



PORTLAND METRO MULTIFAMILY SALES: FEB 24

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*
29-Feb-24		10801 NE 7th St	Vancouver	4	\$895,000	\$223,750	1258.5	\$177.79	1968	6.25%
27-Feb-24	Skylar Grand	465 NE Davis St	Portland - NE	170	\$34,000,000	\$200,000	700.0	\$285.71	2022	
26-Feb-24	142nd Ave Duplex Portfolio	1400 NE 142nd Ave	Vancouver	14	\$2,925,000	\$208,929	821.9	\$254.22	1980	6.68%
26-Feb-24		1456 Village Park Pl	West Linn	4	\$1,465,000	\$366,250	1135.5	\$322.55	1976	7.18%
14-Feb-24	Campus	700-708 N Killingsworth	Portland - N	14	\$1,800,000	\$128,571	1145.9	\$112.21	1913	
13-Feb-24	Alberta 13	4946 NE 13th Ave	Portland - NE	35	\$8,000,000	\$228,571	793.3	\$288.13	2019	

Sales			Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
6	February-24	Average	40.2	\$8,180,833	\$226,012	975.8	\$240.10	1979.7	6.70%	\$49,085,000
6	February-23	Average	76.8	\$17,345,000	\$218,905	920.5	\$248.22	1984.3	5.02%	\$104,070,000
0.0%	Change % Feb 23 vs Feb 22		-47.7%	-52.8%	3.2%	6.0%	-3.3%		33.6%	-52.8%

YTD 2023 vs. 2022										
19	2023 YTD thru Feb 24	Average	31.8	\$7,438,068	\$194,121	981.5	\$207.27	1975.9	6.10%	\$141,323,300
11	2022 YTD thru Feb 23	Average	52.4	\$11,424,545	\$219,377	892.4	\$257.20	1980.5	4.97%	\$125,670,000
72.7%	Change % Feb 23 YTD vs Feb 22 YTD		-39.3%	-34.9%	-11.5%	10.0%	-19.4%		22.6%	12.5%

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 23, there were TWO large (>100 units) sales (174 units in Milwaukie and 166 units in Gresham).

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