

PORTLAND METRO MULTIFAMILY SALES: JUNE 22

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*
28-Jun-22	Kimberley Dawn	15007-15043 SE Powell Blvd	Portland - SubE	19	\$2,750,000	\$144,737	849.6	\$170.36	1972	
27-Jun-22	Pineview	8366 SE Causey Ave	Happy Valley	96	\$18,725,000	\$195,052	1059.4	\$184.12	1945	
24-Jun-22	Bell Tower at Old Town Square	30480 SW Boones Ferry Rd	Wilsonville	52	\$14,100,000	\$271,154	576.9	\$470.00	2012	4.50%
22-Jun-22	Aster Parc (nee Springbrook)	6300 SW 188th Ct	Aloha	153	\$22,600,000	\$147,712	447.1	\$330.41	1974	
21-Jun-22	Parklawn	1522-1528 21st Pl	Forest Grove	8	\$1,552,700	\$194,088	872.5	\$222.45	1975	4.28%
21-Jun-22	The Burkhardt	2254 NW Glisan	Portland - Central	13	\$2,060,000	\$158,462	462.3	\$342.76	1928	4.10%
20-Jun-22	Wellington Square	19849 NE Halsey St	Portland - SubE	27	\$4,600,000	\$170,370	831.6	\$204.87	1974	
15-Jun-22	The 601 (nee Glendoveer Estates)	601 NE 162nd	Portland - SubE	79	\$12,495,000	\$158,165	777.7	\$203.39	1973	5.10%
10-Jun-22	Pierson Place	12175 SW Allen Blvd	Beaverton	8	\$1,290,000	\$161,250	887.8	\$181.64		
10-Jun-22	River Ridge	17865 SW Pacific Hwy	Tualatin	180	\$70,000,000	\$388,889	891.7	\$436.14	2017	
10-Jun-22		4125-4149 NE 82nd Ave	Portland - NE	13	\$2,075,000	\$159,615	812.9	\$196.35	1974	
10-Jun-22		4600 NE Leverich Ct	Vancouver	30	\$8,207,667	\$273,589	803.3	\$340.57	2015	
8-Jun-22	The Tabe	1825 SE 50th Ave	Portland - SE	19	\$5,200,000	\$273,684	766.8	\$356.92	2017	4.76%
7-Jun-22	Broadway	2214 Broadway	Vancouver	13	\$4,450,000	\$342,308	665.4	\$514.45	1922	
1-Jun-22	Jonathan's Place	201-217 NE 148th Ave	Portland - SubE	30	\$4,500,000	\$150,000	817.0	\$183.60	1998	
1-Jun-22		23317 SW Main St	Sherwood	3	\$710,000	\$236,667	766.7	\$308.70	1963	3.23%

Sales			Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
16	June-22	Average	44.8	\$10,957,210	\$215,652	930.5	\$256.15	1970.9	4.70%	\$175,315,367
34	June-21	Average	57.1	\$15,088,263	\$214,661	824.3	\$265.54	1978.8	4.72%	\$513,000,954
-52.9%	Change % June 22 vs June 21		-21.5%	-27.4%	0.5%	12.9%	-3.5%		-0.4%	-65.8%

YTD 2022 vs. 2021										
132	2022 YTD thru June 22	Average	41.5	\$11,335,843	\$235,590	825.4	\$298.45	1976.6	4.94%	\$1,496,331,266
139	2021 YTD thru June 21	Average	41.3	\$9,677,814	\$198,981	866.4	\$239.28	1979.9	5.30%	\$1,345,216,120
-5.0%	Change % June 22 YTD vs June 21 YTD		0.6%	17.1%	18.4%	-4.7%	24.7%		-6.9%	11.2%

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 June 21, there were SIX large (>100 units) sales (372 & 108 units in Clackamas, 324 units in Hillsboro, 199 units in Portland - W, 148 units in Vancouver and 121 units in Portland - Central).

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