



# PORTLAND METRO MULTIFAMILY SALES: FEB 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*
28-Feb-25	Chinook Way	21933-21989 NE Chinook Way	Fairview	124	\$28,500,000	\$229,839	1000.0	\$229.84	2000	
28-Feb-25		2609-2619 SE Stark St	Portland - SE	5	\$1,015,000	\$203,000	661.0	\$307.11	1968	5.28%
28-Feb-25		5930-5940 NE 60th Ave	Portland - NE	6	\$1,275,000	\$212,500	780.0	\$272.44	1972	
26-Feb-25	Sunset Crossing	17999 NW Evergreen Pkwy	Beaverton	102	\$30,000,000	\$294,118	1770.4	\$166.13	2011	
24-Feb-25	Diplomat	10934 NE Wygant St	Portland - SubE	27	\$3,100,000	\$114,815	873.0	\$131.52	1968	6.00%
18-Feb-25		1925 NE 19th Ave	Portland - NE	17	\$3,026,000	\$178,000	1236.3	\$143.98	1964	6.30%
13-Feb-25	The Landings at Morrison	20300 SE Morrison Ter	Gresham	225	\$49,500,000	\$220,000	1149.2	\$191.44	2004	
12-Feb-25	Arnada Pointe (nee Polo Club)	4820 NE Hazel Dell Ave	Vancouver	200	\$42,000,000	\$210,000	960.8	\$218.57	1995	
12-Feb-25	Multi-Property Sale	3551 SW 125th Ave (Portf)	Beaverton	8	\$858,000	\$107,250	452.0	\$237.28	1967	
7-Feb-25	Shaver	757 B St	Washougal	19	\$2,500,000	\$131,579	737.5	\$178.42	1968	5.18%
6-Feb-25	Woodstock Living	6080 SE 84th Ave	Portland - SubE	12	\$2,200,000	\$183,333	657.4	\$278.87	2023	
5-Feb-25	West Main At The Park	1025 W Main St	Hillsboro	40	\$7,200,000	\$180,000	794.5	\$226.56	1994	6.53%
3-Feb-25	Willamette Crest	1212-1214 Division St	Oregon City	24	\$3,500,000	\$145,833	786.2	\$185.50	1972	7.16%
3-Feb-25	TH on View Point	5021-5025 SW View Point Ter	Portland - W	5	\$1,660,000	\$332,000	1474.6	\$225.15	1979	6.12%

Sales			Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
14	Feb 25	Average	58.1	\$12,595,286	\$195,876	952.3	\$213.77	1984.6	6.08%	\$176,334,000
8	Feb 24	Average	54.9	\$14,129,375	\$233,846	911.8	\$273.94	1987.9	7.63%	\$113,035,000
75.0%	Change % Feb 25 vs Feb 24		6.0%	-10.9%	-16.2%	4.4%	-22.0%		-20.3%	56.0%

YTD 2024 vs. 2023										
30	2025 YTD thru Feb 25	Average	48.0	\$9,430,433	\$198,693	996.4	\$207.93	1974.1	6.36%	\$282,913,000
21	2024 YTD thru Feb 24	Average	38.2	\$9,774,919	\$200,143	956.6	\$223.28	1979.4	6.92%	\$205,273,300
42.9%	Change % Feb 25 YTD vs Feb 24 YTD		25.8%	-3.5%	-0.7%	4.2%	-6.9%		-8.0%	37.8%

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 Feb 24 there were TWO large sales (183 units in Sherwood and 170 units in Portland-NE).

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