



PORTLAND METRO MULTIFAMILY SALES: OCT 18

SALES >\$450K IN MULTNOMAH (OR), WASHINGTON (OR), CLACKAMAS (OR) AND CLARK (WA) COUNTIES

DATE	NAME	ADDRESS	CITY	UNITS	PRICE	\$/UNIT	SQFT/UNIT	\$/SQFT	BUILT	CAPRATE*
31-OCT-18	ENGLEWOOD TERRACE	10960 SW SPRINGWOOD	TIGARD	50	\$8,000,000	\$160.000	756	\$211.64	1963	5.00%
30-OCT-18	ARBOR CREEK (NEE WOODCREEK)	3280 SW 170TH	BEAVERTON	440	\$84,300,000	\$191.591	768	\$249.38	1984	5.39%
29-OCT-18		21723 SE ALDER	GRESHAM	6	\$745,000	\$124.167	817	\$152.04	1967	
29-OCT-18		1501 N COLFAX	PORTLAND - N	6	\$969,000	\$161.500	565	\$285.84	1943	
26-OCT-18		3330/3339/3360 SE DIVISION	PORTLAND - SE	93	\$28,750,000	\$309.140	843	\$366.84	2016	
26-OCT-18	BULL MOUNTAIN HEIGHTS	11430 SW BULL MOUNTAIN	TIGARD	126	\$25,675,000	\$203.770	819	\$248.69	1996	4.31%
26-OCT-18	GARDEN	2641-2647 SE 141ST	PORTLAND - SUBE	10	\$1,181,250	\$118.125	915	\$129.11	2002	
24-OCT-18	PORTSIDE	9525 N LOMBARD	PORTLAND - N	7	\$1,670,000	\$238.571	739	\$323.02	2018	
23-OCT-18		2165 SW YAMHILL	PORTLAND - CENTRAL	30	\$6,800,000	\$226.667		\$0.00	2018	
23-OCT-18	SYGNII	13285 SW HAWKS BEARD	TIGARD	240	\$75,200,000	\$313.333	941	\$332.98	2017	
23-OCT-18		830-848 SE 42ND	PORTLAND - SE	10	\$1,750,000	\$175.000	678	\$258.26	1972	
23-OCT-18	THE BLUFFS (PORTFOLIO)	12601 SE RIVER ROAD	MILWAUKIE	136	\$24,900,000	\$183.088	1103	\$166.00	1968	
23-OCT-18	MIRA MONTE LODGE (PORTFOLIO)	12200 SE MCLOUGHLIN	MILWAUKIE	231	\$41,500,000	\$179.654	711	\$252.83	1991	
22-OCT-18		3807 SW WATER	PORTLAND - W	23	\$3,650,000	\$158.696	803	\$197.51	1976	
19-OCT-18	MADISON @ SELLWOOD (+ RETAIL)	1315 SE UMATILLA	PORTLAND - SE	21	\$8,920,337	\$424.778	1302	\$326.25	2014	
19-OCT-18	CITIZEN EAST (NEE NORMANDY)	4605 NE KILLINGSWORTH	PORTLAND - NE	18	\$3,600,000	\$200.000	825	\$242.46	1971	5.56%
19-OCT-18	MADRONA PARK	2630 SE 174TH	PORTLAND - SUBE	7	\$490,000	\$70.000	782	\$89.48	1976	
18-OCT-18		6409-6425 NE GOING	PORTLAND - NE	5	\$779,900	\$155.980	1265	\$123.30	1926	4.79%
18-OCT-18	KAMORA	7825 NE SANDY	PORTLAND - NE	11	\$1,475,000	\$134.091	836	\$160.33	1977	
17-OCT-18	ATWELL OFF MAIN	12850 SW ASH	TIGARD	165	\$45,000,000	\$272.727	764	\$357.14	2017	4.81%
17-OCT-18	PACIFIC COURT	18120-18176 NE PACIFIC CT	GRESHAM	28	\$3,689,725	\$131.776	741	\$177.96	1972	6.17%
12-OCT-18		1434-1442 NE HANCOCK	PORTLAND - NE	5	\$1,000,000	\$200.000	765	\$261.37	1969	
12-OCT-18	FRENCH CHATEAU	11730 SW BEL AIRE LANE	BEAVERTON	17	\$2,500,000	\$147.059	1000	\$147.06	1971	5.30%
11-OCT-18	FOUR OAKS	11575 SW GREENBURG ROAD	TIGARD	24	\$3,050,000	\$127.083	827	\$153.69	1965	
9-OCT-18	THE COURTYARD AT PARK PLACE	2755 NE HOGAN DR	GRESHAM	13	\$1,675,000	\$128.846	862	\$149.54	1974	5.43%
8-OCT-18		1812 18TH	FOREST GROVE	12	\$1,110,000	\$92.500	551	\$167.88	1973	4.34%
5-OCT-18	KINGS MEADOW	1973 SW 257TH AVE	TROUTDALE	48	\$9,050,000	\$188.542	990	\$190.52	1996	5.23%
4-OCT-18		3051 SE BELMONT	PORTLAND - SE	4	\$868,000	\$217.000	825	\$263.19	1914	5.31%
4-OCT-18	NINAS COTTAGES	236 SE 139TH	PORTLAND - SUBE	12	\$1,825,000	\$182.432	962	\$189.61	1950	
4-OCT-18		19945 NE HALSEY	GRESHAM	4	\$650,000	\$162.500	1152	\$141.12	1997	
4-OCT-18		19935 NE HALSEY	GRESHAM	4	\$650,000	\$162.500	1152	\$141.12	1997	
3-OCT-18	COURT	1022-1040 SE 29TH	PORTLAND - SE	10	\$1,950,000	\$195.000	756	\$257.94	1914	4.50%
2-OCT-18	MEDITERRANEAN MANOR	6320 SW LOMBARD	BEAVERTON	49	\$6,850,000	\$139.796	714	\$195.76	1968	6.16%
2-OCT-18	HIDDEN VILLA	618 SE 187TH	GRESHAM	16	\$2,125,000	\$132.813	808	\$164.37	1971	5.50%
2-OCT-18	EVERGREEN MEADOWS	911 SE 187TH	GRESHAM	16	\$2,125,000	\$132.813	808	\$164.37	1971	5.50%
1-OCT-18	STONERIDGE AT CORNELL (PORTFOLIO)	14800 NW CORNELL RD	BEAVERTON	233	\$51,260,000	\$220.000	816	\$269.77	1985	
1-OCT-18	ROYAL CREST	2702-2812 NE 86TH AVE	VANCOUVER	40	\$7,252,000	\$181.300	1129	\$160.52	1972	6.24%
1-OCT-18	THE BROADWAY	2005-2007 NE BROADWAY	PORTLAND - NE	14	\$2,350,000	\$167.857	464	\$361.87	2013	5.30%

