



# PORTLAND METRO MULTIFAMILY SALES: JUNE 19

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*
28-Jun-19	Hawthorne 28 Court	2805 SE Hawthorne Blvd	Portland - SE	7	\$265,000	\$37,857	1056	\$35.85	2018	
27-Jun-19		3318 SE 129th Ave	Portland - SubE	3	\$449,700		885	\$169.31	1981	
26-Jun-19		2027 SE Harold St	Portland - SE	4	\$1,446,703	\$361,676	1366	\$264.87	2018	
26-Jun-19		7528 N Wabash Ave	Portland - N	3	\$545,000		1040	\$174.68	1998	
25-Jun-19	Sunrise Village	900 NE 183rd Ave	Gresham	35	\$4,950,000	\$141,429	816	\$173.28	1972	
21-Jun-19	Parker	621 SE 162nd	Portland - SubE	10	\$1,625,000	\$162,500	1497	\$108.55	2007	
21-Jun-19	Countrywood	17700 SW Shaw St	Beaverton	31	\$4,800,000	\$154,839	800	\$193.55	1974	
20-Jun-19	Ascot	110 SE 146th Ave	Portland - SubE	14	\$1,565,000	\$111,786	686	\$162.95	2003	5.50%
19-Jun-19	The Pointe	3708 NE 109th Ave	Vancouver	387	\$68,800,000	\$177,778	862	\$206.35	1994	
19-Jun-19		791 H St	Washougal	4	\$667,500	\$166,875	1204	\$138.60	1992	
18-Jun-19	Reed College 10-Plex	4522 SE 29th Ave	Portland - SE	10	\$1,850,000	\$185,000	839	\$220.50	1962	5.20%
14-Jun-19	Manor Court	13214 SE River	Milwaukie	15	\$1,746,000	\$116,400	850	\$136.94	1959	5.00%
13-Jun-19	Prescott Manor	1632 NE Prescott St	Portland - SE	6	\$1,360,000	\$226,667	677	\$334.73	1941	
12-Jun-19	Timberwood	4150 SW Hocken Ave	Beaverton	31	\$4,625,000	\$149,194	1082	\$137.85	1972	
10-Jun-19	58 Foster	5811 SE Boise St	Portland - SE	30	\$5,250,000	\$175,000	490	\$357.05	2016	6.00%
10-Jun-19	Timberwood	4150 SW Hocken	Beaverton	31	\$4,625,000	\$149,194	1082	\$137.85	1972	5.52%
10-Jun-19	St Mary's Crossing	4085 SW 160th	Beaverton	29	\$3,400,000	\$117,241	771	\$152.13	1970	5.93%
7-Jun-19	Parker Townhomes	621 SE 162nd Ave	Portland - SubE	10	\$1,800,000	\$180,000	1497	\$120.24	2007	7.70%
6-Jun-19	Sunnyside	4405 SE Belmont	Portland - SE	63	\$16,300,000	\$258,730	800	\$323.41	2018	
6-Jun-19	Icon Beaverton (nee Hidden Villa)	14620 SW Farmington Road	Beaverton	61	\$10,710,000	\$175,574	777	\$226.05	1968	5.50%

SALES				UNITS	PRICE	\$/UNIT	SQFT/UNIT	\$/SQFT	BUILT	CAPRATE*	TOTAL SALES
20	JUNE-19	AVERAGE		39.2	\$6,838,995	\$173,195	863.4	\$208.53	1989.6	5.70%	\$136,779,903
23	JUNE-18	AVERAGE		19.6	\$3,933,625	\$216,043	946.5	\$241.95	1976.7	5.49%	\$90,473,376
-13.0%	CHANGE % JUNE 19 VS. JUNE 18			100.4%	73.9%	-19.8%	-8.8%	-13.8%		3.8%	51.2%

YTD 2019 vs. 2018											
113	2019 YTD THRU 30 JUNE 19	AVERAGE		35.6	\$6,998,932	\$175,948	905.4	\$202.34	1976.9	5.52%	\$790,879,294
132	2018 YTD THRU 30 JUNE 18	AVERAGE		30.7	\$6,036,655	\$185,541	881.6	\$224.08	1968.7	5.34%	\$796,838,408
-14.4%	CHANGE % JUNE 19 YTD VS JUNE 18 YTD			15.7%	15.9%	-5.2%	2.7%	-9.7%		3.4%	-0.7%

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

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

IN JUNE 18 THERE WAS ONE LARGE (>100 UNITS) SALES (156 UNITS IN TIGARD).

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