NOVEMBER 2016 ECONOMIC BRIEFING

A summary of the Indianapolis regional economy

INDY CHAMBER

↓ .3%	↑ 3.2%	↑ 7.7%	↓ 13.9%
Marion County Unemployment from September 2016	Trade, Transportation and Utilities from October 2015	Median Sales Price from October 2015	Downward Trend in 2016 Q3 Office Vacancy Rate

Hoosier Unemployment Rate Continues Steady Decline

Indiana's unemployment rate decreased 0.1 percent to 4.4 percent. The national unemployment rate also decreased 0.1 percent to 4.9 percent in October. Indiana's labor force has increased by 83,409 over the year. Indiana's total labor force stands at over 3.3 million and the state's 65.0 percent labor force participation rate remains above the national rate of 62.8 percent.

Indianapolis and Marion County's unemployment rates decreased .3 percent from September 2016 and remain consistently lower than the rates of October 2015.

Workforce

October 2016 Unemployment Rates			
	Oct. '16	Sept. '16	Oct. '15
Marion County, IN	4.0	4.3	4.5
Indianapolis-MSA	3.6	3.9	4.0
State of Indiana (seasonally adj.)	4.4	4.5	4.5
U.S. (seasonally adj.)	4.9	5.0	5.0

Indianapolis Regional Unemployment Rate Rankings by County *Ranking in State (highest to lowest rate out of 92 counties)*		
County	**Unemployment Rate Oct. '16**	**Rank**
Madison	4.3%	19
Marion	4.0%	36
Morgan	3.5%	65
Shelby	3.4%	71
Hancock	3.3%	75
Hendricks	3.2%	80
Johnson	3.2%	81
Boone	3.1%	82
Hamilton	3.0%	89

Labor Force Estimates, October 2016			
	Labor Force	Employed	Unemployed
U.S.	159,783,000	152,335,000	7,447,000
Indiana	3,334,449	3,2205,615	128,834
Marion County	483,630	464,435	19,195

Source: Indiana Department of Workforce Development

Employment by Industry

Indianapolis MSA Employment by Industry (1,000s)				
	Oct. '16 (p)	Sept. '16	Change from Previous Month	Change from Oct. '15
Construction	50	48	2	2
Manufacturing	91	91	0	1
Trade, Transportation and Utilities	224	222	2	7
Wholesale Trade	45	46	-1	-2
Retail Trade	112	110	2	3
Transportation and Utilities	66	66	0	5
Information	16	16	0	0
Financial Activities	67	67	0	4
Professional and Business Services	160	161	-1	-4
Education and Health Services	153	153	0	3
Leisure and Hospitality	108	110	-2	1
Government	130	133	2	2

(p) = preliminary *Source: Bureau of Labor Statistics*

Recent News

Hoosier-Grown Healthcare Technology Firm Expanding

Lt. Governor Eric Holcomb joined executives from TriMedx, a provider of healthcare technology management services, today as the company announced plans to expand its operations in Indiana, creating up to 108 new high-wage jobs by 2020.

Read more

Cryogenic Solutions Details Expansion

INDIANAPOLIS - A medical equipment repair company is growing in Indianapolis. Cryogenic Solutions Inc. plans to invest $1 million into expanding its existing facility and tripling its Marion County work force.

Read more

Read more recent announcements on our website at IndyChamber.com

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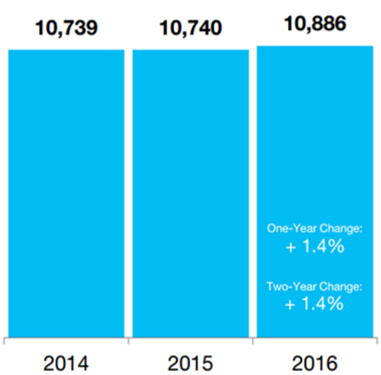
Residential Real Estate

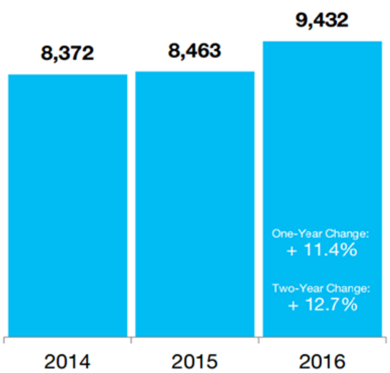
Despite the continued decline in inventory, buyers are finding options in today's local market. The expectation moving into the final quarter of 2016 is that as older Americans start to retire and downsize, single-family listings will rise, giving us that inventory boost that has been long awaited.

Indianapolis Regional Real Estate Statistics			
	Oct. '16	Oct. '15	% Change
New Listings	3,237	3,390	- 4.5%
Closed Sales	2,844	2,672	+ 6.4%
Median Sales Price	$153,000	$142,000	+ 7.7%
Average Sales Price	$186,902	$176,881	+ 5.7%

