

PORTLAND METRO MULTIFAMILY SALES: DEC 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-Dec-21	Kado	1378 NW 18th	Portland - Central	196	\$80,600,000	\$411,224	934.9	\$439.87	2017	
30-Dec-21	Groveside Village	6029 NE 63rd St	Vancouver	23	\$6,737,500	\$292,935	708.0	\$413.75	2017	
30-Dec-21	Q21	2106 NW Quimby	Portland - Central	166	\$65,000,000	\$391,566	783.1	\$500.00	2017	
28-Dec-21	Linden Terrace	13306 SE Linden Ln	Milwaukie	20	\$3,275,000	\$163,750	1200.0	\$136.46	1970	5.35%
27-Dec-21	ReNew Rock Creek	20554 NW Lapine Way	Beaverton	90	\$26,900,000	\$298,889	950.0	\$314.62	1978	
27-Dec-21	Rose View Terrace	6521-6539 N Albina	Portland - N	10	\$1,875,000	\$187,500	830.8	\$225.69	1972	6.19%
23-Dec-21	Oak & Iron (nee Brookshire)	11595 SW Center	Beaverton	128	\$28,100,000	\$219,531	1035.8	\$211.95	1980	
23-Dec-21		4420 NE 54th	Portland - NE	5	\$800,000	\$160,000	719.6	\$222.35	1941	5.29%
23-Dec-21		8628 SE 17th Ave	Portland - SE	4	\$3,300,000	\$825,000	2330.0	\$354.08	2017	5.00%
23-Dec-21	Alpine (nee Camellia Park)	3750-3850 SW 108th	Beaverton	58	\$11,000,000	\$189,655	932.1	\$203.48	1969	
22-Dec-21	Teasdale	104 NW 20th Ave	Portland - Central	19	\$2,605,000	\$137,105	844.6	\$162.34	1910	
22-Dec-21	Victorian	1124 SW Columbia	Portland - Central	13	\$1,800,000	\$138,462	805.2	\$171.95	1893	
22-Dec-21	Hidwell	1415 SW 11th	Portland - Central	13	\$1,680,000	\$129,231	631.4	\$204.68	1908	
22-Dec-21	Winona	2146 NW Johnson	Portland - Central	20	\$2,750,000	\$137,500	566.1	\$242.89	1926	
22-Dec-21	Irvington	2238 NE 13th	Portland - NE	23	\$4,300,000	\$186,957	825.2	\$226.55	1918	
22-Dec-21	The Greenbrier	5950 SE King Rd	Milwaukie	48	\$3,750,000	\$78,125	1002.1	\$77.96	1968	
22-Dec-21	Raintree	924 SW 16th	Portland - Central	19	\$3,875,000	\$203,947	901.8	\$226.15	1911	
22-Dec-21	Park Place	2430 E Rossiter Ln	Vancouver	34	\$4,320,833	\$127,083	941.2	\$135.03	1971	
22-Dec-21	Neal's Lane	2609 E Neals Lane	Vancouver	62	\$7,879,167	\$127,083	927.7	\$136.98	1970	
22-Dec-21	Coho Run (nee Red Sunset)	2400 NE Red Sunset	Gresham	104	\$26,000,000	\$250,000	871.3	\$286.91	1990	
21-Dec-21	Mattsonian	612 E Burnside St	Portland - NE	8	\$1,750,000	\$218,750	899.3	\$243.26	1913	
21-Dec-21	Verso	4815 SW Lombard	Beaverton	172	\$74,000,000	\$430,233	739.0	\$582.15	2021	
20-Dec-21		11540 SW Hall Blvd	Beaverton	6	\$780,000	\$130,000	540.0	\$240.74		
20-Dec-21	Brown	807 SW 14th Ave	Portland - Central	67	\$9,400,000	\$140,299	448.0	\$313.15	1915	

Sales			Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
47	December-21	Average	44.8	\$12,566,944	\$215,652	930.5	\$256.15	1970.9	4.70%	\$884,935,500
31	December-20	Average	69.0	\$20,269,887	\$232,099	1019.9	\$253.06	1979.9	5.26%	\$628,366,490
51.6%	Change % Dec 21 vs Dec 20		-35.1%	-38.0%	-7.1%	-8.8%	1.2%		-10.7%	40.8%

YTD 2021 vs. 2020										
350	2021 YTD thru Dec 21	Average	47.1	\$12,174,992	\$216,196	892.7	\$252.45	1977.9	5.15%	\$4,261,247,027
218	2020 YTD thru Dec 20	Average	39.9	\$8,869,513	\$210,062	924.8	\$240.60	1973.8	5.58%	\$1,933,553,886
60.6%	Change % Dec 21 YTD vs Dec 20 YTD		18.1%	37.3%	2.9%	-3.5%	4.9%		-7.7%	120.4%

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 Dec 20, there were SIX large (>100 units) sales (166/104/163 units in Vancouver, 276 units in Camas, 323 units in Portland and 200 units in Lake Oswego).

