



PORTLAND METRO MULTIFAMILY SALES: SEPTT 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*
30-Sep-21		2100 Carlson Road	Vancouver	12	\$1,875,000	\$156,250	988.0	\$158.15	1972	
29-Sep-21		7709 SE Harold St	Portland - SE	16	\$1,200,000	\$75,000	794.8	\$94.37	1980	
28-Sep-21	LIH - Troutdale Terrace	639 SW 257th Ave	Troutdale	228	\$37,000,000	\$162,281	981.1	\$165.41	2003	4.30%
27-Sep-21	Tigard Terrace	12345 SW Hall Blvd	Tigard	24	\$3,500,000	\$145,833	650.0	\$224.36	1963	
27-Sep-21	Brio Flats	2405 N Vancouver Ave	Portland - N	54	\$13,860,000	\$256,667	1000.0	\$256.67	2018	4.00%
27-Sep-21	Courtyards at Cedar Mill	13000 NW Cornell Rd	Beaverton	47	\$8,600,000	\$182,979	749.5	\$244.12	1972	
25-Sep-21	Queen Marie	1210 SE 20th Ave	Portland - SE	20	\$3,560,000	\$178,000	909.4	\$195.74	1928	
23-Sep-21		1211 NE Tillamook St	Portland - NE	5	\$770,000	\$154,000	1191.8	\$129.22	1913	
23-Sep-21	Anthem	1313 E Burnside St	Portland - SE	211	\$75,620,000	\$358,389	788.6	\$454.45	2020	
23-Sep-21		4122 SE 39th	Portland - SE	14	\$2,900,000	\$207,143	648.9	\$319.24	1979	
22-Sep-21		12145 SW Gingham Ln	Beaverton	8	\$1,300,000	\$162,500	764.0	\$212.70	1979	
22-Sep-21	Georgia Manor	10 E Ave	Lake Oswego	6	\$1,500,000	\$250,000	857.7	\$291.49	1958	
22-Sep-21		2215 SE Powell Blvd	Portland - SE	4	\$850,000	\$212,500	1000.0	\$212.50	1925	
22-Sep-21		5636-5648 SW Beaverton Hillsdale Hwy	Portland - W	17	\$2,400,000	\$141,176	467.5	\$301.96	1978	
22-Sep-21		1627 SE Reedway	Portland - SE	12	\$2,577,500	\$214,792	480.8	\$446.71	2020	4.92%
21-Sep-21	Roosevelt Commons	2812 Falk Rd (Portf)	Vancouver	36	\$12,550,000	\$348,611	1393.0	\$250.26	2020	4.89%
21-Sep-21	Minnehaha Meadows	6008 NE 64th St (Portf)	Vancouver	49	\$16,450,000	\$335,714	1288.0	\$260.65	2021	4.60%
21-Sep-21	Park Village	4509 SW Vermont	Portland - W	37	\$8,140,000	\$220,000	1095.2	\$200.88	1961	
19-Sep-21		13270 SW Allen Blvd	Beaverton	6	\$1,300,000	\$216,667	833.3	\$260.00	1972	6.90%
16-Sep-21	LIH - Belleau Woods	14902-14994 SW Tracy Ann Ct	Beaverton	64	\$14,750,000	\$230,469	1462.5	\$157.59	1992	
16-Sep-21		2507-2525 SE Monroe St	Milwaukie	8	\$1,350,000	\$168,750	725.0	\$232.76	1963	6.02%

Sales			Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
41	September-21	Average	36.1	\$8,400,622	\$232,877	918.2	\$270.41	1999.9	4.70%	\$344,425,500
19	September-20	Average	33.6	\$6,980,708	\$196,249	941.2	\$207.22	1970.9	5.26%	\$132,633,450
115.8%	Change % Sept 21 vs Sept 20		7.3%	20.3%	18.7%	-2.4%	30.5%		-10.7%	159.7%

YTD 2021 vs. 2020										
239	2021 YTD thru Sept 21	Average	42.8	\$10,212,048	\$203,015	899.0	\$238.78	1980.7	5.28%	\$2,440,679,464
156	2020 YTD thru Sept 20	Average	34.6	\$6,793,722	\$205,379	902.6	\$235.26	1973.1	5.70%	\$1,059,820,694
53.2%	Change % Sept 21 YTD vs Sept 20 YTD		23.8%	50.3%	-1.2%	-0.4%	1.5%		-7.4%	130.3%

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 20, there were TWO large (>100 units) sales (178 units in Hillsboro and 164 units in Gresham).

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



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16-Sep-21	Four Oaks	11575 SW Greenburg Road	Tigard	24	\$3,875,000	\$161,458	826.9	\$195.25	1965	5.25%
14-Sep-21	Eastwood Estates	19109-19123 SE Yamhill	Gresham	21	\$2,650,000	\$126,190	626.3	\$201.49	1978	
13-Sep-21		176 NE Bridgeton Rd	Portland - NE	4	\$645,000	\$161,250	550.0	\$293.18	1925	
10-Sep-21		2265 NW Hoyt	Portland - Central	13	\$1,200,000	\$92,308	385.2	\$239.62	1906	6.02%
10-Sep-21		3585 SW 104th Ave	Beaverton	5	\$900,000	\$180,000	954.0	\$188.68	1964	5.03%
10-Sep-21		4047 SE Main	Portland - SE	4	\$975,000	\$243,750	993.3	\$245.41	1900	3.83%
9-Sep-21		6103 SE Cora St	Portland - SE	15	\$3,096,000	\$206,400	656.2	\$314.54	2021	5.61%
9-Sep-21		1505 N Humboldt St	Portland - N	12	\$2,927,000	\$243,917	805.4	\$302.85	2020	4.86%
9-Sep-21	1514 N Emerson St	1514 N Emerson St	Portland - N	11	\$3,900,000	\$354,545	836.0	\$424.10	2020	5.86%
9-Sep-21	Escher	1906 NW 25th	Portland - Central	8	\$1,950,000	\$243,750	1093.0	\$223.01	1908	
8-Sep-21	LIH - Gateway Commons	175 SE 18th	Hillsboro	138	\$28,600,000	\$207,246	1238.4	\$167.35	2004	
8-Sep-21		3123 SE 31st Ave	Portland - SE	3	\$850,000	\$283,333	1015.3	\$279.05	1912	
8-Sep-21	Haven Hills	13914 NE Salmon Creek Ave	Vancouver	168	\$48,250,000	\$287,202	864.7	\$332.15	2021	4.65%
7-Sep-21	Koz on Thirteenth	123 SE 13th Ave	Portland - SE	87	\$16,250,000	\$186,782	453.2	\$412.14	2019	
7-Sep-21	Tabor West	6400-6476 SE Division St (Portf)	Portland - SE	38	\$6,891,525	\$181,356	813.7	\$222.88	1968	5.04%
7-Sep-21	Laura Lane	6512 SE Division St (Portf)	Portland - SE	12	\$2,176,271	\$181,356	732.1	\$247.73	1974	5.61%
7-Sep-21	Christopher Crest	6518 SE Division St (Portf)	Portland - SE	9	\$1,632,203	\$181,356	1031.0	\$175.90	2016	6.86%
7-Sep-21		3145 NE 18th Ct	Gresham	5	\$940,000	\$188,000	988.0	\$190.28	1979	
3-Sep-21	Montana 11	6712 N Montana	Portland - N	11	\$2,475,000	\$225,000	652.4	\$344.90	2020	
3-Sep-21	Brentwood Townhomes	410-470 S Knott	Canby	13	\$2,190,000	\$168,462	925.0	\$182.12	1977	5.36%

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