



PORTLAND METRO MULTIFAMILY SALES: APR 20

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-Apr-20		3605 NE US Grant Pl	Portland - NE	3	\$731,000	\$243,667	896	\$271.95	1926	
29-Apr-20		2210 SE Nehalem St	Portland - SE	11	\$1,575,000	\$143,182	723	\$197.96	1956	4.88%
29-Apr-20	Cedar Village	3010 Kauffman Ave	Vancouver	22	\$2,900,000	\$131,818	793	\$166.15	1973	6.12%
28-Apr-20		7460 N Van Houten Ave	Portland - N	2	\$640,000	\$320,000	2428	\$131.80	2020	
27-Apr-20		834-838 SE 10th Ave	Hillsboro	8	\$1,150,000	\$143,750	793	\$181.27	1977	
22-Apr-20		2508 SE Belmont St	Portland - SE	4	\$1,150,000	\$287,500	1180	\$243.59	1910	
17-Apr-20	The Garfield	3975 NE Portland Ave	Portland - NE	9	\$2,100,000	\$233,333	833	\$280.00	2019	
17-Apr-20	The Jersey	7925 N Jersey St	Portland - N	6	\$1,700,000	\$283,333	917	\$309.09	2019	
14-Apr-20		1250 N Blandena St	Portland - N	6	\$2,325,000	\$387,500	1097	\$353.13	2019	5.50%
14-Apr-20		3624 N Borthwick Ave	Portland - W	2	\$477,400	\$238,700	752	\$317.42	1970	
13-Apr-20	Edy Road Townhomes	17167 SW Terrapin Dr	Sherwood	15	\$4,300,000	\$286,667	1298	\$220.92	2017	5.40%
13-Apr-20		3411 SW US Veterans Hospital Rd	Portland - W	5	\$2,970,000	\$594,000	429	\$1,383.97	1943	
6-Apr-20	Murray Highland Memory Care	4900 SW Murray Blvd	Beaverton	24	\$5,200,000	\$216,667	502	\$431.61	2018	10.80%
3-Apr-20		7215 SE Powell Blvd	Portland - SE	4	\$830,000	\$207,500	874	\$237.41	1976	5.39%
1-Apr-20		4325 E 17th St	Vancouver	12	\$1,480,000	\$123,333	951	\$129.69	1968	6.00%

SALES			UNITS	PRICE	\$/UNIT	SQFT/UNIT	\$/SQFT	BUILT	CAPRATE*	TOTAL SALES
15	APRIL-20	AVERAGE	8.9	\$1,968,560	\$222,018	854.7	\$297.47	1988.4	6.97%	\$29,528,400
19	APRIL-19	AVERAGE	21.7	\$3,392,842	\$157,127	842.8	\$190.76	1969.9	5.41%	\$64,464,000
-21.1%	CHANGE % APR 20 VS.APR 19		-59.2%	-42.0%	41.3%	1.4%	55.9%		28.8%	-54.2%

YTD 2020 vs. 2019										
83	2020 YTD THRU APR 20	AVERAGE	36.4	\$6,366,773	\$199,440	913.4	\$237.44	1972.9	5.85%	\$528,442,133
68	2019 YTD THRU APR 19	AVERAGE	31.5	\$6,141,932	\$173,846	864.0	\$201.85	1973.2	5.45%	\$417,651,391
22.1%	CHANGE % APR 20 YTD VS APR 19 YTD		15.4%	3.7%	14.7%	5.7%	17.6%		7.5%	26.5%

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 APR 19 THERE WERE ZERO LARGE (>100 UNITS) SALES

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