

# PORTLAND METRO MULTIFAMILY SALES: MAY 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	CMayate*
23-May-21	Tall Oaks	6285 SE Caldwell Rd	Gladstone	64	\$10,150,000	\$158,594	855	\$185.56	1972	
25-May-21	LIH - Cambrian	1129 SW Columbia	Portland - Central	34	\$4,350,000	\$127,941	792	\$161.56	1911	4.07%
20-May-21		6430 N Montana Ave	Portland - N	15	\$4,380,000	\$292,000	615	\$474.80	2021	4.00%
19-May-21		348 N Ivy St	Portland - N	4	\$1,013,850	\$253,463	852	\$297.49	2012	5.80%
18-May-21	Pine Meadows	637-671 SE 190th	Gresham	18	\$2,575,000	\$143,056	792	\$180.63	1971	6.50%
17-May-21		2604 SE 103rd Dr	Portland - SubE	9	\$1,820,000	\$202,222	1437	\$140.69	2003	5.54%
14-May-21	Monroe Manor	423 Monroe St	Oregon City	9	\$1,430,000	\$158,889	800	\$198.61	1966	5.17%
13-May-21	LIH - Footprint Hollywood	1521 NE 41st	Portland - NE	54	\$4,400,000	\$81,481	270	\$301.70	2016	
13-May-21	LIH - Footprint NW	2250 NW Thurman	Portland - Central	54	\$6,000,000	\$111,111	881	\$126.05	2015	
12-May-21	Canby Square	341-371 SE 2nd	Canby	14	\$1,975,000	\$141,071	614	\$229.65	1965	
11-May-21		5840 SE Woodstock Blvd	Portland - SE	4	\$950,000	\$237,500	1743	\$136.26	2021	
10-May-21	Hillsdale Court	6502 SW 21st	Portland - W	12	\$2,700,000	\$225,000	1082	\$208.01	1959	5.02%
10-May-21		8601 NE 27th Cir	Vancouver	4	\$895,500	\$223,875	1175	\$190.61	1999	
7-May-21		1035 12th St	Washougal	7	\$875,000	\$125,000	905	\$138.10	1945	4.71%
7-May-21	Northpointe	1314 N Skidmore St	Portland - N	158	\$48,500,000	\$306,962	698	\$439.65	2019	
7-May-21		19250 SW Alexander St	Aloha	6	\$750,000	\$125,000	909	\$137.51	1975	
7-May-21		2808-2810 NE Clackamas St	Portland - NE	9	\$1,615,000	\$179,444	552	\$325.34	1926	5.40%
6-May-21	Arc Central (the Rise)	12875 SW Crescent St	Beaverton	230	\$77,000,000	\$334,783	1069	\$313.15	2019	4.95%
6-May-21	Pacific Court	18120-18176 NE Pacific Ct	Gresham	28	\$3,700,000	\$132,143	725	\$182.19	1972	5.00%
6-May-21		2315 N Lombard	Portland - N	4	\$800,000	\$200,000	771	\$259.57	1996	
5-May-21		2501-2507 SE Ankeny	Portland - SE	4	\$1,350,000	\$337,500	731	\$461.70	2014	4.74%
4-May-21	The Oliver	4330 SE Division	Portland - SE	21	\$5,254,500	\$250,214	646	\$387.27	2015	4.72%
4-May-21	Historical East Reserve	503 E Reserve St	Vancouver	20	\$2,650,000	\$132,500	661	\$200.48	1968	5.50%
1-May-21		1111 W Fourth Plain Blvd	Vancouver	6	\$1,750,000	\$291,667	899	\$324.49	2021	5.68%

Sales			Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CMayate*	Total Sales
24	May-21	Average	32.8	\$7,786,827	\$237,162	831.9	\$292.37	2000.9	4.97%	\$186,883,850
13	May-20	Average	25.9	\$4,965,687	\$209,069	860.4	\$206.61	1973.8	5.19%	\$64,553,936
84.6%	Change % May 21 vs May 20		26.7%	56.8%	13.4%	-3.3%	41.5%		-4.2%	189.5%

YTD 2021 vs. 2020										
102	2021 YTD thru May 21	Average	37.5	\$8,259,139	\$195,359	914.8	\$225.06	1980.6	5.49%	\$842,432,137
95	2020 YTD thru May 20	Average	34.2	\$6,185,646	\$201,531	900.8	\$237.26	1972.2	5.83%	\$587,636,394
7.4%	Change % May 21 YTD vs May 20 YTD		9.6%	33.5%	-3.1%	1.6%	-5.1%		-5.8%	43.4%

CMayate, Built, \$/unit, Sqft/unit and \$/SqFt averages are WEIGHED averages.

\* CapRate - NOTE: CapRate is REPORTED and may or may not represent actual CMayate at time of sale.

In May 20, there were ZERO large (>100 units) sales.

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