



PORTLAND METRO MULTIFAMILY SALES: MAY 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*
31-May-24	Glendoveer Golf View	13716 NE Glisan	Portland - SubE	19	\$2,705,000	\$142,368	920.8	\$154.61	1999	6.21%
29-May-24	Thunderbird Village	4601 E 18th St	Vancouver	182	\$26,750,000	\$146,978	1458.1	\$100.80	1972	6.25%
28-May-24		2210 NE Weidler	Portland - NE	7	\$1,025,000	\$146,429	1032.6	\$141.81	1908	5.60%
22-May-24	Sandy Fifty-One	2351 NE 51st	Portland - NE	91	\$14,000,000	\$153,846	488.9	\$314.69	2021	
17-May-24	Holgate 10	4065 SE Holgate Blvd	Portland - SE	10	\$1,550,000	\$155,000	644.8	\$240.38	1966	
16-May-24	West Bay	4501 Lakeview Blvd	Lake Oswego	13	\$2,600,000	\$200,000	1051.8	\$190.14	1966	5.41%
10-May-24	Cedar Lane	3201 E 33rd St	Vancouver	56	\$7,400,000	\$132,143	792.9	\$166.67	1972	
7-May-24		17344 SW Merlo Rd	Beaverton	4	\$1,075,000	\$268,750	2084.5	\$128.93	1975	5.54%
1-May-24	22 Monroe	16-26 NE Monroe St	Portland - NE	6	\$2,100,000	\$350,000	928.7	\$376.88	2022	5.75%

Sales			Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
9	May-24	Average	43.1	\$6,578,333	\$188,390	1044.8	\$201.66	1977.9	5.79%	\$59,205,000
13	May-23	Average	30.2	\$7,968,149	\$216,486	979.9	\$227.77	1981.6	5.33%	\$103,585,942
-30.8%	Change % May 23 vs May 22		42.6%	-17.4%	-13.0%	6.6%	-11.5%		8.7%	-42.8%

YTD 2023 vs. 2022										
52	2024 YTD thru May 24	Average	43.2	\$9,676,400	\$209,578	941.9	\$238.67	1984.2	6.19%	\$503,172,800
42	2023 YTD thru May 23	Average	32.6	\$7,698,919	\$215,250	973.3	\$247.28	1979.8	5.30%	\$323,354,608
23.8%	Change % May 23 YTD vs May 22 YTD		32.5%	25.7%	-2.6%	-3.2%	-3.5%		16.9%	55.6%

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 May 23, there were NO large (>100 units) sales.

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