

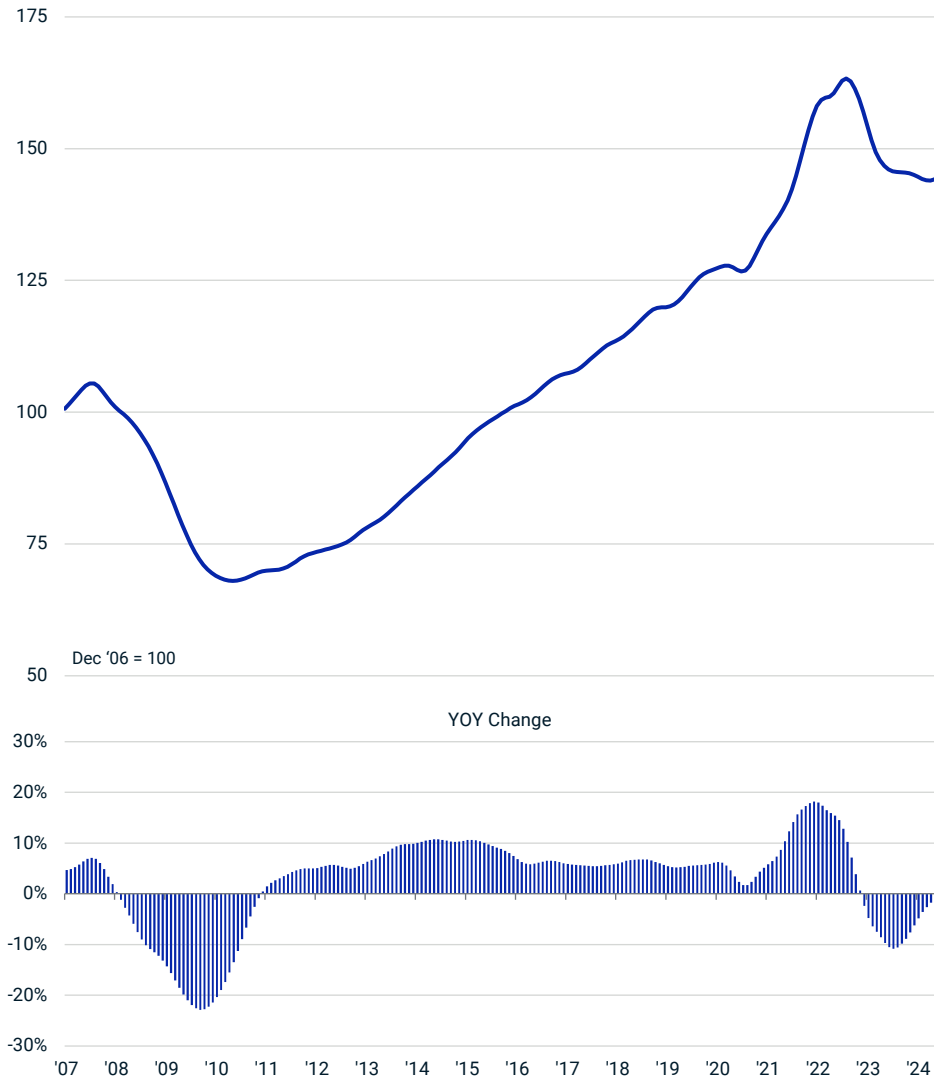
RCA CPPI™ US

Commercial property price indexes

0.0% Change past year

0.6% Change past month

National All-Property Index



U.S. commercial property prices arrested their run of declines in June after a year and a half of losses. The RCA CPPI National All-Property Index was unchanged from a year ago and rose 0.6% from May. All sectors except for apartment posted improved annual trends in June.

Industrial was again the best performing property type, with prices up 8.0% from a year ago and close to 50% above levels seen at the start of the pandemic. Investors have increasingly favored assets with strong fundamentals during the turbulent macroeconomic environment of the past four years. Simultaneously, other asset classes have grappled with their unique challenges, further driving interest toward the perceived safety of industrial assets.

The office sector continued to register the largest annual declines of the property sectors. CBD office prices fell 24.7% in June from a year ago, while suburban office prices dropped 7.5%. Those declines were still an improvement on the magnitude of decreases seen over the past 12 months.

