

PORTLAND METRO MULTIFAMILY SALES: MAR 21

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-21		2521-2529 NW Savier St	Portland - Central	5	\$930,000	\$186,000	695	\$267.47	1968	4.85%
31-Mar-21		2826 NE Killingsworth St	Portland - NE	4	\$1,284,000	\$321,000	4465	\$289.19	2017	
30-Mar-21		3611-3623 SW Troy St	Portland - W	8	\$1,200,000	\$150,000	936	\$160.30	1978	
30-Mar-21		4320-4328 NE Maywood Pl	Portland - NE	5	\$810,000	\$162,000	717	\$226.07	1946	
30-Mar-21	Christine Court	2295 SE Courtney Rd	Milwaukie	30	\$5,100,000	\$170,000	924	\$184.08	1972	5.85%
30-Mar-21	LIH - Fessenden Court	7928-7936 N Fessenden	Portland - N	9	\$860,000	\$95,556	948	\$100.80	1998	5.63%
26-Mar-21		8442 SE 23rd Ave	Portland - SE	4	\$905,000	\$226,250	739	\$306.16	1969	4.01%
23-Mar-21	Courtyard At Cedar Hills (nee Tartan West)	13643 SW Electric	Beaverton	145	\$32,150,000	\$221,724	920	\$240.97	1969	4.30%
18-Mar-21	Northridge Plaza	6719-6731 SE 82nd	Portland - SubE	20	\$2,375,000	\$118,750	1008	\$117.81	1999	2.75%
18-Mar-21	Tabor View (8 units SRO)	646 SE 60th	Portland - SE	3	\$751,550	\$250,517	1825	\$137.27	1926	6.50%
17-Mar-21		17215 SW Merlo Rd	Beaverton	4	\$905,000	\$226,250	1050	\$215.48	1975	5.18%
17-Mar-21		11921 SE Ankeny St	Portland - SubE	6	\$850,000	\$141,667	864	\$163.97	2001	
16-Mar-21	FortyOne11	4111 NE MLK Blvd	Portland - NE	112	\$27,400,000	\$244,643	1000	\$244.64	2019	
16-Mar-21		7569 N Berkeley Ave	Portland - N	6	\$2,200,000	\$366,667	867	\$423.08	2019	5.16%
13-Mar-21	Barrington Terrace	3021-3099 SE 20th Ave	Portland - SE	39	\$5,825,000	\$149,359	933	\$160.03	1973	
12-Mar-21		2012 Y St	Vancouver	4	\$983,988	\$245,997	760	\$323.68	2016	
11-Mar-21	Ellsworth Gardens	1301 SE Ellsworth Rd	Vancouver	16	\$3,075,000	\$192,188	1031	\$186.49	1995	5.94%
10-Mar-21		18675 SW Boones Ferry Rd	Tualatin	7	\$1,150,000	\$164,286	825	\$199.24	1968	
9-Mar-21	Cornell Place	1120 NE 17th	Hillsboro	12	\$1,800,000	\$150,000	817	\$183.67	1973	5.36%
8-Mar-21		410 SE 10th	Portland - SE	4	\$1,137,500	\$284,375	1737	\$163.72	1906	6.14%
3-Mar-21	Isaiah Park	1229 SE 130th Ave	Portland - SubE	8	\$1,595,250	\$199,406	1501	\$132.83	1998	5.87%
2-Mar-21		2005 NE Prescott St	Portland - NE	4	\$1,050,000	\$262,500	917	\$286.26	1949	5.28%

Sales			Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
22	March-21	Average	20.7	\$4,288,059	\$207,335	992.0	\$217.66	1986.1	4.70%	\$94,337,288
22	March-20	Average	44.4	\$7,423,943	\$176,998	801.9	\$208.17	1973.3	6.05%	\$163,326,735
0.0%	Change % Mar 21 vs Mar 20		-53.4%	-42.2%	17.1%	23.7%	4.6%		-22.3%	-42.2%

YTD 2021 vs. 2020										
59	2021 YTD thru Mar 21	Average	38.3	\$8,131,929	\$197,115	1011.3	\$209.96	1976.4	5.51%	\$479,783,787
66	2020 YTD thru Mar 20	Average	41.7	\$7,395,137	\$188,114	865.9	\$223.48	1969.5	5.84%	\$488,079,058
-10.6%	Change % Mar 21 YTD vs Mar 20 YTD		-8.1%	10.0%	4.8%	16.8%	-6.0%		-5.6%	-1.7%

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 20, there were TWO large (>100 units) sales (312 units in Beaverton and 144 units in SubE-Portland)

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