



# PORTLAND METRO MULTIFAMILY SALES: JAN 23

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-Jan-23		19222-19230 SE River Rd	Milwaukie	5	\$1,400,000	\$280,000	1385.2	\$202.14	1978	6.19%
30-Jan-23	Jasmine Terrace	13410 SE Powell Blvd	Portland - SubE	14	\$2,100,000	\$150,000	752.7	\$199.28	1981	5.54%
28-Jan-23	Connery Place (nee The Hermitage)	8110-8136 SE Mill	Portland - SE	72	\$11,500,000	\$159,722	652.5	\$244.79	1977	5.84%
27-Jan-23	Clark	701 E McLoughlin Blvd	Vancouver	20	\$5,700,000	\$285,000	675.5	\$421.94	2018	4.75%
8-Jan-23		525 SE 15th Ave	Portland - SE	4	\$900,000	\$225,000	828.0	\$271.74	1926	2.32%

Sales			Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
5	January-23	Average	23.0	\$4,320,000	\$219,944	858.8	\$267.98	1976.0	4.93%	\$21,600,000
25	January-22	Average	53.8	\$14,952,260	\$277,717	981.3	\$291.47	1978.0	5.30%	\$373,806,500
-80.0%	Change % Dec 22 vs Dec 21		-57.3%	-71.1%	-20.8%	-12.5%	-8.1%		-7.1%	-94.2%

YTD 2023 vs. 2022										
5	2022 YTD thru Jan 23	Average	23.0	\$4,320,000	\$219,944	858.8	\$267.98	1976.0	4.93%	\$21,600,000
25	2021 YTD thru Jan 22	Average	53.8	\$14,952,260	\$277,717	981.3	\$291.47	1978.0	5.30%	\$373,806,500
-80.0%	Change % Dec 22 YTD vs Dec 21 YTD		-57.3%	-71.1%	-20.8%	-12.5%	-8.1%		-7.1%	-94.2%

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 Jan 22, there were SIX large (>100 units) sales (108 units in Portland - Central, 270 / 204 / 200 / 100 in Vancouver, 178 units in Happy Valley)

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