Apartment prices fell 7.5% YOY in June and 0.5% from May. While all other major property sectors have shown relative improvements to the annual rate of change over the last quarter, the apartment index has hovered around a 7.5% yearly decline.

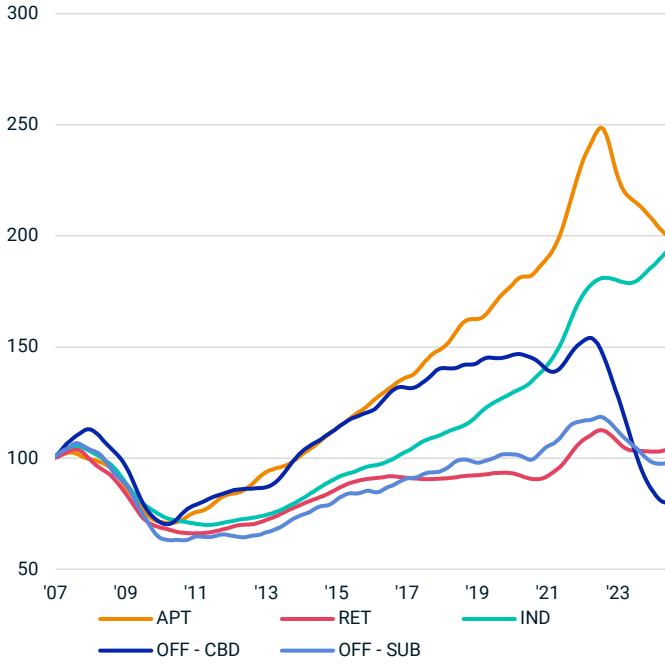
Retail property prices rose 0.7% from a year ago, marking the first month of annual growth for the index since December 2022 and a recovery from the high single-digit declines seen just a year ago. The retail index rose 0.5% in June from May. Annualizing this monthly change shows an even stronger yearly climb than that posted, at 6.1%.

Prices in both the 6 Major Metros (6MM) and Non-Major Metros improved at the same quarter-over-quarter rate of 0.5% in June. The 6MM index was weaker over the past year.

Change in RCA CPPI June 2024

	1-mth	3-mth	1-yr	3-yr	5-yr	10-yr
Office	0.2%	-0.3%	-12.4%	-17.4%	-9.7%	16.4%
Office - CBD	0.0%	-1.8%	-24.7%	-43.5%	-44.9%	-25.4%
Office - Sub	0.3%	0.4%	-7.5%	-11.3%	-1.8%	26.2%
Industrial	0.7%	2.1%	8.0%	26.3%	55.2%	125.4%
Retail	0.5%	1.1%	0.7%	7.1%	11.7%	27.2%
Commercial	0.8%	1.9%	2.7%	5.8%	18.0%	49.5%
Apartment	-0.5%	-1.8%	-7.5%	-1.8%	18.9%	88.2%
All Types	0.6%	1.2%	0.0%	2.4%	17.7%	62.7%
6 Major Metros All Types	0.3%	0.5%	-2.3%	-5.6%	3.8%	45.2%
Non-Major Metros All Types	0.2%	0.5%	0.8%	5.7%	23.9%	70.8%