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

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20-Dec-21	Holladay	620 NE 16th Ave	Canby	12	\$1,850,000	\$154,167	887.5	\$173.71	1968	4.86%
17-Dec-21		2182 SW Yamhill	Portland - Central	2	\$1,595,000	\$797,500	3363.5	\$237.10	1880	
17-Dec-21	Summit at Hyland Park	14305 SW Sexton Mountain Dr	Beaverton	137	\$47,000,000	\$343,066	890.9	\$385.07	1985	
16-Dec-21	LL Hawkins	1505 NW 21st	Portland - Central	113	\$54,750,000	\$484,513	1124.6	\$430.84	2014	3.64%
15-Dec-21	Parkwood Place (nee Continental)	12702 E Burnside	Portland - SubE	22	\$4,620,000	\$210,000	1165.6	\$180.16	1965	
15-Dec-21	Marigold Terrace	3202-3230 SW Marigold St	Portland - W	19	\$3,400,000	\$178,947	849.7	\$210.60	1960	
15-Dec-21	Royal Crest	11700 SW Allen	Beaverton	48	\$9,125,000	\$190,104	1170.8	\$162.38	1969	4.60%
15-Dec-21	Arbor Heights	15199 SW Royalty Pky	Tigard	348	\$120,750,000	\$346,983	1159.0	\$299.38	1987	3.20%
13-Dec-21		3931 SE Boise St	Portland - SE	2	\$808,000	\$404,000	1580.5	\$255.62	1950	
10-Dec-21	Le Marque	2356-2364 NW Overton St	Portland - Central	12	\$2,690,000	\$224,167	615.2	\$364.40	1960	
9-Dec-21	Revere	3309 N Mississippi Ave	Portland - N	211	\$78,500,000	\$372,038	760.5	\$489.22	2019	
8-Dec-21		1227 SE Boise St	Portland - SE	4	\$875,000	\$218,750	875.0	\$250.00	1995	
8-Dec-21	Excelsior (nee St Johns)	7437 N Saint Louis	Portland - N	10	\$1,880,000	\$188,000	584.8	\$321.48	1922	5.22%
8-Dec-21	10th @ Hoyt	911-925 NW Hoyt St	Portland - Central	178	\$75,000,000	\$421,348	1090.1	\$386.51	2004	4.13%
7-Dec-21	LIH - Studio Pointe	5605 SE Milwaukie Ave	Portland - SE	30	\$4,400,000	\$146,667	378.0	\$388.04	2020	5.43%
6-Dec-21	PineWood Commons	2710 NW Division St	Gresham	39	\$6,950,000	\$178,205	834.9	\$213.45	1978	
4-Dec-21	City Center Plaza	334 SE 4th Ave	Hillsboro	13	\$1,650,000	\$126,923	578.9	\$219.24	1964	
3-Dec-21	Eastside Village	17924 SE Division	Gresham	30	\$3,750,000	\$125,000	816.9	\$153.01	1964	7.51%
2-Dec-21	Plaza on Ellsworth	1319 SE Ellsworth Rd	Vancouver	84	\$17,200,000	\$204,762	863.0	\$237.27	1998	4.79%
1-Dec-21	Terrace View	4405-4425 SE 15th Ave	Portland - SE	11	\$1,995,000	\$181,364	702.5	\$258.15	1970	
1-Dec-21	The Robert	4750 N Albina Ave	Portland - N	55	\$11,920,000	\$216,727	909.1	\$238.40	2022	
1-Dec-21		13227 SE Powell Blvd	Portland - SubE	4	\$600,000	\$150,000	780.0	\$192.31	1977	
1-Dec-21	Alden (nee The Park at Tualatin)	20323 SW Martinazzi	Tualatin	210	\$61,150,000	\$291,190	775.3	\$375.56	1978	

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