



PORTLAND METRO MULTIFAMILY SALES: NOV 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*
27-Nov-19		3015 N Willis Blvd	Portland - N	6	\$920,000	\$153,333	579	\$264.75	1957	5.44%
26-Nov-19	St John's Park	2610 R St	Vancouver	45	\$7,228,163	\$160,626	800	\$200.78	1983	5.40%
26-Nov-19		5240 NE 89th Ave	Portland - SubE	10	\$960,000	\$96,000	536	\$179.27	1941	
26-Nov-19		3735 SW Hood Ave	Portland - W	2	\$605,000	\$302,500	1911	\$158.29	1889	
22-Nov-19	LIH - Ash Street	12026 SE Ash	Portland - SubE	47	\$4,275,625	\$90,971	631	\$144.16	2011	7.16%
22-Nov-19	The Devonshire	9705-9735 SE 43rd Ave	Milwaukie	16	\$1,900,000	\$118,750	854	\$139.13	1965	
20-Nov-19	5819 Glisan	5819 NE Glisan St	Portland - NE	57	\$13,500,000	\$236,842	1085	\$218.37	2000	
18-Nov-19	The George Besaw	2323 NW Xavier St	Portland - Central	51	\$23,625,000	\$463,235	593	\$781.41	2018	3.90%
15-Nov-19	Lincoln Court	2135 SE 122nd	Portland - SubE	30	\$2,998,026	\$99,934	826	\$120.99	1970	5.59%
15-Nov-19	Candlewood	13110-13144 SE Stark	Portland - SubE	26	\$2,598,290	\$99,934	367	\$272.64	1964	5.50%
14-Nov-19	Executive East	533-615 SE 160th	Portland - SubE	20	\$1,998,684	\$99,934	829	\$120.58	1971	4.76%
12-Nov-19	Colonial Heights	890 NW Division	Gresham	19	\$3,376,000	\$177,684	1074	\$165.49	1965	6.27%
11-Nov-19	The York (nee The Hillcrest)	7580-7582 SW Hunziker	Tigard	52	\$8,500,000	\$163,462	901	\$181.47	1969	5.70%
11-Nov-19		11836 SE Pardee	Portland - SubE	4	\$745,000	\$186,250	1070	\$174.07	2004	
6-Nov-19		1643 NE Market Dr	Fairview	4	\$837,500	\$209,375	1088	\$192.40	2005	5.77%
5-Nov-19	Cornelius Village	133 N 29th	Cornelius	14	\$2,300,000	\$164,286	1239	\$132.59	2003	5.41%
4-Nov-19	Vista 23	3181 NE 23rd St	Gresham	278	\$62,800,000	\$225,899	1031	\$219.02	1990	
4-Nov-19	The Bruce	1214 NW 25th	Portland - Central	7	\$2,750,000	\$392,857	1474	\$266.47	1909	4.90%
4-Nov-19		8120-8126 SE Ramona St	Portland - SE	4	\$297,500	\$74,375	838	\$88.75	1978	
1-Nov-19	The Broadway	2005-2007 NE Broadway	Portland - NE	14	\$2,492,500	\$178,036	397	\$448.29	2013	4.78%

SALES				UNITS	PRICE	\$/UNIT	SQFT/UNIT	\$/SQFT	BUILT	CAPRATE*	TOTAL SALES
20	NOVEMBER-19	AVERAGE		35.3	\$7,235,364	\$204,968	898.1	\$244.27	1987.4	5.47%	\$144,707,288
19	NOVEMBER-18	AVERAGE		60.5	\$13,037,973	\$190,204	819.9	\$236.74	1979.3	5.14%	\$247,721,483
5.3%	CHANGE % NOV 19 VS. NOV 18			-41.6%	-44.5%	7.8%	9.5%	3.2%		6.4%	-41.6%

YTD 2019 vs. 2018											
233	2019 YTD THRU 31 NOV 19	AVERAGE		39.6	\$8,671,881	\$183,901	918.1	\$208.76	1975.2	5.46%	\$2,020,548,182
251	2018 YTD THRU 31 NOV 18	AVERAGE		40.3	\$8,944,740	\$189,675	889.1	\$226.48	1972.8	5.32%	\$2,245,129,642
-7.2%	CHANGE % NOV 19 YTD VS NOV 18 YTD			-1.8%	-3.1%	-3.0%	3.3%	-7.8%		2.5%	-10.0%

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 NOV 18 THERE WERE THREE LARGE (>100 UNITS) SALES (198/240 UNITS IN BEAVERTON AND 369 UNITS IN VANCOUVER).

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