



# PORTLAND METRO MULTIFAMILY SALES: MARCH 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-Mar-23	El Tiki	16005 E Burnside	Portland - SubE	28	\$3,685,000	\$131,607	918.1	\$143.34	1969	5.68%
28-Mar-23		841 14th St	Washougal	6	\$1,150,000	\$191,667	2509.0	\$76.39	1994	4.90%
24-Mar-23		2634 NE Broadway	Portland - NE	6	\$1,050,000	\$175,000	945.5	\$185.09	1925	
22-Mar-23		2289 5th	West Linn	6	\$1,247,000	\$207,833	864.0	\$240.55	1967	
10-Mar-23	Garthwick Place	1237 SE Linn St	Portland - SE	10	\$1,550,000	\$155,000	779.0	\$198.97	1974	5.64%
1-Mar-23	Westridge Lofts	2221 SE 192nd Ave	Camas	100	\$31,000,000	\$310,000	838.0	\$369.92	2021	

Sales			Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
6	March-23	Average	26.0	\$6,613,667	\$195,185	1142.3	\$202.38	1975.0	5.41%	\$39,682,000
17	March-22	Average	18.3	\$3,266,527	\$178,556	786.7	\$283.09	1956.2	5.03%	\$55,530,955
-64.7%	Change % March 22 vs March 21		42.1%	102.5%	9.3%	45.2%	-28.5%		7.6%	-28.5%

YTD 2023 vs. 2022										
17	2022 YTD thru March 23	Average	43.1	\$9,726,588	\$225,891	1030.4	\$231.94	1978.6	5.07%	\$165,352,000
55	2021 YTD thru March 22	Average	33.7	\$8,447,299	\$250,459	866.7	\$275.89	1968.0	5.11%	\$464,601,455
-69.1%	Change % March 22 YTD vs March 21 YTD		27.7%	15.1%	-9.8%	18.9%	-15.9%		-0.7%	-64.4%

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

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