



PORTLAND METRO MULTIFAMILY SALES: JAN 25

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-Jan-25	Century Crest	6498 Lowry Dr	West Linn	6	\$1,495,000	\$249,167	850.0	\$293.14	1972	7.50%
30-Jan-25		1407 NE 2nd Ave	Battle Ground	33	\$12,000,000	\$363,636	1665.1	\$218.39	2021	
25-Jan-25		3534 NE 102nd Ave	Portland - SubE	4	\$825,000	\$206,250	1153.5	\$178.80	1997	
23-Jan-25	Oak Knoll	1817 St Johns Blvd	Vancouver	80	\$11,005,000	\$137,563	1449.7	\$94.89	1986	
23-Jan-25		4714 SE 83rd Ave	Portland - SubE	6	\$1,100,000	\$183,333	730.0	\$251.14	1966	6.04%
21-Jan-25	Courtney Road TH	2218 SE Courtney Rd	Milwaukie	5	\$850,000	\$170,000	750.0	\$226.67	1973	6.95%
16-Jan-25	Fairfield	1103-1121 SW Harvey Milk St	Portland - Central	45	\$2,500,000	\$55,556	611.5	\$90.86	1911	
16-Jan-25	Golfside	1999 NE Division St	Gresham	53	\$6,500,000	\$122,642	913.7	\$134.23	1969	
15-Jan-25		2144 NE Broadway St	Portland - NE	3	\$814,000	\$271,333	1708.3	\$158.83	1907	6.58%
14-Jan-25	Menlo Park	859-865 NE 122nd Ave	Portland - SubE	92	\$12,000,000	\$130,435	873.3	\$149.35	1969	
14-Jan-25	Morgan Place	15994 E Burnside St	Portland - SubE	48	\$5,500,000	\$114,583	899.2	\$127.43	1973	
9-Jan-25	Avana Powell Valley	1500 SW Pleasant View Dr	Gresham	228	\$45,950,000	\$201,535	876.1	\$230.03	1998	
7-Jan-25		4318 SE Milwaukie Ave	Portland - SE	8	\$1,800,000	\$225,000	1268.4	\$177.39	1907	5.86%
3-Jan-25		412 E 17th St	Vancouver	6	\$1,170,000	\$195,000	842.7	\$231.41	1901	
2-Jan-25		5037 SE Mill St	Portland - SE	6	\$2,100,000	\$350,000	930.0	\$376.34	2024	5.68%

Sales				Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
15	Jan 25	Average		41.5	\$7,040,600	\$198,402	1034.8	\$195.93	1964.9	6.44%	\$105,609,000
8	Jan 24	Average		7.3	\$1,132,875	\$187,175	937.9	\$205.55	1965.1	5.49%	\$9,063,000
87.5%	Change % Jan 25 vs Jan 24			472.9%	521.5%	6.0%	10.3%	-4.7%		17.3%	1065.3%

YTD 2024 vs. 2023											
15	2025 YTD thru Jan 25	Average		41.5	\$7,040,600	\$198,402	1034.8	\$195.93	1964.9	6.44%	\$105,609,000
8	2024 YTD thru Jan 24	Average		7.3	\$1,132,875	\$187,175	937.9	\$205.55	1965.1	5.49%	\$9,063,000
87.5%	Change % Jan 25 YTD vs Jan 24 YTD			472.9%	521.5%	6.0%	10.3%	-4.7%		17.3%	1065.3%

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 Jan 24 there were ZERO large sales.

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