



PORTLAND METRO MULTIFAMILY SALES: MAR 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*
31-Mar-20	Victory Flats at Elmonica Station	1345 SW 172nd Ter (Part of Portfolio)	Beaverton	312	\$42,312,820	\$135,618	964	\$140.72	2015	
31-Mar-20	Eastport Plaza	3945-4005 SE 80th Ave	Portland - SE	20	\$2,395,000	\$119,750	725	\$165.29	1960	6.53%
27-Mar-20	Columbia Ridge	15910 NE Sandy Blvd	Portland - SubE	144	\$27,100,000	\$188,194	939	\$200.51	1990	
25-Mar-20		1232 SE 130th Ave	Portland - SubE	12	\$2,300,000	\$191,667	1429	\$134.11	1997	
24-Mar-20	SENIOR - Better Living (Mem Care)	417 SE 76th Ave	Portland - SE	16	\$1,080,000	\$67,500	830	\$81.37	1988	7.79%
23-Mar-20	Kings Gate / King James	3707-3808 E 18th Street	Vancouver	80	\$13,699,000	\$171,238	924	\$185.34	1969	5.84%
20-Mar-20	River Cliff Terrace	911 15th St	Oregon City	20	\$2,050,000	\$102,500	500	\$205.00	1966	6.60%
18-Mar-20	Lindsey Park	1232-1248 SE 130th	Portland - SubE	12	\$2,300,000	\$191,667	1194	\$160.57	1997	6.22%
18-Mar-20		4400 NE Emerson St	Portland - NE	4	\$537,500	\$134,375	600	\$223.96	1955	
17-Mar-20	Savoy	2307 NW Hoyt St	Portland - Central	34	\$8,550,000	\$251,471	636	\$395.34	1931	
17-Mar-20		3229 SE 10th Ave	Portland - SE	3	\$590,000	\$196,667	882	\$222.98	1970	
16-Mar-20	Hidden Village	3430 SE Harrison	Milwaukie	27	\$3,500,000	\$129,630	944	\$137.25	1960	5.50%
15-Mar-20		2414 SE 143rd Ave	Portland - SubE	8	\$1,175,000	\$146,875	949	\$154.85	1963	6.42%
15-Mar-20	Valley Park Plaza	4925 SW Jamieson Road	Beaverton	71	\$13,000,000	\$183,099	915	\$200.00	1990	5.35%
13-Mar-20	Glendoveer Estates	601 NE 162nd Ave	Portland - SubE	79	\$9,125,000	\$115,506	739	\$156.33	1973	
12-Mar-20	Second Street T/H	15912 SE 2nd St	Vancouver	8	\$1,560,815	\$195,102	1016	\$192.03	1976	
10-Mar-20	City Link (nee Benson Plaza)	4147-4153 SE 37th Ave	Portland - SE	14	\$2,650,000	\$189,286	921	\$205.55	1972	5.30%
10-Mar-20	Glendoveer Estates	601 NE 162nd Ave	Portland - SubE	79	\$9,125,000	\$115,506	739	\$156.33	1973	5.30%

SALES			UNITS	PRICE	\$/UNIT	SQFT/UNIT	\$/SQFT	BUILT	CAPRATE*	TOTAL SALES
18	MARCH-20	AVERAGE	52.4	\$7,947,230	\$151,697	892.4	\$172.97	1988.8	5.77%	\$143,050,135
16	MARCH-19	AVERAGE	13.5	\$2,107,421	\$167,201	927.3	\$182.25	1972.5	5.53%	\$33,718,740
12.5%	CHANGE % MAR 20 VS. MAR 19		288.1%	277.1%	-9.3%	-3.8%	-5.1%		4.4%	324.2%

YTD 2020 vs. 2019										
70	2020 YTD THRU MAR 20	AVERAGE	41.6	\$7,048,191	\$182,747	897.8	\$214.19	1972.6	5.80%	\$493,373,383
46	2019 YTD THRU MAR 19	AVERAGE	35.7	\$7,624,182	\$179,321	890.5	\$206.44	1973.6	5.47%	\$350,712,391
52.2%	CHANGE % MAR 20 YTD VS MAR 19 YTD		16.7%	-7.6%	1.9%	0.8%	3.8%		6.1%	40.7%

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

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