



PORTLAND METRO MULTIFAMILY SALES: JULY 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-Jul-20 | Andresen Park | 4602 NE 72nd Ave | Vancouver | 82 | \$11,000,000 | \$134,146 | 850 | \$157.82 | 1900 | 5.97% |
| 31-Jul-20 | Lewis | 1910 E Mill Plain Blvd | Vancouver | 6 | \$1,715,000 | \$285,833 | 868 | \$329.49 | 2019 | |
| 29-Jul-20 | Clinton Street | 8527 SE Clinton St | Portland - SubE | 7 | \$1,545,000 | \$220,714 | 1011 | \$218.41 | 2015 | |
| 24-Jul-20 | | 5120 SE Carlton St | Portland - SE | 4 | \$825,000 | \$206,250 | 945 | \$218.25 | 1973 | |
| 23-Jul-20 | SENIOR - Park Vista | 10918 SE Stark St | Portland - SubE | 59 | \$4,600,000 | \$77,966 | 1680 | \$46.42 | 2001 | |
| 22-Jul-20 | St. Johns Flats | 8117 N Edison St | Portland - N | 12 | \$3,355,000 | \$279,583 | 1297 | \$215.58 | 2009 | |
| 22-Jul-20 | | 17215 SE Stark St | Portland - SubE | 4 | \$645,000 | \$161,250 | 832 | \$193.81 | 1977 | |
| 10-Jul-20 | | 6402 SE 103rd Ave | Portland - SubE | 9 | \$700,000 | \$77,778 | 523 | \$148.75 | 1946 | |
| 8-Jul-20 | | 1511 NE Tillamook St | Portland - NE | 6 | \$1,050,000 | \$175,000 | 522 | \$335.57 | 1891 | |
| 8-Jul-20 | | 01-35 NE 127th Ave | Portland - SubE | 12 | \$416,150 | \$34,679 | 832 | \$41.68 | 1982 | |
| 6-Jul-20 | | 2021 SE 162nd Ave | Portland - SubE | 5 | \$741,000 | \$148,200 | 792 | \$187.03 | 1979 | |
| 6-Jul-20 | Le Maison de Jardin | 2238 SE Madison | Portland - SE | 12 | \$2,050,000 | \$170,833 | 580 | \$294.71 | 1923 | 4.34% |
| 2-Jul-20 | The Hollywood 8 | 1714 NE 45th Ave | Portland - NE | 8 | \$2,625,000 | \$328,125 | 1128 | \$291.02 | 2018 | 4.75% |

| SALES | | | UNITS | PRICE | \$/UNIT | SQFT/UNIT | \$/SQFT | BUILT | CAPRATE* | TOTAL SALES |
|--------|------------------------------|---------|--------|-------------|-----------|-----------|----------|--------|----------|---------------|
| 13 | JULY-20 | AVERAGE | 17.4 | \$2,405,165 | \$138,350 | 1068.6 | \$150.76 | 1954.6 | 5.68% | \$31,267,150 |
| 26 | JULY-19 | AVERAGE | 22.0 | \$4,740,615 | \$188,130 | 958.6 | \$203.99 | 1978.9 | 5.42% | \$123,256,000 |
| -50.0% | CHANGE % JULY 20 VS. JULY 19 | | -21.1% | -49.3% | -26.5% | 11.5% | -26.1% | | 4.8% | -74.6% |

| YTD 2020 vs. 2019 | | | | | | | | | | |
|-------------------|-------------------------------------|---------|------|-------------|-----------|-------|----------|--------|-------|---------------|
| 120 | 2020 YTD THRU JULY 20 | AVERAGE | 35.0 | \$6,719,568 | \$202,947 | 930.7 | \$231.40 | 1973.8 | 5.74% | \$806,348,219 |
| 138 | 2019 YTD THRU JULY 19 | AVERAGE | 33.8 | \$6,705,689 | \$180,103 | 898.8 | \$206.87 | 1977.1 | 5.49% | \$925,385,149 |
| -13.0% | CHANGE % JULY 20 YTD VS JULY 19 YTD | | 3.4% | 0.2% | 12.7% | 3.5% | 11.9% | | 4.6% | -12.9% |

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 JULY 19 THERE WAS ONE LARGE (>100 UNITS) SALES (188 UNITS IN NORTH PORTLAND)

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