SALES			UNITS	PRICE	\$/UNIT	SQFT/UNIT	\$/SQFT	BUILT	CAPRATE*	TOTAL SALES
38	OCTOBER-18	AVERAGE	57.5	\$12,245,663	\$213.232	822.1	\$254.09	1990.4	5.22%	\$465,335,212
26	OCTOBER-17	AVERAGE	37.2	\$6,624,957	\$172.582	903.9	\$200.98	1967.9	5.27%	\$172,248,872
46.2%	CHANGE % OCT 18 VS. OCT 17		54.7%	84.8%	23.6%	-9.1%	26.4%		-1.0%	170.2%

YTD 2018 VS. 2017										
231	2018 YTD THRU 31 OCT 18	AVERAGE	38.3	\$8,597,988	\$188,285	881.8	\$222.25	1972.3	5.32%	\$1,986,135,159
187	2017 YTD THRU 31 OCT 17	AVERAGE	35.9	\$6,592,979	\$171,183	903.9	\$196.30	1972.9	5.41%	\$1,232,887,111
23.5%	CHANGE % OCT 18 YTD VS. OCT 17 YTD		6.6%	30.4%	10.0%	-2.4%	13.2%		-1.6%	61.1%

CAPRATE, BUILT, \$/UNIT, SQFT/UNIT AND \$/SQFT AVERAGES ARE WEIGHED AVERAGES.

* CAPRATE - NOTE: CAPRATE IS REPORTED AND MAY OR MAY NOT REPRESENT ACTUAL CAPRATE AT TIME OF SALE.

IN OCT 2017 THERE WERE TWO LARGE (>100 UNITS) SALES (208 UNITS IN BEAVERTON AND 146 UNITS IN OREGON CITY).

DATA FROM PUBLIC RECORDS AND OWNERS - PORTLAND (CLARK, CLACKAMAS, MULTNOMAH AND WASHINGTON COUNTIES) SALES > \$450,000