

# PORTLAND METRO MULTIFAMILY SALES: OCT 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-OCT-17	MT. VIEW COTTAGES	4642 RIVERVIEW AVE W	WEST LINN	6	\$650,000	\$108,333	550	\$196.97	1960	7.27%
30-OCT-17	JACKSON SQUARE	5318 LAKEVIEW	LAKE OSWEGO	28	\$5,040,000	\$180,000	900	\$200.00	1970	6.10%
30-OCT-17	LIH - GARDEN PARK ESTATES	3208 SE 136TH	PORTLAND - SUBE	63	\$4,970,000	\$78,889	880	\$89.63	1979	
28-OCT-17		4027 SE 14TH AVE	PORTLAND - SE	2	\$660,000	\$330,000	803	\$410.96	1977	
26-OCT-17		1402-1406 SW 12TH AVE	PORTLAND - CENTRAL	8	\$1,080,000	\$135,000	1061	\$127.30	1900	
25-OCT-17	HEATHERWOOD	765 SW MT HOOD	GRESHAM	264	\$51,000,000	\$193,182	885	\$218.18	1997	
23-OCT-17	KIMBERLY ANN	202 PEARL	OREGON CITY	9	\$975,000	\$108,333	995	\$108.88	1971	
23-OCT-17	BLUECREST	2821 SE 50TH AVE	PORTLAND - SE	15	\$2,670,000	\$178,000	704	\$252.84	1985	4.90%
23-OCT-17	ERIN COURT (NEE TALL TREE)	17170 SW HERITAGE CT	BEAVERTON	24	\$3,723,000	\$155,125	980	\$158.26	1970	6.70%
16-OCT-17	BRADLEY COMMONS	432 NE JESSUP ST	PORTLAND - NE	12	\$2,785,000	\$232,083	731	\$317.31	2017	5.24%
16-OCT-17	SPRINGWATER PLACE	5337 SE 136TH PLACE	PORTLAND - SUBE	20	\$2,500,000	\$125,000	1270	\$98.43	2003	5.24%
13-OCT-17	MEADOW PARK EAST	17025-17129 SE POWELL BLVD	PORTLAND - SUBE	22	\$2,444,000	\$111,091	1064	\$104.41	1971	5.75%
13-OCT-17		1512 SE HAWTHORNE	PORTLAND - SE	6	\$1,200,000	\$200,000	1302	\$153.61	1972	
13-OCT-17	BRIDGEPOINTE	8801-8819 N EDISON	PORTLAND - N	12	\$1,925,000	\$160,417	817	\$196.43	1973	6.21%
11-OCT-17	VENTURA PARK	10812 SE STARK ST	PORTLAND - SUBE	20	\$2,850,000	\$142,500	821	\$173.61	1966	6.00%
10-OCT-17		3132 SW MARGOLD ST	PORTLAND - W	17	\$1,900,000	\$111,765	875	\$127.77	1962	3.00%
10-OCT-17		6426 N PRINCETON	PORTLAND - N	9	\$1,780,000	\$197,778	486	\$407.32	1978	5.67%
9-OCT-17	CAMBRIAN	1129 SW COLUMBIA	PORTLAND - CENTRAL	34	\$4,300,000	\$126,471	583	\$217.00	1911	2.75%
9-OCT-17	MEDEA	1702-1712 SE MAIN ST	PORTLAND - SE	8	\$1,160,000	\$145,000	802	\$180.91	1906	5.18%
9-OCT-17	COVINGTON MANOR	9702 NE 76TH STREET	VANCOUVER	14	\$3,300,280	\$235,734	1429	\$164.96	2017	5.50%
6-OCT-17		9840 SE AMHERST ST	CLACKAMAS	3	\$450,000	\$150,000	780	\$192.31	1975	6.07%
5-OCT-17	BETHANY RIDGE (SQFT ESTIMATED)	15921 NW BRUGGER RD	BEAVERTON	208	\$53,461,592	\$257,027	1000	\$257.03	2016	
4-OCT-17		1604 SE 37TH AVE	PORTLAND - SE	2	\$650,000	\$325,000	929	\$349.84	1910	
3-OCT-17		2406 SE YAMHILL ST	PORTLAND - SE	3	\$775,000	\$258,333	1037	\$249.20	1889	
2-OCT-17		3548 SE 119TH	PORTLAND - SUBE	11	\$1,250,000	\$113,636	880	\$129.13	2003	4.37%
2-OCT-17	BARCLAY VILLAGE	775 CASCADE	OREGON CITY	146	\$18,750,000	\$128,425	989	\$129.85	1987	5.00%

SALES		AVERAGE	UNITS	PRICE	\$/UNIT	SQFT/UNIT	\$/SQFT	BUILT	CAPRATE*	TOTAL SALES
26	OCTOBER-17	AVERAGE	37.2	\$6,624,957	\$178,311	928.9	\$194.72	1989.3	5.11%	\$172,248,872
21	OCTOBER-16	AVERAGE	120.5	\$22,753,000	\$180,888	963.2	\$194.05	1987.9	5.46%	\$477,813,000
23.8%	CHANGE % OCT 17 VS. OCT 16		-69.2%	-70.9%	-1.4%	-3.6%	0.3%		-6.5%	-64.0%

YTD 2017 vs. 2016										
184	2017 YTD THRU 31 OCT 17	AVERAGE	35.8	\$6,539,953	\$171,609	898.6	\$197.17	1972.9	5.36%	\$1,203,351,284
225	2016 YTD THRU 31 OCT 16	AVERAGE	49.8	\$8,271,337	\$140,411	909.5	\$159.99	1974.8	5.55%	\$1,861,050,795
-18.2%	CHANGE % OCT 17 YTD vs. OCT 16 YTD		-28.0%	-20.9%	22.2%	-1.2%	23.2%		-3.4%	-35.3%

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 OCT 2016 THERE WERE NINE LARGE (>100 UNITS) SALES (274 UNITS IN WILSONVILLE, 104/366 IN VANCOUVER, 228 IN GRESHAM, 348 IN LAKE OSWEGO, 238 IN BEAVERTON, 229 IN MILWAUKIE AND 124/255 IN HILLSBORO ).

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