



PORTLAND METRO MULTIFAMILY SALES: JULY 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*
29-Jul-19		2637 SE 109th Ave	Portland - W	2	\$560,000	\$280,000	1511	\$185.31	2000	
25-Jul-19	The Stratford	13925 SW Allen Blvd	Beaverton	65	\$10,500,000	\$161,538	866	\$186.56	1988	
25-Jul-19	Hancock East	10325 NE Hancock St	Portland - SubE	44	\$5,900,000	\$134,091	1039	\$129.01	1967	
25-Jul-19	Herby	1510 C St	Vancouver	18	\$3,700,000	\$205,556	868	\$236.91	2017	5.30%
23-Jul-19	Calhoun Court	7403-7415 N Fessenden	Portland - N	7	\$955,000	\$136,429	958	\$142.45	1967	5.18%
22-Jul-19	Tempo West	5718-5856 SW Beaverton Hillsdale Hwy	Portland - W	56	\$10,750,000	\$191,964	1187	\$161.77	1973	5.56%
19-Jul-19		5536 N Maryland Ave	Portland - N	6	\$1,150,000	\$191,667	916	\$209.17	1941	5.16%
18-Jul-19	Tupelo Alley	3806-3872 N Mississippi Ave	Portland - N	188	\$58,000,000	\$308,511	1255	\$245.76	2008	
17-Jul-19	Kelly	3400 SW Kelly Ave	Portland - W	8	\$1,175,000	\$146,875	598	\$245.82	1951	5.21%
15-Jul-19		7033 N Charleston Ave	Portland - N	8	\$900,000	\$112,500	561	\$200.45	2014	4.99%
10-Jul-19	Gibbons	4420 Gibbons St	Vancouver	4	\$680,000	\$170,000	825	\$206.06	1972	5.11%
9-Jul-19	Birchwood Lane	3107 NE 62nd Ave	Vancouver	36	\$3,700,000	\$102,778	850	\$120.92	1989	5.75%
8-Jul-19	Greenburg Townhomes	11445 SW Greenburg Rd	Tigard	8	\$1,280,000	\$160,000	909	\$176.02	1967	4.84%
5-Jul-19	Eastwood Park	2202-2210 SE 162nd Ave	Portland - SubE	5	\$668,000	\$133,600	904	\$147.79	1974	
3-Jul-19	Joule Flats	7017 NE Grand Ave	Portland - NE	12	\$3,460,000	\$288,333	1101	\$261.84	2018	6.72%
3-Jul-19		2254 NE 162nd Ave	Portland - SubE	4	\$485,000	\$121,250	724	\$167.47	2000	
2-Jul-19	Mississippi Court	2631 N Mississippi Ave	Portland - N	44	\$7,875,000	\$178,977	533	\$335.99	1926	6.46%
1-Jul-19	The Carter	6811 NE Grand	Portland - NE	22	\$4,100,000	\$186,364	429	\$434.41	2018	5.34%
1-Jul-19	Ascot Place	110 SE 146th	Portland - SubE	14	\$1,680,000	\$120,000	1071	\$112.00	2008	5.12%

SALES			UNITS	PRICE	\$/UNIT	SQFT/UNIT	\$/SQFT	BUILT	CAPRATE*	TOTAL SALES
19	JULY-19	AVERAGE	29.0	\$6,185,158	\$213,281	1005.9	\$218.82	1988.7	5.66%	\$117,518,000
21	JULY-18	AVERAGE	39.9	\$13,923,902	\$198,157	959.0	\$198.24	1970.0	5.21%	\$292,401,939
-9.5%	CHANGE % JULY 19 VS. JULY 18		-27.3%	-55.6%	7.6%	4.9%	10.4%		8.6%	-59.8%

YTD 2019 vs. 2018										
131	2019 YTD THRU 30 JULY 19	AVERAGE	34.4	\$6,983,636	\$176,286	902.1	\$203.27	1977.4	5.51%	\$914,856,294
153	2018 YTD THRU 30 JULY 18	AVERAGE	32.0	\$7,119,218	\$187,273	892.2	\$220.53	1968.9	5.32%	\$1,089,240,347
-14.4%	CHANGE % JULY 19 YTD vs JULY 18 YTD		7.4%	-1.9%	-5.9%	1.1%	-7.8%		3.5%	-16.0%

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

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

IN JULY 18 THERE WAS ONE LARGE (>100 UNITS) SALES (278 UNITS IN DOWNTOWN PORTLAND = \$206M).

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