



PORTLAND METRO MULTIFAMILY SALES: SEPT 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*
30-Sep-24	Greenburg Townhomes	11445 SW Greenburg Rd	Tigard	8	\$1,400,000	\$175,000	909.0	\$192.52	1967	5.72%
30-Sep-24		1921 Brandt Rd	Vancouver	4	\$830,000	\$207,500	2395.8	\$86.61	2002	
26-Sep-24	Terrace at Mount Scott	10125 SE Bob Schumacher Rd	Happy Valley	52	\$7,900,000	\$151,923	1445.0	\$105.14	2006	
25-Sep-24	Presidential Court	2210 NW Everett St	Portland - Central	51	\$6,500,000	\$127,451	694.7	\$183.45	1928	
24-Sep-24	The Louisa	1202 NW Davis	Portland - Central	242	\$80,000,000	\$330,579	1177.7	\$280.70	2005	5.25%
20-Sep-24		18060 SW Johnson St	Beaverton	5	\$1,060,000	\$212,000	748.8	\$283.12	1984	4.94%
19-Sep-24		7140 SE Thorburn St	Portland - SE	5	\$945,000	\$189,000	961.2	\$196.63	1969	
18-Sep-24		2015 Carlson Rd	Vancouver	6	\$1,000,000	\$166,667	1483.0	\$112.38	1900	
14-Sep-24	Serengeti Court Town Homes	4380 SE 122nd Ave	Portland - SubE	26	\$4,600,000	\$176,923	1080.4	\$163.76	1992	
12-Sep-24	StoneRidge at Cornell (Portf)	14800 NW Cornell Rd	Beaverton	233	\$54,000,000	\$231,760	815.5	\$284.19	1985	5.30%
12-Sep-24	Murrayhill	10415 SW Murray	Beaverton	20	\$15,210,000	\$760,500	4456.7	\$170.64	1991	
10-Sep-24		6512 SE Ramona St	Portland - SE	4	\$1,330,000	\$332,500	845.3	\$393.37	2024	
9-Sep-24	Sundial (Portf)	7875 SW Vlahos Dr	Wilsonville	120	\$25,787,500	\$214,896	922.4	\$232.97	1990	
9-Sep-24	Makai	4545 SE Ina Ave	Milwaukie	18	\$2,650,000	\$147,222	666.7	\$220.83	1968	4.92%
3-Sep-24		5550-5564 SW B-H Hwy	Portland - W	8	\$1,995,000	\$249,375	1077.0	\$231.55	1950	
1-Sep-24		4248 SE 15th Ave	Portland - SE	5	\$670,000	\$134,000	839.6	\$159.60	1969	

Sales			Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
16	Sept 24	Average	50.4	\$12,867,344	\$237,956	1282.4	1282.4	1976.9	5.23%	\$205,877,500
7	Sept 23	Average	12.7	\$2,781,714	\$209,628	892.9	\$244.53	1973.6	5.76%	\$19,472,000
128.6%	Change % Sept 24 vs Sept 23		296.7%	362.6%	13.5%	43.6%	424.4%		-9.3%	957.3%

YTD 2023 vs. 2022										
94	2024 YTD thru Sept 24	Average	41.8	\$9,271,762	\$210,318	985.0	\$233.26	1981.8	6.05%	\$871,545,596
88	2023 YTD thru Sept 23	Average	32.9	\$7,548,459	\$218,335	942.6	\$248.32	1980.3	5.45%	\$664,264,391
6.8%	Change % Sept 24 YTD vs Sept 23 YTD		27.0%	22.8%	-3.7%	4.5%	-6.1%		11.1%	31.2%

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 Sept 23 there were NO large sales.

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