



# PORTLAND METRO MULTIFAMILY SALES: JULY-AUG 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*
26-Aug-24	Glenfair	14455 E Burnside St	Portland - SubE	25	\$3,000,000	\$120,000	800.0	\$150.00	1994	6.00%
23-Aug-24	Uptown	2386 W Burnside St	Portland - Central	25	\$5,600,000	\$224,000	634.4	\$353.09	1924	
8-Aug-24		2420 SE 130th	Portland - SubE	6	\$760,000	\$126,667	902.7	\$140.32	1969	5.48%
29-Jul-24		7640 SE Yamhill St	Portland - SE	9	\$1,300,000	\$144,444	1109.8	\$130.16	1961	
25-Jul-24		21 NE 160th Ave	Portland - SubE	6	\$745,000	\$124,167	999.7	\$124.21	1978	3.31%
25-Jul-24		5252 NE 15th Ave	Portland - NE	4	\$1,535,000	\$383,750	941.0	\$407.81	2024	
11-Jul-24	Clark Avenue	419 SE Clark Ave	Battle Ground	30	\$5,500,000	\$183,333	974.0	\$188.23	2006	5.70%
9-Jul-24	Kennedy Park	10420 SW Kennedy St	Beaverton	29	\$4,125,000	\$142,241	831.9	\$170.98	1980	6.87%
9-Jul-24		7606 SE Flavel St	Portland - SE	6	\$691,326	\$115,221	602.3	\$191.29	1950	
5-Jul-24	Arista Townhomes	14012-14026 SE Arista Drive	Milwaukie	8	\$1,610,000	\$201,250	756.0	\$266.20	1999	6.91%
1-Jul-24	SENIOR - Van Mall Retirement Center	7808 NE 51st St	Vancouver	203	\$26,320,000	\$129,655	839.1	\$154.53	1988	

Sales			Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
11	Jul-Aug 24	Average	31.9	\$4,653,302	\$172,248	853.7	855.2	1979.4	5.71%	\$51,186,326
26	Jul-Aug 23	Average	41.2	\$9,077,219	\$231,683	952.6	\$251.68	1980.4	5.48%	\$236,007,700
-57.7%	Change % Aug 23 vs Aug 22		-22.5%	-48.7%	-25.7%	-10.4%	239.8%		4.1%	-78.3%

YTD 2023 vs. 2022										
74	2024 YTD thru Aug 24	Average	39.1	\$8,188,623	\$201,391	917.5	\$236.03	1981.3	6.14%	\$605,958,096
80	2023 YTD thru Aug 23	Average	35.0	\$8,053,592	\$220,247	947.6	\$249.98	1981.1	5.41%	\$644,287,391
-7.5%	Change % Aug 23 YTD vs Aug 22 YTD		11.5%	1.7%	-8.6%	-3.2%	-5.6%		13.4%	-5.9%

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 Jul-Aug 23 there were TWO large sales (172 units in Tigard and 440 units in Gresham)

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