



PORTLAND METRO MULTIFAMILY SALES: JUNE 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*
30-Jun-25	Summerlinn	400 Springtree Ln	West Linn	94	\$33,600,000	\$357,447	1499.4	\$238.39	2000	5.33%
30-Jun-25	Northridge	7600-7602 NE Vancouver Mall Dr	Vancouver	33	\$6,700,000	\$203,030	1628.2	\$124.69	1985	5.35%
27-Jun-25	27th Avenue Terrace	401 SE 27th Ave	Portland - SE	10	\$1,300,000	\$130,000	660.0	\$196.97	1965	6.45%
27-Jun-25		6830 NE Vancouver Mall Dr	Vancouver	4	\$1,250,000	\$312,500	1143.0	\$273.40	2020	
27-Jun-25	Dell Terrace	7416 NE Hazel Dell Ave	Vancouver	32	\$3,566,666	\$111,458	823.3	\$135.38	1972	
26-Jun-25	Axletree	11125 SE 21st St	Milwaukie	110	\$28,000,000	\$254,545	994.4	\$255.99	2019	
24-Jun-25	Charbern	12514-12582 SE Linwood Ave	Milwaukie	53	\$3,945,000	\$74,434	638.0	\$116.67	1977	
24-Jun-25		16927 NE Glisan St	Portland - SubE	6	\$900,000	\$150,000	1064.0	\$140.98	1978	5.97%
18-Jun-25	Peloton	4141 N Williams Ave	Portland - N	265	\$88,000,000	\$332,075	993.1	\$334.40	2016	5.17%
13-Jun-25	Ivy Terrace	9550 SW Washington Dr	Tigard	28	\$4,950,000	\$176,786	952.1	\$185.69	1968	6.25%
12-Jun-25		2744 SE 35th Pl	Portland - SE	4	\$1,085,000	\$271,250	723.3	\$375.04	1955	
11-Jun-25		3741 SE Market St	Portland - SE	5	\$865,000	\$173,000	581.6	\$297.46	1906	
11-Jun-25	2121 Belmont	2121 SE Belmont St	Portland - SE	123	\$34,600,000	\$281,301	1798.1	\$156.44	2008	
9-Jun-25		5429 SE Rhone St	Portland - SE	5	\$880,000	\$176,000	741.0	\$237.52	1965	
6-Jun-25		11380 SW Greenburg Rd	Tigard	9	\$1,790,000	\$198,889	856.4	\$232.23	1940	5.82%
6-Jun-25	Bristol Woods	1201 NE 8th St	Gresham	120	\$22,500,000	\$187,500	1980.0	\$94.70	1993	7.60%
5-Jun-25		2225 NW Glisan St	Portland - Central	4	\$990,000	\$247,500	1494.0	\$165.66	1903	

Sales			Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
17	June 25	Average	53.2	\$13,818,922	\$259,582	1274.6	\$203.65	1974.7	5.99%	\$234,921,666
11	June 24	Average	45.7	\$8,681,311	\$189,850	913.6	\$140.06	1968.8	6.46%	\$95,494,426
54.5%	Change % June 25 vs June 24		16.4%	59.2%	36.7%	39.5%	45.4%		-7.3%	146.0%

YTD 2025 vs. 2024										
98	2025 YTD thru June 25	Average	48.3	\$10,870,109	\$224,836	982.8	\$209.22	1981.2	6.34%	\$1,065,270,638
65	2024 YTD thru June 24	Average	43.1	\$9,353,278	\$217,150	955.1	\$225.44	1981.7	6.22%	\$607,963,096
50.8%	Change % June 25 YTD vs June 24 YTD		12.2%	16.2%	3.5%	2.9%	-7.2%		1.9%	75.2%

CapRate, Built, \$/unit, Sqft/unit and \$/SqFt averages are WEIGHED averages.

* CapRate - NOTE: CapRate is REPORTED and June or June not represent actual CapRate at time of sale.

In June 24 there were TWO large sales (257 units in Portland - N and 114 units SENIOR in Portland - Sub E).

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