



PORTLAND METRO MULTIFAMILY SALES: SEPT 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-Sep-25	LIH - North Main Village	10544 SE Main St	Milwaukie	64	\$7,100,000	\$110,938	714.6	\$155.24	2006	6.20%
30-Sep-25	Cascade Vista (Portf)	5132 SW Slavin Rd	Portland - W	140	\$21,900,000	\$156,429	800.6	\$195.40	1970	
30-Sep-25	Julie Ann (Portf)	711 SE 60th	Portland - SE	32	\$3,650,000	\$114,063	672.1	\$169.72	1960	
30-Sep-25	LIH - Cathedral Gardens	8652 N Swift Way	Portland - N	124	\$21,750,000	\$175,403	1179.4	\$148.72	1971	
29-Sep-25	Oak Hill	15800 NW West Union Rd	Beaverton	164	\$36,300,000	\$221,341	837.0	\$264.45	1991	
29-Sep-25		4425 SE 26th	Portland - SE	8	\$1,472,000	\$184,000	661.0	\$278.37	1976	5.24%
29-Sep-25	Greenbriar	5010-5024 SW Slavin Rd	Portland - W	139	\$21,900,000	\$157,554	774.3	\$203.49	1970	
29-Sep-25	Julie Ann	635-711 SE 60th	Portland - SE	39	\$3,650,000	\$93,590	551.4	\$169.72	1960	
29-Sep-25	Breton Court	3571 SE Vineyard Rd	Milwaukie	6	\$1,400,000	\$233,333	1314.0	\$177.57	1989	6.10%
26-Sep-25	Lafayette	730 SW 16th	Portland - Central	50	\$4,375,000	\$87,500	392.2	\$223.08	1927	7.23%
24-Sep-25	LIH - Park Vista	10918 SE Stark St	Portland - SubE	59	\$4,650,000	\$78,814	1711.9	\$46.04	2001	
22-Sep-25		946 SW Caldeu Dr	Portland - W	4	\$720,000	\$180,000	1000.0	\$180.00	1971	
19-Sep-25		1635 NW 25th Ave	Portland - Central	5	\$960,000	\$192,000	878.4	\$218.58	1924	
18-Sep-25	LIH - East Fair Terrace	500 NW Division St	Gresham	100	\$15,800,000	\$158,000	698.3	\$226.26	1981	
15-Sep-25	Terri Court	6645-6755 SW Terri Ct	Beaverton	24	\$4,150,000	\$172,917	980.0	\$176.45	1964	5.19%
12-Sep-25	The Lynisa	5210-5222 SE Rinearson Rd	Milwaukie	12	\$2,010,000	\$167,500	914.3	\$183.19	1989	
11-Sep-25		1024 SE 16th Ave	Portland - SE	5	\$1,350,000	\$270,000	897.8	\$300.74	1906	
9-Sep-25	Paramount	253 N Broadway	Portland - N	66	\$11,000,000	\$166,667	760.1	\$219.27	1923	
8-Sep-25		5845 NE 30th Ave	Portland - NE	4	\$630,000	\$157,500	864.0	\$182.29	1962	
8-Sep-25	The 72nd	11740 SW 72nd Ave	Tigard	38	\$12,000,000	\$315,789	1041.2	\$303.31	2020	5.75%
5-Sep-25		3827 SE Francis	Portland - SE	5	\$800,000	\$160,000	660.0	\$242.42	1974	5.29%
4-Sep-25	LIH - Prairie Home	12101 NE 116th St	Vancouver	120	\$26,460,280	\$220,502	1357.3	\$162.46	2023	
4-Sep-25	Mayfair Manor	16360 SE Stark St	Gresham	16	\$1,700,000	\$106,250	1157.9	\$91.76	1964	4.15%
2-Sep-25		19731-19739 SW 68th	Tualatin	9	\$2,000,000	\$222,222	942.9	\$235.68	1978	6.56%
2-Sep-25		2409 E Mill Plain Blvd	Vancouver	8	\$1,130,000	\$141,250	535.5	\$263.77	1965	

Sales			Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
25	Sep 25	Average	49.6	\$8,354,291	\$168,298	913.5	\$184.24	1970.6	5.75%	\$208,857,280
18	Sep 24	Average	50.8	\$11,628,472	\$228,757	977.9	\$236.72	1973.3	5.24%	\$209,312,500
38.9%	Change % Sep 25 vs Sep 24		-2.3%	-28.2%	-26.4%	-6.6%	-22.2%		9.6%	-0.2%

YTD 2025 vs. 2024										
166	2025 YTD thru Sep 25	Average	51.0	\$10,146,957	\$198,843	963.2	\$198.05	1980.4	6.16%	\$1,684,394,907
100	2024 YTD thru Sep 24	Average	44.0	\$9,398,306	\$213,855	928.5	\$232.53	1981.3	5.98%	\$939,830,596
66.0%	Change % Sep 25 YTD vs Sep 24 YTD		16.1%	8.0%	-7.0%	3.7%	-14.8%		3.1%	79.2%

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

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

In Sep 24 there were FOUR large sales (242 units in Portland Central, 223 and 100 in Beaverton and 120 in Wilsonville).

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