

PORTLAND METRO MULTIFAMILY SALES: NOV 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-NOV-17	THE BRIDGETOWN	4525 NE FREMONT	PORTLAND - NE	50	\$20,000,000	\$400,000	883	\$452.82	2017	4.20%
28-NOV-17		4105 NE ST JOHNS	VANCOUVER	20	\$3,975,000	\$198,750	1040	\$191.11	2017	5.47%
22-NOV-17	TYEE NORTH	3715 SW 108TH	BEAVERTON	6	\$763,636	\$127,273	750	\$169.70	1970	
20-NOV-17	GRESHAM PARK	805 NE KANE DR	GRESHAM	51	\$7,500,000	\$147,059	913	\$161.01	1991	4.00%
20-NOV-17		2620-2034 SE ASH	PORTLAND - SE	8	\$1,205,000	\$150,625	745	\$202.22	1956	
18-NOV-17	TYEE	3745 SW 108TH	BEAVERTON	27	\$3,436,364	\$127,273	815	\$156.20	1973	
16-NOV-17	WASHINGTON SQUARE TH	9942 SW SCOTT	TIGARD	6	\$550,000	\$91,667	1135	\$80.76	1980	
15-NOV-17	SWAN COURT	13718 SE DIVISION	PORTLAND - SUBE	20	\$1,150,000	\$57,500	385	\$149.35	1942	
14-NOV-17		3005 SE MORRISON ST	PORTLAND - SE	8	\$1,850,000	\$231,250	875	\$264.40	1932	
8-NOV-17		5011 SW B-H HWY	PORTLAND - W	4	\$635,000	\$158,750	832	\$190.81	1978	
8-NOV-17	MIDLAND	5319-5337 N MINNESOTA	PORTLAND - N	8	\$1,150,000	\$143,750	805	\$178.52	1978	6.00%
7-NOV-17	SERRANO	2250 NE GLISAN	PORTLAND - NE	37	\$8,700,000	\$235,135	1109	\$212.07	2016	4.97%
7-NOV-17	A STREET	2336 A	FOREST GROVE	14	\$1,250,000	\$89,286	602	\$148.28	1965	5.67%
7-NOV-17	LAKE OSWEGO	258 EVERGREEN	LAKE OSWEGO	24	\$3,800,000	\$158,333	1027	\$154.18	1961	
7-NOV-17	SELLWOOD 13	1313 SE SPOKANE	PORTLAND - SE	30	\$8,950,000	\$298,333	837	\$356.47	2017	3.00%
6-NOV-17		3019-3021 SE MAIN	PORTLAND - SE	2	\$627,494	\$313,747	990	\$316.92	1905	
3-NOV-17	ROBINWOOD	19500 HIDDEN SPRINGS ROAD	WEST LINN	43	\$4,700,000	\$109,302	1108	\$98.62	1968	6.00%
1-NOV-17	CALDERA (NEE LAWNFIELD)	9900 SE LAWNFIELD	CLACKAMAS	136	\$19,150,000	\$140,809	886	\$159.00	1982	5.00%
1-NOV-17	HALLWOOD	7535 SW HALL	BEAVERTON	76	\$12,250,000	\$161,184	833	\$193.56	1986	6.20%

SALES			UNITS	PRICE	\$/UNIT	SQFT/UNIT	\$/SQFT	BUILT	CAPRATE*	TOTAL SALES
19	NOVEMBER-17	AVERAGE	30.0	\$5,349,605	\$178,320	891.0	\$201.46	1985.9	5.02%	\$101,642,494
25	NOVEMBER-16	AVERAGE	76.4	\$17,793,520	\$183,419	897.1	\$213.79	1973.3	5.42%	\$444,838,000
-24.0%	CHANGE % NOV 17 vs. NOV 16		-60.7%	-69.9%	-2.8%	-0.7%	-5.8%		-7.3%	-77.2%

YTD 2017 vs. 2016										
204	2017 YTD THRU 31 NOV 17	AVERAGE	35.1	\$6,402,175	\$172,448	895.2	\$198.43	1972.7	5.35%	\$1,306,043,778
246	2016 YTD THRU 31 NOV 16	AVERAGE	53.0	\$9,353,857	\$145,479	910.5	\$165.88	1975.2	5.53%	\$2,301,048,795
-17.1%	CHANGE % NOV 17 YTD vs. NOV 16 YTD		-33.8%	-31.6%	18.5%	-1.7%	19.6%		-3.2%	-43.2%

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 NOV 2016 THERE WERE FOUR LARGE (>100 UNITS) SALES (200 UNITS IN SHERWOOD, 367 IN TUALATIN AND 566 & 423 IN BEAVERTON).

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