

# PORTLAND METRO MULTIFAMILY SALES: NOV 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-Dec-24		17350-17360 SE Pine	Gresham	6	\$850,000	\$141,667	797.0	\$177.75	1977	7.03%
30-Dec-24		1804-1814 NE Weidler	Portland - NE	18	\$2,560,000	\$142,222	836.2	\$170.08	1967	
27-Dec-24	Menlo Manor	13720 SW Sixth St	Beaverton	55	\$8,710,000	\$158,364	993.9	\$159.33	1968	
24-Dec-24	Mauna Loa Duplexes	1505-1539 Ash St	Vancouver	18	\$2,900,000	\$161,111	850.0	\$189.54	1967	6.68%
20-Dec-24	SENIOR - Heritage Heights	3637 Garden Meadow Road	Oregon City	46	\$6,693,000	\$145,500			1969	
20-Dec-24	Grandview	313 SE Warner-Milne Rd	Oregon City	12	\$2,300,000	\$191,667	952.7	\$201.19	1969	6.55%
19-Dec-24	Parkbrook Manor	10925 SW Fifth Ave	Beaverton	34	\$5,545,000	\$163,088	1635.1	\$99.74	1984	
19-Dec-24	Barclay Village	775 Cascade	Oregon City	146	\$19,700,000	\$134,932	989.0	\$136.43	1987	
18-Dec-24	LIH - Cesar	610 SE Cesar E Chavez Blvd	Portland - SE	47	\$12,580,000	\$267,660	506.3	\$528.66	2022	
18-Dec-24	(Portf)	1334 NE Killingsworth	Portland - NE	12	\$2,000,000	\$166,667	1064.0	\$156.64	2017	
18-Dec-24	(Portf)	1340 NE Killingsworth	Portland - NE	12	\$2,000,000	\$166,667	1064.0	\$156.64	2017	
17-Dec-24	Cameron Court	640-678 SE Hogan Rd	Gresham	21	\$3,450,000	\$164,286	1344.3	\$122.21		7.00%
12-Dec-24		13211 SE Oatfield Rd	Milwaukie	6	\$905,000	\$150,833	709.0	\$212.74	1971	
12-Dec-24	The Union	304 NE Multnomah St	Portland - NE	185	\$30,000,000	\$162,162	893.3	\$181.53	2015	4.50%
12-Dec-24	Pleasant Ridge	630 Pleasant Ave	Oregon City	40	\$5,600,000	\$140,000	1035.1	\$135.25	1998	
11-Dec-24	NV Portland	1261 NW Overton St	Portland - Central	284	\$78,000,000	\$274,648	1086.7	\$252.74	2016	4.60%
11-Dec-24	Canby Gardens	645 N Pine	Canby	34	\$4,420,000	\$130,000	1024.0	\$126.95	1971	
9-Dec-24		800 SW Green Ave	Portland - Central	8	\$860,000	\$107,500	581.4	\$184.91	1926	
6-Dec-24	Christilla Commons	12930 SE 162nd	Happy Valley	44	\$17,250,000	\$392,045	727.3	\$539.06	2021	
5-Dec-24	Oxbow (nee Enclave)	4949 S Landing	Portland - Central	166	\$34,500,000	\$207,831	886.0	\$234.58	2016	
3-Dec-24	Miramonte Lodge	12200 SE McLoughlin Blvd	Milwaukie	231	\$39,500,000	\$170,996	710.6	\$240.64	1991	

Sales			Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
21	Dec 24	Average	67.9	\$13,348,714	\$178,088	934.3	\$210.33	1988.5	6.06%	\$280,323,000
8	Dec 23	Average	53.6	\$14,804,990	\$198,229	841.5	\$237.67	1977.5	5.53%	\$118,439,919
162.5%	Change % Dec 24 vs Dec 23		26.5%	-9.8%	-10.2%	11.0%	-11.5%		9.6%	136.7%

YTD 2024 vs. 2023										
158	2024 YTD thru Dec 24	Average	51.3	\$10,799,205	\$202,388	952.5	\$225.68	1980.8	6.07%	\$1,706,274,335
117	2023 YTD thru Dec 23	Average	34.8	\$7,961,319	\$213,235	921.9	\$244.44	1978.7	5.42%	\$931,474,310
35.0%	Change % Dec 24 YTD vs Dec 23 YTD		47.5%	35.6%	-5.1%	3.3%	-7.7%		11.9%	83.2%

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 Dec 23 there were was ONE large (304 units in Hillsboro) sale.

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