

PORTLAND METRO MULTIFAMILY SALES: NOV 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*
25-Nov-20		16776-16822 Chula Vista Ave	Sandy	16	\$4,887,000	\$305,438	0	\$174.24	2020	
24-Nov-20		17355 SW Blanton St	Beaverton	7	\$1,525,000	\$217,857	843	\$258.47	1960	6.03%
23-Nov-20	Raymond	8104-8110 SE Raymond St	Portland - SE	16	\$1,600,000	\$100,000	0	\$187.53	1964	
20-Nov-20	Multi-Property Sale	E Belmont St (Part of Multi-Propert	Portland - SE	12	\$1,370,202	\$114,184	746	\$153.06	1911	
19-Nov-20	Parkside	883 SE 11th Ave	Hillsboro	10	\$1,400,000	\$140,000	0	\$208.96	1966	6.44%
12-Nov-20	Westover Tower	930 NW 25th Pl	Portland - Central	70	\$18,000,000	\$257,143	0	\$393.10	1950	
9-Nov-20	Avana Evergreen (nee Madison Park)	12901 NE 28th St	Vancouver	336	\$71,750,000	\$213,542	835	\$255.74	1999	
4-Nov-20	Lilly's Court	5711 NE 60th St	Vancouver	5	\$1,520,000	\$304,000	1492	\$203.75	2018	5.10%
4-Nov-20	The Elysium	1210 NE Hancock St	Portland - NE	8	\$2,000,000	\$250,000	1084	\$230.65	1947	

Sales			Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
9	November-20	Average	53.3	\$11,561,356	\$216,775	649.0	\$266.32	1987.3	6.01%	\$104,052,202
21	November-19	Average	38.1	\$6,984,871	\$169,727	864.3	\$196.26	1974.5	5.43%	\$146,682,288
-57.1%	Change % Nov 20 vs Nov 19		39.8%	65.5%	27.7%	-24.9%	35.7%		10.6%	-29.1%

YTD 2020 vs. 2019										
179	2020 YTD thru Nov	Average	36.0	\$7,080,769	\$206,250	904.2	\$233.07	1973.3	5.63%	\$1,267,457,571
239	2019 YTD thru Nov	Average	40.2	\$8,584,306	\$181,250	905.1	\$207.45	1975.4	5.45%	\$2,051,649,064
-25.1%	Change % Nov 20 YTD vs Nov 19 YTD		-10.5%	-17.5%	13.8%	-0.1%	12.3%		3.3%	-38.2%

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 2019, there was ONE large (>100 units) sales (278 units in Gresham)

Data from public records and owners - Portland (Clark, Clackamas, Multnomah and Washington counties) Sales > \$450,000