



# PORTLAND METRO MULTIFAMILY SALES: NOV 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-Nov-23	The Ridge	6208 NE 17th Ave	Vancouver	80	\$14,750,000	\$184,375	1050.0	\$175.60	1987	4.70%
25-Nov-23		14832 SE Lee Ave	Milwaukie	6	\$1,275,000	\$212,500	833.3	\$255.00	1961	4.99%
22-Nov-23		301-307 Cervantes	Lake Oswego	4	\$1,070,000	\$267,500	1215.0	\$220.16	1978	1.93%
17-Nov-23		10819 NE 6th St	Vancouver	4	\$569,000	\$142,250	806.0	\$176.49	1968	6.32%
17-Nov-23	Division 12	2524 SE 12th	Portland - SE	8	\$1,585,000	\$198,125	549.0	\$360.88	1909	
15-Nov-23	Cora Park	4207 SE 37th Ave	Portland - SE	10	\$1,905,000	\$190,500	832.4	\$228.86	1973	
13-Nov-23		12021 SE Foster Rd	Portland - SubE	10	\$1,150,000	\$115,000	707.2	\$162.61	1968	6.14%
13-Nov-23		1404-1422 SE 29th	Portland - SE	15	\$2,575,000	\$171,667	519.8	\$330.26		5.17%
8-Nov-23	Cansler Village	768 SE 193rd Ave	Gresham	38	\$5,000,000	\$131,579	900.0	\$146.20	2001	5.00%
7-Nov-23	51st St	7308 NE 51st Ave	Vancouver	15	\$4,696,000	\$313,067	1140.8	\$274.43	2023	
2-Nov-23		4606-4612 NE Portland Hwy	Portland - NE	6	\$875,000	\$145,833	960.0	\$151.91	1999	6.18%

Sales			Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
11	November-23	Average	17.8	\$3,222,727	\$188,400	864.9	\$225.67	1976.7	5.05%	\$35,450,000
9	November-22	Average	14.0	\$2,930,833	\$214,904	881.4	\$253.30	1955.6	5.17%	\$26,377,500
22.2%	Change % Nov 23 vs Nov 22		27.3%	10.0%	-12.3%	-1.9%	-10.9%		-2.3%	34.4%

YTD 2023 vs. 2022										
105	2023 YTD thru Nov 23	Average	33.5	\$7,525,756	\$214,462	928.7	\$245.41	1978.9	5.25%	\$790,204,391
243	2022 YTD thru Nov 22	Average	43.1	\$11,758,663	\$235,278	875.2	\$281.61	1966.7	4.94%	\$2,857,355,036
-56.8%	Change % Nov 23 YTD vs Nov 22 YTD		-22.1%	-36.0%	-8.8%	6.1%	-12.9%		6.3%	-72.3%

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

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