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SitusAMC Q2 ValTrends Report Finds CRE Returns as Top-Rated Investment Alternative as Capital Remains Selective

New York, NY – August 20, 2026 – SitusAMC, a leading provider of strategic outsourcing, advisory, and technology solutions to the real estate finance industry, announced the release of its latest quarterly research report, ValTrends, offering data-driven insights into commercial real estate (CRE), valuation trends, space market fundamentals, and investor sentiment. This quarter's report explores how commercial real estate is regaining favor among investors, while buy sentiment falls, capital remains disciplined, and industrial gains investor attention.

The report, authored by Peter Muoio, PhD, Head of SitusAMC Insights, and Jen Rasmussen, PhD, Vice President, SitusAMC Insights, combines proprietary market research with exclusive survey data from institutional investors to provide a comprehensive and robust analysis of capital market conditions, investor sentiment, and property-sector performance.

Download the report here: ValTrends 2Q 2026

Following the first quarter marked by renewed caution and heightened uncertainty, commercial real estate regained its position as the top-rated investment alternative in the second quarter, according to the latest quarterly survey. The report finds that investors continue to value the tangible nature of CRE during a period of economic and geopolitical volatility, even as capital remains selective and transaction sentiment reflects a more cautious approach.

Key takeaways include:

- **CRE Returns as the Top-Rated Investment Alternative**
  - SitusAMC's proprietary second-quarter survey shows that CRE returned to the top-rated investment alternative after a slight decline in the first quarter, reclaiming the position it held in the second half of 2025.
  - The rating was well above the segment's long-term average, reflecting continued investor confidence in the asset class amid economic and geopolitical volatility.

- **Preference to Sell Gains Traction While Preference to Buy Falls**
  - While investors surveyed by SitusAMC continue to overwhelmingly recommend a hold strategy, the recommendation to buy CRE dropped to its lowest level in more than two years.
  - At the same time, preference to sell reached its highest level in almost three years, underscoring a market where investors remain cautious about deploying new capital.

- **Capital Availability and Discipline Remain Little Changed**
  - Equity and debt capital availability ticked up slightly in the second quarter, while capital discipline dipped slightly.
  - Equity capital remains selective, concentrating on high-quality assets and stronger sponsors, while debt underwriting standards remain tight amid higher interest rates, stricter DSCR requirements, and greater scrutiny of cash flow stability and refinancing risk.

- **Cap Rates Barely Move in the Second Quarter**

    - SitusAMC's proprietary cap rate data shows little movement during the quarter.
    - Retail and industrial cap rates were unchanged, office cap rates tightened 10 basis points, and multifamily cap rates increased 10 basis points, marking the sector's first quarterly increase since the fourth quarter of 2024.

- **Industrial Gains Investor Attention**
    - Investors were more evenly split in the second quarter when selecting the property type with the most opportunities.
    - Apartments remained the top-ranked segment, though investor preference fell from 60% to 36%, while industrial rose 16 percentage points to 32% and retail increased 13 percentage points to 21%.
    - Investors cited a stabilizing industrial market with limited inventory for sale and improving demand for well-located, strongly performing assets.
    - Office sentiment was slightly more bearish in the second quarter, declining from 16% to 11%.

"Commercial real estate regained its position as the top-rated investment alternative in the second quarter, reflecting the continued appeal of tangible assets during a period of uncertainty," said Muoio. "At the same time, investors remain highly selective, with buy sentiment falling and capital continuing to focus on quality assets, strong sponsors and markets with durable fundamentals.

"The second-quarter data points to a market that is improving, but still cautious," said Rasmussen. "Apartments remain the top-ranked property type, but investor interest is becoming more balanced as industrial and retail gain attention. That shift reflects a more balanced view across sectors as investors look for opportunities that can perform in a selective capital environment."

The full ValTrends report includes detailed data by sector and metro, including total return, occupancy change, and rent growth, as well as anonymized commentary from institutional investors and strategic insight to help market participants make informed decisions for their investments in a complex and fast-moving CRE environment.

The release of this report reinforces SitusAMC's commitment to providing deep insights, analysis, and intelligence that power the full lifecycle of real estate finance. The report is invaluable to those seeking to stay informed and competitive in today's evolving business environment.

Download the report here: **ValTrends 2Q 2026**

About SitusAMC
SitusAMC is a leading independent provider of strategic outsourcing, advisory, talent, and technology solutions to the commercial and residential real estate finance industries. The company helps clients identify and capture opportunities in their real estate businesses through industry-leading solutions that drive operational efficiency, increase business effectiveness, and improve market agility across the entire lifecycle of their global real estate activity. For more information visit www.SitusAMC.com

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