Capital Trends

US Big Picture

0.9% YOY price change
$136.6b Transaction volume
14% YOY volume change

Commercial property investment grew in the second quarter, extending the stretch of double-digit gains in sales activity. Several entity-level transactions closed in the quarter, which helped to boost activity. With a strong stretch for deal volume, one might expect prices to be gaining ground, and there are signs of growth, but there is volatility in recent price movements as well.

Volume reached $136.6b in the second quarter, up 14% from a year earlier. For the first half, volume came to $279.3b, up 23%. Much of that quarterly gain traces to entity-level activity.

Three notable M&A-type transactions closed in May: Veris Residential in the apartment sector, ECHO Realty in retail and the Peakstone Realty Trust deal in the industrial sector. Together they account for nearly all of the quarter's $5.8b in entity-level volume, up from just $0.9b a year earlier.

Entity deals made up about 4% of total volume in the quarter, with portfolio and entity sales combined accounting for roughly 25%. Portfolio sales climbed 38% YOY on volume of $28.8b.

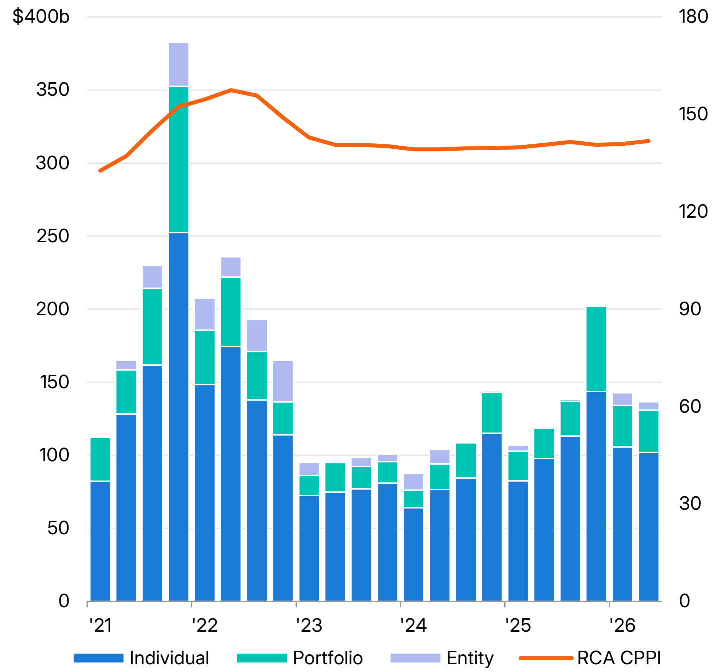
Individual asset sales grew at slower 4% YOY pace on volume of $102.0b. Both figures point to a market where ordinary dealmaking continued at a healthy pace across most property types, even before the entity-level activity is added.

The RCA CPPI US National All-Property Index rose 0.9% from a year earlier, marking six consecutive quarters of year-over-year growth. On a higher frequency basis, the pace of growth has been more volatile. Prices were up 2.6% on an annualized basis from the level seen in the first quarter, an improvement from the quarterly declines seen late in 2025.

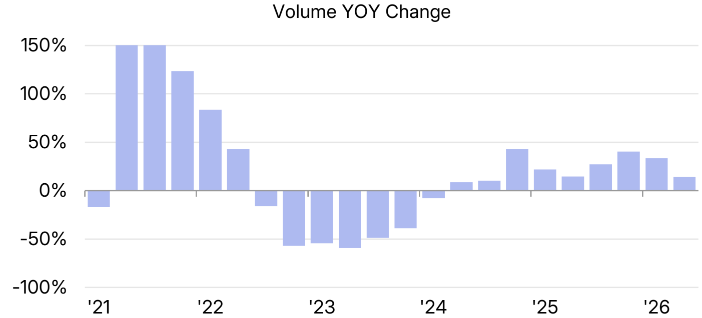
Transaction Volume Summary

	Q2 2026		H1 2026	
	Vol ($b)	YOY	Vol ($b)	YOY
Office	18.5	-9%	40.1	14%
Industrial	32.5	27%	65.4	31%
Data Center	7.7	1806%	8.5	476%
Retail	18.0	13%	35.9	8%
Apartment	36.7	1%	72.1	6%
Hotel	8.0	27%	15.4	28%
Snr Hsg & Care	7.3	51%	21.8	135%
Dev Site	7.9	-19%	20.2	18%
Total	136.6	14%	279.3	23%
Portfolio & Entity	34.6	59%	71.6	55%
Single Asset	102.0	4%	207.8	15%

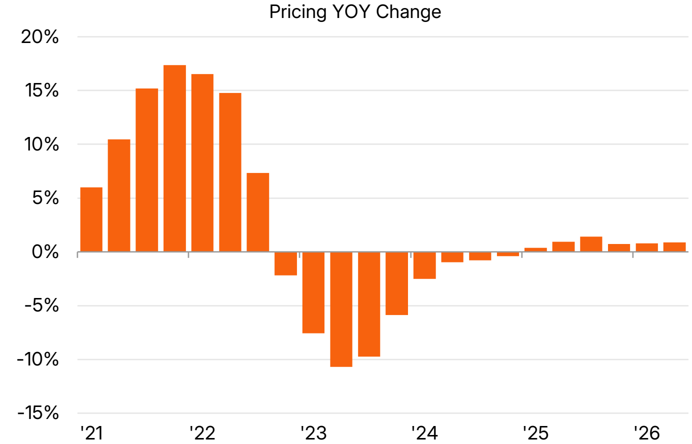
Quarterly Transaction Volume and Pricing



Volume YOY Change



Pricing YOY Change



RCA CPPI US National All-Property Composite Index (office, industrial, retail and apartment), Dec 2006 = 100. Volume change truncated at 150%.