



# PORTLAND METRO MULTIFAMILY SALES: FEB 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*
28-Feb-23	Mist Wood	2655 NE 205th Ave	Fairview	49	\$13,550,000	\$276,531	795.6	\$347.57	2018	4.44%
27-Feb-23		1825 SE 12th	Portland - SE	5	\$1,000,000	\$200,000	699.6	\$285.88	1962	
24-Feb-23	Sheri-Hill	3435 SW 87th Ave	Portland - W	19	\$3,420,000	\$180,000	826.8	\$217.70	1968	5.24%
16-Feb-23	Heatherbrae Commons	10303 SE Bell Ave	Milwaukie	174	\$49,000,000	\$281,609	1033.6	\$272.45	1995	5.05%
7-Feb-23	Township Eastside (nee Meadowland)	17310 SE Naegeli Dr	Portland	166	\$26,850,000	\$161,747	1025.4	\$157.74	1991	4.90%
6-Feb-23	Wellington Court	3415 NE 53rd Street	Vancouver	48	\$10,250,000	\$213,542	1987.5	\$107.44	1972	5.46%

Sales			Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
6	February-23	Average	76.8	\$17,345,000	\$218,905	1061.4	\$231.46	1984.3	5.02%	\$104,070,000
13	February-22	Average	15.2	\$2,712,615	\$178,101	750.9	\$236.53	1964.0	4.76%	\$35,264,000
-53.8%	Change % Feb 22 vs Feb 21		404.5%	539.4%	22.9%	41.4%	-2.1%		5.4%	195.1%

YTD 2023 vs. 2022										
11	2022 YTD thru Feb 23	Average	52.4	\$11,424,545	\$218,177	969.3	\$248.06	1980.5	4.97%	\$125,670,000
38	2021 YTD thru Feb 22	Average	40.6	\$10,765,013	\$264,942	902.5	\$272.67	1973.2	5.15%	\$409,070,500
-71.1%	Change % Feb 22 YTD vs Feb 21 YTD		28.9%	6.1%	-17.7%	7.4%	-9.0%		-3.4%	-69.3%

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 Feb 22, there were ZERO large (>100 units) sales.

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