12 M	↓	↓

Indianapolis Region 2nd Quarter 2014 Office Statistics			
	Current	Year	Quarter
Vacancy Rate	18.6%	↓	↓
Average Asking Rent	\$17.39	↑	↑
Net Absorption (YTD)	121,502	↑	↑
Total Vacant	5.74M	↓	↓
Under Construction	132,991	↔	↑

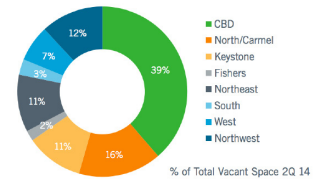
Market Comparison

FUNDAMENTALS HAVE IMPROVED FOR ALL CLASSES



Vacant Space by Submarket

CBD RECOVERY LAGS BUT PACE IMPROVING



Source: Cassidy Turley www.CassidyTurley.com

IndyGo Fixed Route Ridership

IndyGo ridership has surpassed 2013 YTD total passengers, and has gained in current month totals by 3.1 percent over July 2013.

IndyGo Fixed Route Ridership		
Total Passengers (YTD)		
2013	2014	% Change
5,808,020	5,818,507	+ 0.2%
Total Passengers Current Month		
July'13	July'14	% Change
867,023	893,701	+ 3.1%

Source: IndyGo www.indygo.net

For more information, contact Ashley Elrod at aelrod@indychamber.com or visit the Indy Chamber website at www.IndyChamber.com.