



PORTLAND METRO MULTIFAMILY SALES: SEPT 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-Sep-20	Theresa Terrace	4633 SW Barbur Blvd	Portland - W	12	\$1,770,000	\$147,500	933	\$158.12	1969	
30-Sep-20	Cashmur Manor	8805 SW Cashmur Ln	Portland - W	15	\$2,310,000	\$154,000	1000	\$154.00	1959	
28-Sep-20		19871 NW Rock Creek Blvd	Beaverton	4	\$813,000	\$203,250	1000	\$203.25	1977	
25-Sep-20	Meadows at Heron Creek	10667 NE Heritage Pky	Hillsboro	178	\$48,200,000	\$270,787	919	\$294.53	2006	4.47%
25-Sep-20	Columbia Vista	12240 NE Siskiyou St	Portland - SubE	13	\$1,415,000	\$108,846	886	\$122.83	1964	
23-Sep-20		1426 SE 25th Ave	Portland - SE	8	\$1,900,000	\$237,500	750	\$316.67	1915	
19-Sep-20	Quatama Woods	20935 NW Quatama	Hillsboro	30	\$6,950,000	\$231,667	862	\$268.75	2019	5.44%
17-Sep-20	Latitude 45	11202 NE 20th St	Vancouver	90	\$20,500,000	\$227,778	1000	\$227.78	2019	
16-Sep-20	Silverwood	4777-4780 SW 11th St	Gresham	164	\$30,000,000	\$182,927	985	\$185.71	1991	
14-Sep-20		2507-2525 SE Monroe St	Milwaukie	8	\$980,000	\$122,500	725	\$168.97	1963	
10-Sep-20		12405 SE Whitcomb Dr	Milwaukie	4	\$780,000	\$195,000	910	\$214.29	1995	
10-Sep-20	Hat House	1928 SE Ladd Ave	Portland - SE	4	\$949,200	\$237,300	988	\$240.30	1910	
9-Sep-20		2507-2525 SE Monroe St	Milwaukie	8	\$980,000	\$122,500	725	\$168.97	1963	
4-Sep-20		1006 NE Tamera Ln	Portland - NE	2	\$355,250	\$177,625	780	\$227.72	1950	
4-Sep-20	Columbia Manor	1331 SW 12th Ave	Portland - Central	13	\$2,195,000	\$168,846	1571	\$107.45	1908	
4-Sep-20	Foster	6212-6314 SE 134th Ave	Portland - SubE	14	\$2,030,000	\$145,000	800	\$181.25	1997	
4-Sep-20	Allendale	730 SW St Clair Ave	Portland - Central	31	\$3,800,000	\$122,581	761	\$161.09	1908	
3-Sep-20	Hillsdale Terrace	3212-3300 SW B-H Hwy	Portland - W	42	\$5,427,000	\$129,214	747	\$173.02	1977	5.10%
3-Sep-20		8406 NE Knott St	Portland - SubE	4	\$789,000	\$197,250	1175	\$167.87	2000	5.65%
2-Sep-20		7706-7726 SE Washington St	Portland - SE	8	\$2,000,000	\$250,000	1500	\$166.67	2017	5.20%

SALES			UNITS	PRICE	\$/UNIT	SQFT/UNIT	\$/SQFT	BUILT	CAPRATE*	TOTAL SALES
20	SEPTEMBER-20	AVERAGE	32.6	\$6,707,173	\$205,741	939.9	\$220.51	1990.3	4.72%	\$134,143,450
26	SEPTEMBER-19	AVERAGE	26.5	\$4,922,981	\$169,453	936.0	\$188.69	1965.0	5.59%	\$127,997,497
-23.1%	CHANGE % SEPT 20 VS. SEPT 19		23.0%	36.2%	21.4%	0.4%	16.9%		-15.5%	4.8%

YTD 2020 vs. 2019										
157	2020 YTD THRU SEPT 20	AVERAGE	34.2	\$6,603,009	\$204,231	955.5	\$226.35	1974.3	5.68%	\$1,036,672,369
191	2019 YTD THRU SEPT 19	AVERAGE	41.4	\$9,113,906	\$182,885	906.9	\$209.30	1976.6	5.45%	\$1,740,756,096
-17.8%	CHANGE % SEPT 20 YTD VS SEPT 19 YTD		-17.6%	-27.6%	11.7%	5.4%	8.1%		4.2%	-40.4%

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 SEPT 2019, THERE WAS ONE LARGE (>100 UNITS) SALES (136 IN VANCOUVER)

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