

PORTLAND METRO MULTIFAMILY SALES: OCT 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-Oct-23	(Portf)	2815 E 6th St	Vancouver	9	\$1,595,000	\$177,222	738.0	\$240.14	1968	
31-Oct-23	(Portf)	909 Grove St	Vancouver	10	\$1,585,000	\$158,500	856.8	\$184.99	1970	
30-Oct-23	Falls View	102 S McLoughlin Blvd	Oregon City	13	\$1,300,000	\$100,000	688.5	\$145.25	1935	
27-Oct-23	Mt. View Cottages	4642 Riverview W	West Linn	6	\$990,000	\$165,000	558.5	\$295.43	1942	5.92%
26-Oct-23		5030 Broadway St	West Linn	6	\$2,650,000	\$441,667	1213.0	\$364.11	1963	
25-Oct-23	Fairway Village	19725 River Rd	Gladstone	75	\$14,750,000	\$196,667	850.0	\$231.37	1965	
20-Oct-23	The Perch	5325 N Interstate Ave	Portland - N	141	\$31,000,000	\$219,858	1063.8	\$206.67	2020	5.20%
18-Oct-23	Helenas Court	1406 SE 27th	Portland - SE	8	\$1,700,000	\$212,500	1082.1	\$196.37	1941	5.05%
17-Oct-23	Sandy 28	2865 NE Sandy	Portland - NE	206	\$43,000,000	\$208,738	800.0	\$260.92	2020	

Sales			Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
9	October-23	Average	44.0	\$11,191,325	\$221,180	1215.1	\$186.97	1988.7	5.36%	\$98,570,000
33	October-22	Average	80.1	\$23,390,364	\$236,907	948.1	\$257.91	1965.6	4.55%	\$771,882,000
-72.7%	Change % Oct 23 vs Oct 22		-45.0%	-52.2%	-6.6%	28.2%	-27.5%		17.7%	-87.2%

YTD 2023 vs. 2022										
94	2023 YTD thru Oct 23	Average	35.8	\$8,138,319	\$217,040	937.2	\$247.20	1978.9	5.28%	\$765,001,991
234	2022 YTD thru Oct 22	Average	44.2	\$12,098,195	\$236,061	875.0	\$282.70	1967.1	4.93%	\$2,830,977,536
-59.8%	Change % Oct 23 YTD vs Oct 22 YTD		-18.9%	-32.7%	-8.1%	7.1%	-12.6%		7.1%	-73.0%

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 Oct 22, there were TEN large (>100 units) sales (115/144 units in Portland, 101 in Sherwood, 348 in Lake Oswego, 300 in Tualatin, 193/264 in Hillsboro, 312/282 in Beaverton, 206 in Vancouver).

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