

PORTLAND METRO MULTIFAMILY SALES: NOV 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-Nov-21	Heather Kristen	14034 SE Division St	Portland - SubE	10	\$1,650,000	\$165,000	933.6	\$176.74	1998	
30-Nov-21		5250 Amy St W	West Linn	10	\$2,000,000	\$200,000	883.5	\$226.37	1960	
30-Nov-21	North Harbour Vista (Portf)	1000 N Anchor Way	Portland - N	144	\$36,500,000	\$253,472	766.5	\$330.70	2010	
30-Nov-21	Maddox (nee Harborsky) (Portf)	905 N Marine Dr	Portland - N	66	\$17,500,000	\$265,152	1445.0	\$183.49	2018	
30-Nov-21	Evergreen Gardens	19201-19213 SE Yamhill St	Gresham	28	\$3,900,000	\$139,286	591.4	\$235.51	1975	5.30%
29-Nov-21	Weidler 111 (nee Anne Marie)	11145-11177 NE Weidler St	Portland - SubE	32	\$6,600,000	\$206,250	1069.0	\$192.94	1973	5.34%
23-Nov-21	Paramount	253 N Broadway	Portland - N	56	\$10,035,000	\$179,196	895.8	\$200.03	1923	
23-Nov-21	Kurdy	2355 NW Johnson St	Portland - Central	20	\$3,250,000	\$162,500	495.3	\$328.08	1927	3.98%
22-Nov-21	Walnut	2315 E 13th St	Vancouver	12	\$2,300,000	\$191,667	962.5	\$199.13	1970	4.99%
21-Nov-21		4920-4990 SW Franklin Ave	Beaverton	8	\$750,000	\$93,750	415.0	\$225.90	1957	4.21%
19-Nov-21	Durham Estates	8335-8371 SW Durham Rd	Tigard	15	\$3,625,000	\$241,667	1000.5	\$241.54	1991	
18-Nov-21	Union Park	11803 NE 124th Ave	Vancouver	120	\$34,500,000	\$287,500	908.3	\$316.51	2017	4.00%
18-Nov-21		5917 SE Powell Blvd	Portland - SE	12	\$1,615,000	\$134,583	668.3	\$201.40	1960	4.23%
15-Nov-21	Condor	4620-4630 SW Condor Ave	Portland - W	6	\$1,592,350	\$265,392	805.7	\$329.41	1966	4.37%
12-Nov-21	DelRay (nee Pinewood)	221 NE 162nd	Portland - SubE	34	\$4,080,000	\$120,000	849.3	\$141.29	1979	

Sales				Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
29	November-21	Average		44.8	\$12,566,944	\$215,652	930.5	\$256.15	1970.9	4.70%	\$364,441,384
10	November-20	Average		48.2	\$10,452,970	\$214,091	834.1	\$240.56	1968.5	5.92%	\$104,529,702
190.0%	Change % Nov 21 vs Nov 20			-7.1%	20.2%	0.7%	11.6%	6.5%		-20.6%	248.6%

YTD 2021 vs. 2020											
301	2021 YTD thru Nov 21	Average		45.1	\$11,201,696	\$209,792	888.6	\$247.84	1979.4	5.16%	\$3,371,710,487
187	2020 YTD thru Nov 20	Average		35.1	\$6,979,612	\$206,409	893.7	\$238.53	1972.8	5.64%	\$1,305,187,396
61.0%	Change % Nov 21 YTD vs Nov 20 YTD			28.7%	60.5%	1.6%	-0.6%	3.9%		-8.5%	158.3%

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 Nov 20, there was ONE large (>100 units) sales (336 units in Vancouver).

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

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12-Nov-21	Powellhurst	3815 SE 122nd	Portland - SubE	8	\$1,200,000	\$150,000	820.0	\$182.93	1964	
12-Nov-21		1314 SW Hall St	Portland - W	5	\$938,000	\$187,600	958.4	\$195.74	1905	4.79%
12-Nov-21		7454 N Haven Ave	Portland - N	2	\$600,000	\$300,000	923.5	\$324.85	1906	
10-Nov-21	LIH - Alder Crest	21900 NW Alder Dr	Gresham	68	\$7,930,000	\$116,618	700.2	\$166.55	1971	
9-Nov-21	Arnada Pointe (Portf)	4820 NE Hazel Dell Ave	Vancouver	200	\$55,137,303	\$275,687	960.8	\$286.93	1995	4.63%
9-Nov-21		3525-3529 SE Madison	Portland - SE	3	\$1,050,000	\$350,000	943.3	\$371.02	1955	
8-Nov-21	Waterline (Portf)	2080 NW Front	Portland - Central	243	\$109,779,628	\$451,768	1125.2	\$401.49	2015	
8-Nov-21	Park 19 (Portf)	550 NW 19th	Portland - Central	103	\$40,574,103	\$393,923	919.7	\$428.33	2009	
8-Nov-21	Woodland Village	4420 SW 99th Ave	Beaverton	26	\$5,550,000	\$213,462	953.5	\$223.86	1968	5.05%
8-Nov-21	Hall Street Court	5950 SW Hall Blvd	Beaverton	26	\$4,300,000	\$165,385	628.0	\$263.35	1959	5.04%
8-Nov-21		3300 E N St	Vancouver	4	\$800,000	\$200,000	825.0	\$242.42	1966	5.70%
4-Nov-21		8905 N Edison St	Portland - N	7	\$1,702,500	\$243,214	682.1	\$356.54	2015	3.84%
3-Nov-21	The Harmony (nee The Meadows/Westfield)	3525 SW 122nd	Beaverton	22	\$3,850,000	\$175,000	630.0	\$277.78	1961	4.62%
1-Nov-21		5712 N Interstate Ave	Portland - N	9	\$1,132,500	\$125,833	709.2	\$177.42	1942	5.10%

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