

PORTLAND METRO MULTIFAMILY SALES: JAN 18

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*
31-JAN-18	HAWTHORNE 31	1515-1521 SE 31ST	PORTLAND - SE	30	\$8,800,000	\$293,333	611	\$479.83	2016	5.00%
31-JAN-18		5240 NE 89TH AVE	PORTLAND - SUBE	10	\$960,000	\$96,000	536	\$179.27	1941	
26-JAN-18	ARTHUR HOTEL	726 SW 11TH	PORTLAND - CENTRAL	50	\$7,600,000	\$152,000	362	\$419.84	1912	5.10%
26-JAN-18	PROVI	4720 NE GLISAN	PORTLAND - NE	23	\$4,567,313	\$198,579	442	\$449.54	2014	
26-JAN-18	TWIN FIRS	156-200 MOLALLA	OREGON CITY	10	\$1,250,000	\$125,000	840	\$148.81	1971	5.75%
24-JAN-18	BRIDGE CREEK (NEE DISCOVERY PARK)	9211 NE 15TH AVE	VANCOUVER	210	\$45,500,000	\$216,667	977	\$221.83	1990	5.40%
24-JAN-18	HADLEY HOUSE	2020 SW SALMON	PORTLAND - CENTRAL	55	\$14,425,000	\$262,273	665	\$394.21	1963	5.00%
22-JAN-18	GREEN TREE	100 NE 162ND	PORTLAND - SUBE	12	\$1,350,000	\$112,500	845	\$133.14	1970	
22-JAN-18		107-113 / 115-121 / 127 SE 148TH	PORTLAND - SUBE	12	\$1,150,000	\$95,833	260	\$368.59	1974	
22-JAN-18		1624 NE 72ND	PORTLAND - NE	4	\$670,000	\$167,500	829	\$201.99	1977	
19-JAN-18		8912-8924 SE LAFAYETTE	PORTLAND - SUBE	4	\$684,900	\$171,225	1000	\$171.23	1995	
17-JAN-18		3735 SW HOOD	PORTLAND - W	2	\$450,000	\$225,000	1911	\$117.74	1889	
16-JAN-18	RESERVE AT ASHBROOK	9378 SW MANDAMUS CT	TIGARD	43	\$10,650,000	\$247,674	1011	\$245.05	2013	6.19%
15-JAN-18	ADDISON PLACE	3205 E 18TH STREET	VANCOUVER	14	\$1,925,000	\$137,500	521	\$263.70	1966	
11-JAN-18	RIDGEWOOD	5806-5810 SE OGDEN	PORTLAND - SE	15	\$2,010,000	\$134,000	832	\$161.03	1972	
10-JAN-18	MOUNTAIN HIGH	1930 SE 6TH	GRESHAM	112	\$17,050,000	\$152,232	878	\$173.30	1995	
10-JAN-18	BROOKWOOD II	2400 SE BROOKWOOD	HILLSBORO	48	\$6,564,375	\$136,758	896	\$152.66	1980	
10-JAN-18		8630 SW BARBUR	PORTLAND - W	16	\$2,000,000	\$125,000	814	\$153.50	1967	5.50%
9-JAN-18	LAMBERT LOFTS	1313 SE LAMBERT	PORTLAND - SE	19	\$3,900,000	\$205,263	657	\$312.35	2017	4.75%
5-JAN-18	THE THORNTON (NEE TESS O'BRIEN)	1953 NW OVERTON	PORTLAND - CENTRAL	123	\$25,500,000	\$207,317	328	\$632.28	2016	
5-JAN-18	HOLGATE MANOR	3577-3675 SE MALL	PORTLAND - SE	76	\$12,000,000	\$157,895	810	\$194.93	1960	
5-JAN-18	THE BARN	245 SE 80TH	PORTLAND - SE	5	\$924,000	\$184,800	538	\$343.75	1903	6.16%
4-JAN-18	EAST BANK QUARTERS	686 SE SPOKANE	PORTLAND - SE	12	\$3,150,000	\$262,500	861	\$304.88	2017	3.51%

SALES				UNITS	PRICE	\$/UNIT	SQFT/UNIT	\$/SQFT	BUILT	CAPRATE*	TOTAL SALES
23	JANUARY-18	AVERAGE		39.3	\$7,525,243	\$191,249	742.0	\$303.60	1985.6	5.31%	\$173,080,588
13	JANUARY-17	AVERAGE		26.2	\$5,662,308	\$193,026	886.5	\$217.87	1979.7	4.83%	\$73,610,000
76.9%	CHANGE % JAN 17 VS. JAN 16			50.0%	32.9%	-0.9%	-16.3%	39.3%		9.8%	135.1%

YTD 2018 vs. 2017											
23	2017 YTD THRU 31 JAN 18		AVERAGE	39.3	\$7,525,243	\$191,249	742.0	\$303.60	1985.6	5.31%	\$173,080,588
13	2016 YTD THRU 31 JAN 17		AVERAGE	26.2	\$5,662,308	\$193,026	886.5	\$217.87	1979.7	4.83%	\$73,610,000
76.9%	CHANGE % JAN 17 YTD vs. JAN 16 YTD			50.0%	32.9%	-0.9%	-16.3%	39.3%		9.8%	135.1%

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 JAN 2017 THERE WERE ZERO LARGE (>100 UNITS) SALES.

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