National Property Types

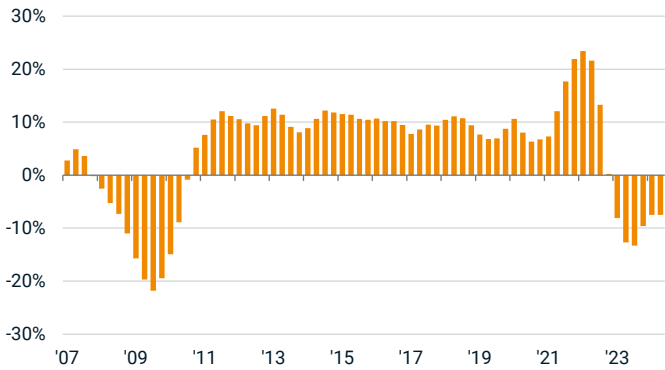


Major Metros vs Non-Major Metros

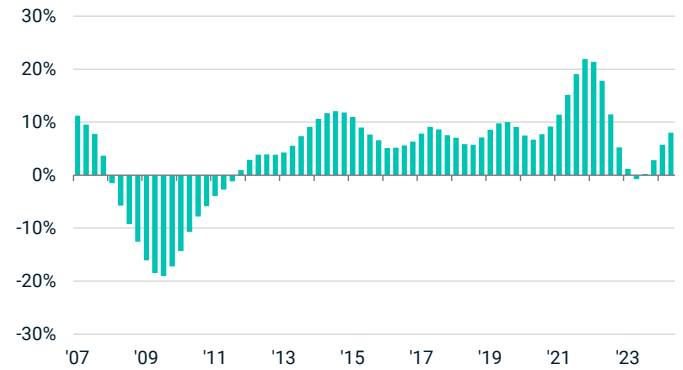


Year-Over-Year Change by Property Type

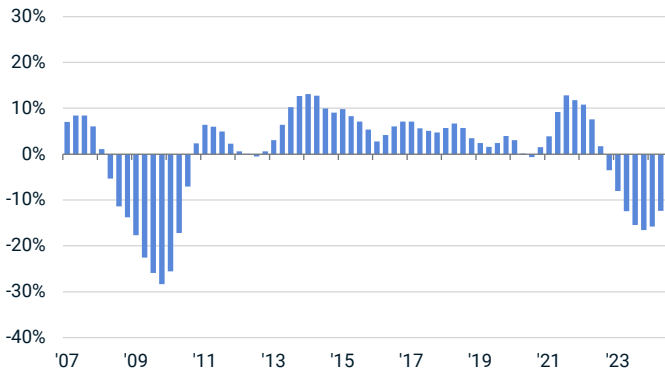
Apartment



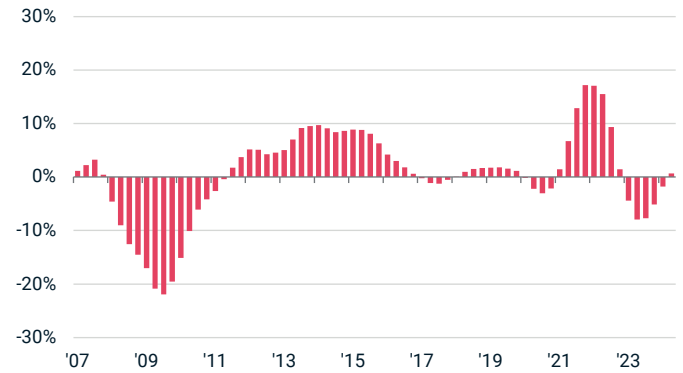
Industrial



Office



Retail



Notes & Definitions

The RCA CPPI is based on repeat-sales (RS) transactions that occurred at any time up through the month of the current report. This CPPI report published July 2024 provides price indexes through June 2024. These indexes are estimated using transaction data collected through the month of July 2024 to the date of production. Because CPPI allows for backward revisions and incorporates any new data we receive subsequent to publishing, full history (from inception to current month) of future indexes will reflect adjustments due to additional transaction data.

The 6 Major Metros (6MM) are Boston, Chicago, Los Angeles, New York, San Francisco and Washington DC. Non-Major Metros (NMM) refers to all secondary and tertiary markets.

All indexes are benchmarked to 100 at December 2006 and the time series extends to January 2001.

About the RCA CPPI™

The RCA CPPI (commercial property price indexes) are transaction-based and accurately measure commercial real estate price movements using repeat-sales regression methodology. There are currently over 350 indexes which provide direct comparability across markets and property types in 15 countries.

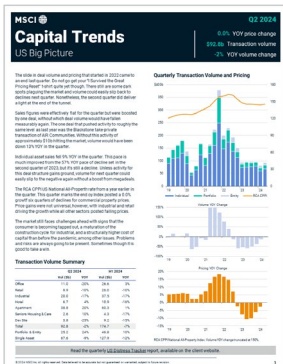
A price indicator is a custom index generated using the same process as the RCA CPPI but is not part of the official suite of indexes.

The RCA CPPI Global Cities report is published quarterly and the RCA CPPI US report monthly.

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