

# PORTLAND METRO MULTIFAMILY SALES: AUG 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-AUG-17		2404 SW 6TH AVE	PORTLAND - W	5	\$1,634,716	\$326,943	950	\$344.01	1890	
30-AUG-17	OHSU 4-PLEX (REDEVELOPMENT)	3204-3206 SW 10TH	PORTLAND - W	4	\$2,100,000	\$525,000	1028	\$510.58	1931	
29-AUG-17		2621 NE WEIDLER ST	PORTLAND - NE	4	\$675,000	\$168,750	725	\$232.76	1958	
24-AUG-17		272 S KNOTT ST	CANBY	8	\$650,000	\$81,250	816	\$99.57	1972	
23-AUG-17	MALLARD RIDGE	15422 SW BANGY RD	LAKE OSWEGO	22	\$4,000,000	\$181,818	1291	\$140.79	1994	3.50%
22-AUG-17	VERANDAS AT OVERLOOK	2994 NW OVERLOOK	HILLSBORO	480	\$120,000,000	\$250,000	899	\$278.12	1995	
22-AUG-17		3450-3468 SW 126TH AVE	BEAVERTON	4	\$675,000	\$168,750	1022	\$165.12	1968	
18-AUG-17	GOOSE NEST	1425 SW CLAY ST	PORTLAND - CENTRAL	22	\$3,075,000	\$139,773	825	\$169.37	1908	4.40%
17-AUG-17		19202 SE RIVER RD	MILWAUKIE	6	\$1,150,000	\$191,667	950	\$201.75	1972	6.45%
15-AUG-17	PACIFIC VILLAGE	9655 SW MCKENZIE ST	TIGARD	36	\$4,225,000	\$117,361	847	\$138.52	1968	
11-AUG-17	20 ON HAWTHORNE (W/ RETAIL)	1550 SE 20TH	PORTLAND - SE	51	\$17,000,000	\$333,333	1036	\$321.73	2009	3.00%
7-AUG-17		2525 NE MORGAN ST	PORTLAND - NE	6	\$765,000	\$127,500	997	\$127.84	1966	
7-AUG-17		5222-5228 NE COUCH	PORTLAND - NE	4	\$988,095	\$247,024	675	\$365.96	1960	
4-AUG-17	THE ELMORE	1803 N LOMBARD ST	PORTLAND - N	12	\$2,675,000	\$222,917	1687	\$132.12	2016	5.25%
3-AUG-17	RED SUNSET	2400 NE RED SUNSET	GRESHAM	104	\$15,350,000	\$147,596	871	\$169.39	1990	
1-AUG-17	BARBERRY	1649 NE BARBERRY DR	HILLSBORO	16	\$2,075,000	\$129,688	873	\$148.55	1970	6.74%
1-AUG-17	THE HABITAT	5735 SW OLESON RD	PORTLAND - W	85	\$15,300,000	\$180,000	789	\$228.15	1973	5.00%

SALES			UNITS	PRICE	\$/UNIT	SQFT/UNIT	\$/SQFT	BUILT	CAPRATE*	TOTAL SALES
17	AUGUST-17	AVERAGE	37.1	\$6,628,791	\$164,045	900.8	\$187.78	1978.0	5.34%	\$192,337,811
25	AUGUST-16	AVERAGE	53.3	\$8,081,520	\$138,311	931.3	\$149.54	1985.0	5.63%	\$202,038,000
-32.0%	CHANGE % AUG 17 VS. AUG 16		-30.5%	-18.0%	18.6%	-3.3%	25.6%		-5.2%	-4.8%

YTD 2017 vs. 2016										
132	2017 YTD THRU 31 AUG 17	AVERAGE	37.8	\$6,960,904	\$171,988	896.9	\$198.21	1974.2	5.07%	\$918,839,352
183	2016 YTD THRU 31 AUG 16	AVERAGE	43.3	\$6,925,212	\$136,633	899.8	\$157.37	1974.9	5.36%	\$1,267,313,795
-27.9%	CHANGE % AUG 17 YTD vs. AUG 16 YTD		-12.8%	0.5%	25.9%	-0.3%	25.9%		-5.3%	-27.5%

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 AUG 2016 THERE WERE FIVE LARGE (>100 UNITS) SALES (124 & 225 UNITS IN GRESHAM, 111 & 112 UNITS IN WILSONVILLE AND 164 UNITS IN BEAVERTON).

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