

PORTLAND METRO MULTIFAMILY SALES: JUNE 17

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-17	** LIH - THE COMMONS	5800 NE CENTER COMMONS WAY	PORTLAND - NE	172	\$13,789,034	\$80,169	798	\$100.46	1999	
30-JUN-17	**LIH - 5819 NE GLISAN	5819 NE GLISAN	PORTLAND - NE	56	\$5,409,700	\$96,602	1104	\$87.51	1999	
29-JUN-17	SERENE COURT	1130 NE 1ST AVE	PORTLAND - NE	26	\$4,200,000	\$161,538	640	\$252.46	1913	
29-JUN-17	ALOHA WEST	18633-18635 SW BLANTON ST	BEAVERTON	14	\$1,575,000	\$112,500	821	\$136.96		5.00%
28-JUN-17	KIMBERLY DAWN	15007-15043 SE POWELL BLVD	PORTLAND - SUBE	22	\$1,768,810	\$80,400	734	\$109.58	1972	4.40%
27-JUN-17	WILLOW CREEK TOWNHOMES	8128 NE 20TH ST	VANCOUVER	32	\$8,600,280	\$268,759	1627	\$165.21	2015	5.47%
26-JUN-17		2631 SE 119TH AVE	PORTLAND - SUBE	5	\$680,000	\$136,000	856	\$158.95	1971	
23-JUN-17		73 NE STANTON ST	PORTLAND - NE	7	\$1,210,000	\$172,857	608	\$284.30	1909	
23-JUN-17		911 SE 26TH AVE	PORTLAND - SE	4	\$895,000	\$223,750	1125	\$198.89	1913	
22-JUN-17	JENNIFER ANNE	17316 E BURNSIDE ST	PORTLAND - SUBE	21	\$2,250,000	\$107,143	892	\$120.15	1969	8.40%
20-JUN-17		3030 SE 87TH AVE	PORTLAND - SUBE	4	\$775,000	\$193,750	1308	\$148.13	2002	4.90%
16-JUN-17	ALLEN CROSSING	12170-12270 SW ALLEN BLVD	BEAVERTON	54	\$3,750,000	\$69,444	738	\$94.15	1962	
8-JUN-17	STARK STREET CROSSINGS (PORTFOLIO)	20433 SE STARK	GRESHAM	130	\$22,825,000	\$175,577	906	\$193.70	2003	4.16%
7-JUN-17	WILLOWBROOK (BROKEN CONDO)	14095 SW WALKER RD	BEAVERTON	112	\$15,025,000	\$134,152	816	\$164.31	1980	
7-JUN-17	UPTOWN AT LAKE OSWEGO (NEE BAY VISTA)	295 3RD ST	LAKE OSWEGO	47	\$10,000,000	\$212,766	771	\$276.00	1955	
2-JUN-17	GOODRICK-SPENCER	608-624 NE 87TH	PORTLAND - SUBE	23	\$3,450,000	\$150,000	912	\$164.47	2003	
1-JUN-17	SECOND STREET	15912 SE 2ND ST	VANCOUVER	8	\$975,000	\$121,875	1016	\$119.96	1976	7.21%
1-JUN-17	PACIFIC COURT	18120-18176 NE PACIFIC CT	PORTLAND - SUBE	28	\$3,265,000	\$116,607	741	\$157.47	1972	
1-JUN-17		22845-22857 SW WASHINGTON ST	SHERWOOD	8	\$1,650,000	\$206,250	739	\$279.19		5.95%

SALES			UNITS	PRICE	\$/UNIT	SQFT/UNIT	\$/SQFT	BUILT	CAPRATE*	TOTAL SALES
19	JUNE-17	AVERAGE	37.1	\$6,628,791	\$164,045	900.8	\$187.78	1978.0	5.34%	\$102,092,824
14	JUNE-16	AVERAGE	25.4	\$3,547,107	\$132,491	940.7	\$143.61	1958.2	5.91%	\$49,659,500
35.7%		CHANGE % JUNE 17 VS. JUNE 16	46.2%	86.9%	23.8%	-4.2%	30.8%		-9.7%	105.6%

YTD 2017 vs. 2016										
91	2017 YTD THRU 31 JUNE 17	AVERAGE	38.2	\$6,430,764	\$161,131	905.2	\$183.20	1977.0	5.38%	\$85,199,546
137	2016 YTD THRU 31 JUNE 16	AVERAGE	42.9	\$6,954,092	\$138,145	904.1	\$158.83	1974.3	5.52%	\$952,710,545
-33.6%		CHANGE % JUNE 17 YTD VS. JUNE 16 YTD	-11.1%	-7.5%	16.6%	0.1%	15.3%		-2.5%	-38.6%

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 PROCESS OF VERIFYING IF THIS IS A TRUE ARMS LENGTH TRANSACTION

IN JUNE 2016 THERE WAS ONE LARGE (>100 UNITS) SALE (135 UNITS IN OREGON CITY).

DATA FROM PUBLIC RECORDS AND COSTAR - PORTLAND (CLARK, CLACKAMAS, MULTNOMAH AND WASHINGTON COUNTIES) SALES > \$450,000