



PORTLAND METRO MULTIFAMILY SALES: AUGUST 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*
30-Aug-19	WestView Villa	3552 SE Westview Rd	Milwaukie	30	\$5,195,000	\$173,167	1146	\$151.12	1971	6.50%
30-Aug-19		204 SW Woods St	Portland - W	3	\$765,000	\$255,000	900	\$283.33	1978	
29-Aug-19	Griffis South Waterfront	0650 SW Gaines St	Portland - W	331	\$116,130,000	\$350,846	759	\$462.09	2009	4.04%
28-Aug-19	Pheasant Court	7015 SE Lake Rd	Milwaukie	22	\$3,700,000	\$168,182	861	\$195.25	1970	
28-Aug-19	The Grove at Orenco Station (nee Seneca)	6710 NE Vinings Way	Hillsboro	264	\$72,750,000	\$275,568	925	\$297.85	1998	4.77%
28-Aug-19	Bethany 5	15420 NW Marianna St	Beaverton	67	\$19,200,000	\$286,567	895	\$320.03	2018	
28-Aug-19	The Lavonne	727 NE Vancouver Mall Dr	Vancouver	75	\$17,062,500	\$227,500	1003	\$226.80	2019	
26-Aug-19	Rivage	2220 NW Front Ave	Portland - Central	260	\$91,000,000	\$350,000	885	\$395.65	2016	
25-Aug-19	Meadow Wood	6811 NW 121st Ave	Vancouver	334	\$58,500,000	\$175,150	846	\$206.96	1991	
23-Aug-19	Eastgate	123-229 SE 97th Ave	Portland - SubE	23	\$1,355,000	\$58,913	571	\$103.12	1942	5.43%
22-Aug-19	Edgewater Cove	1937 Main St	Oregon City	244	\$69,000,000	\$282,787	799	\$353.85	2018	
21-Aug-19	The Meadows	1184 NE Turner Dr	Hillsboro	10	\$875,000	\$87,500	780	\$112.18	1969	
21-Aug-19	Hawthorne 28 Court	2805 SE Hawthorne Blvd	Portland - SE	7	\$437,000	\$62,429	1056	\$59.12	2018	
20-Aug-19	The Grove at Orenco Station (nee Seneca)	6710 NE Vinings Way	Hillsboro	264	\$70,000,000	\$265,152	1056	\$251.14	1998	
16-Aug-19	Pinecrest (Portfolio)	587 N Rosa Parks Way	Portland - N	9	\$1,117,319	\$124,147	630	\$197.06	1939	5.96%
16-Aug-19	Brentwood (Portfolio)	565 N Rosa Parks Way	Portland - N	13	\$2,772,681	\$213,283	1023	\$208.55	1965	5.96%
15-Aug-19	The Jax	9685 SW Johnson	Tigard	39	\$7,000,000	\$179,487	872	\$205.88	1964	
15-Aug-19	Halsey Station	1700 NE 162nd Ave	Portland - SubE	124	\$20,800,000	\$167,742	2505	\$66.97	1990	
14-Aug-19		4714 SE 83rd Ave	Portland - SubE	6	\$815,000	\$135,833	730	\$186.07	1966	
13-Aug-19	Borica (nee Kelly Gray)	2332 SE 121st Ave	Portland - SubE	6	\$1,150,000	\$191,667	990	\$193.60	2000	5.60%
9-Aug-19		8320 N Princeton St	Portland - N	4	\$898,000	\$224,500	1118	\$200.81	2014	4.84%
5-Aug-19	Barbur Place	8924-8934 SW 30th Ave	Portland - W	24	\$3,200,000	\$133,333	667	\$200.00	1969	5.99%
5-Aug-19		505 NE 63rd Ave	Portland - NE	3	\$639,950	\$213,317	892	\$239.23	1973	5.50%
2-Aug-19		2634 SE Yamhill St	Portland - SE	5	\$950,000	\$190,000	585	\$324.68	1910	
2-Aug-19	Frank Estate	7401 SW Aloma Way	Tigard	309	\$91,000,000	\$294,498	1034	\$284.94	1989	
2-Aug-19	The Osprey	3750 SW River Pky	Portland - W	299	\$89,500,000	\$299,331	1082	\$276.66	2016	6.00%

SALES			UNITS	PRICE	\$/UNIT	SQFT/UNIT	\$/SQFT	BUILT	CAPRATE*	TOTAL SALES
26	AUGUST-19	AVERAGE	106.7	\$28,685,094	\$268,761	989.0	\$291.91	2001.2	5.02%	\$745,812,450
24	AUGUST-18	AVERAGE	44.8	\$11,267,963	\$204,905	992.9	\$225.12	1981.8	5.24%	\$270,431,100
8.3%	CHANGE % AUG 19 VS.AUG 18		138.3%	154.6%	31.2%	-0.4%	29.7%		-4.1%	175.8%

YTD 2019 vs. 2018										
159	2019 YTD THRU 31 AUG 19	AVERAGE	45.9	\$10,511,049	\$181,405	908.2	\$207.68	1979.1	5.45%	\$1,671,256,744
177	2018 YTD THRU 31 AUG 18	AVERAGE	33.7	\$7,681,760	\$189,577	905.4	\$221.16	1970.7	5.31%	\$1,359,671,447
-10.2%	CHANGE % AUG 19 YTD VS AUG 18 YTD		36.2%	36.8%	-4.3%	0.3%	-6.1%		2.7%	22.9%

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

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

IN AUG 18 THERE WERE FOUR LARGE (>100 UNITS) SALES (286 SENIOR IN PORTLAND-SE, 120 & 100 IN BEAVERTON AND 202 IN PORTLAND-NE).

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