Past Three Month Average for Indianapolis Region



New Listings



Closed Sales

Source: MIBOR www.mibor.com

Commercial Real Estate

INDIANAPOLIS OFFICE

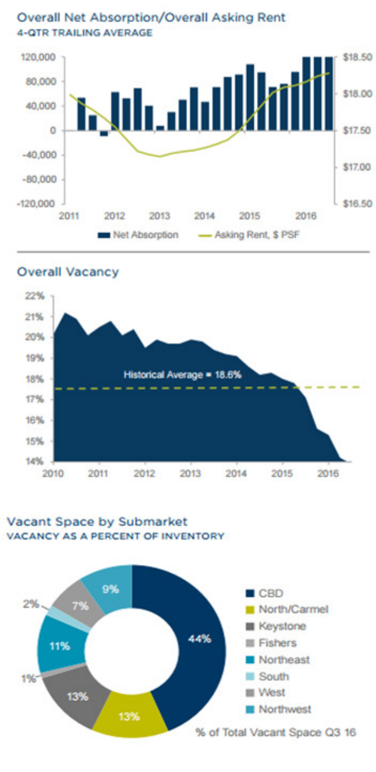
Economic Indicators

	Q3 15	Q3 16	12-Month Forecast
Indianapolis MSA Employment	1,030.1K	1,038.9K	▲
Indianapolis MSA Unemployment	4.2%	4.0%	▼
U.S. Unemployment	5.2%	4.9%	▼

Market Indicators (Overall, All Classes)

	Q3 15	Q3 16	12-Month Forecast
Vacancy	17.1%	13.9%	▬
Net Absorption (SF)	107,941	161,927	▬
Under Construction (SF)	123,036	561,116	▼
Average Asking Rent*	$18.10	$18.32	▲

*Rental rates reflect net asking $psf/year



INDIANAPOLIS INDUSTRIAL

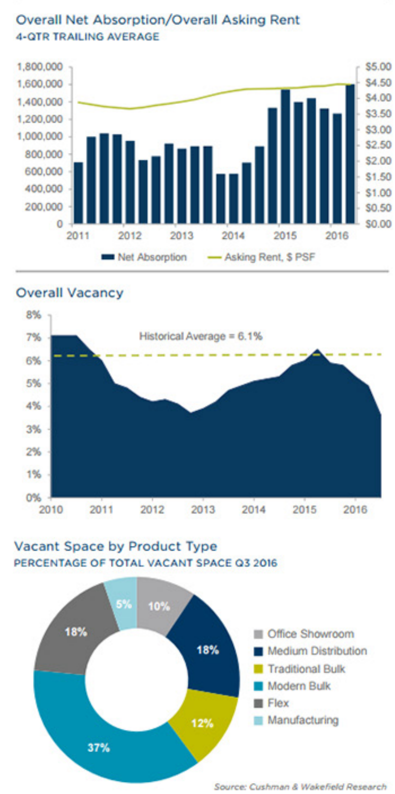
Economic Indicators

	Q3 15	Q3 16	12-Month Forecast
Indianapolis MSA Employment	1,030.1K	1038.9K	▲
Indianapolis MSA Unemployment	4.2%	4.0%	▼
U.S. Unemployment	5.2%	4.9%	▼

Market Indicators (Overall, All Property Types)

	Q3 15	Q3 16	12-Month Forecast
Overall Vacancy	5.9%	3.6%	▬
Net Absorption (SF)	1.57M	3.4M	▲
Under Construction (SF)	2.77M	6.1M	▬
Average Asking Rent*	$3.47	$3.55	▲

*Rental rates reflect net asking $psf/year



Source: Cushman & Wakefield

IndyGo Fixed Route Ridership

IndyGo ridership is down 7.6 percent over last October and 4.3 percent YTD. IndyGo continues to monitor route performance regularly.

IndyGo Fixed Route Ridership		
Total Passengers (YTD)		
2015	2016	% Change
8,074,497	7,731,465	-4.3%
Total Passengers Current Month		
October '15	October '16	% Change
878,313	811,986	-7.6%

Source: IndyGo www.indygo.net

Indianapolis Region Cost of Living

The Indianapolis Region consistently ranks as one of the most affordable places to live and do business in the U.S. According to the National Association of Realtors, the median price of an existing single-family home in the Indianapolis MSA in 3rd Q. 2016 was $164,100. The Midwest average was $191,200 and the national average was $240,900. The following metro areas were selected because they are peer cities to Indianapolis.

Cost of Living Index: Q3 2016 (U.S. Average = 100)

Metro Area	Composite Index	Grocery Items	Housing	Utilities	Transportation	Health Care	Miscellaneous Goods and Services
Seattle	143.1	122.3	179.0	126.5	131.0	126.3	132.4
Chicago	117.6	103.5	140.9	87.1	133.0	103.3	109.7
Baltimore	115.1	111.4	140.5	109.2	100.3	90.1	105.2
Denver	112.6	110.4	134.3	94.7	104.1	107.8	104.2
Minneapolis	104.8	106.6	107.7	93.8	101.5	106.8	106.0
Dallas	103.2	110.3	96.4	98.9	100.7	108.3	107.7
Phoenix	98.6	94.6	98.6	95.2	102.1	95.3	100.5
Cleveland	98.2	115.7	87.9	92.1	102.0	100.8	100.1
Atlanta	97.6	101.6	84.9	104.8	101.1	110.2	101.7
Detroit	97.2	93.4	86.6	107.7	108.3	96.7	100.9
Austin	96.3	86.6	94.0	101.3	99.8	100.5	98.9
Charlotte	95.9	96.8	85.9	91.1	95.6	103.7	104.5
Pittsburgh	95.7	97.7	90.9	108.0	112.0	94.2	89.8
Nashville	95.1	94.3	87.6	86.7	104.3	83.3	102.9
Raleigh	94.7	113.8	70.6	94.6	91.9	101.1	107.7
Indianapolis	**91.5**	**92.9**	**81.7**	**93.9**	**86.5**	**98.1**	**99.5**

Source: Council for Community and Economic Research, 2016