

PORTLAND METRO MULTIFAMILY SALES: APRIL 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*
27-APR-18	RHONDA K	15124 SE 91ST	CLACKAMAS	8	\$750,000	\$93,750	914	\$102.63	1971	
26-APR-18	PARKLAWN	1522-1528 21ST PLACE	FOREST GROVE	8	\$642,580	\$80,323	873	\$92.06	1977	
26-APR-18		2334 NW KEARNEY	PORTLAND - CENTRAL	5	\$1,050,000	\$210,000	920	\$228.26	1904	
26-APR-18	ELEPHANT COURT	1946-1960 NW LOVEJOY	PORTLAND - CENTRAL	11	\$2,192,300	\$199,300	659	\$302.64	1943	
25-APR-18		1540 SE 35TH PLACE	PORTLAND - SE	4	\$705,000	\$176,250	728	\$242.10	1917	
24-APR-18	ARBORVIEW	2601-2675 SE 162ND	PORTLAND - SUBE	70	\$7,530,000	\$107,571	653	\$164.74	1975	6.14%
24-APR-18	CANBY SQUARE	341-371 SE 2ND AVE	CANBY	14	\$1,499,999	\$107,143	614	\$174.42	1965	5.80%
16-APR-18		1737 NE 22ND	PORTLAND - NE	4	\$1,095,000	\$273,750	960	\$285.16	1952	4.47%
11-APR-18		2149 NE CLACKAMAS	PORTLAND - NE	4	\$850,000	\$212,500	811	\$262.10	1908	4.83%
10-APR-18	CENTER SQUARE	12310 SW CENTER	BEAVERTON	62	\$7,800,000	\$125,806	1085	\$116.00	1972	4.64%
10-APR-18	MENLO SQUARE	5960 SW MENLO DRIVE	BEAVERTON	41	\$6,500,100	\$158,539	1216	\$130.40	1977	5.49%
9-APR-18		10616 NE 7TH STREET	VANCOUVER	3	\$469,500	\$156,500	900	\$173.89	1968	
7-APR-18		2204 NE 7TH	PORTLAND - NE	4	\$755,625	\$188,906	976	\$193.55	1904	
5-APR-18		845 NE 181ST	PORTLAND - SUBE	4	\$720,000	\$180,000	1125	\$160.00	1942	4.00%
5-APR-18		2500 NE WEIDLER	PORTLAND - NE	10	\$1,850,000	\$185,000	800	\$231.37	1941	4.42%
2-APR-18	KLINELINE T/H	11229 NE 14TH COURT	VANCOUVER	4	\$1,016,727	\$254,182	1570	\$161.90	2018	5.50%
2-APR-18		8715 NE HASSALO	PORTLAND - SUBE	6	\$1,400,000	\$233,333	1414	\$165.02	1963	5.28%

SALES			UNITS	PRICE	\$/UNIT	SQFT/UNIT	\$/SQFT	BUILT	CAPRATE*	TOTAL SALES
17	APRIL-18	AVERAGE	15.4	\$2,166,284	\$140,560	921.3	\$158.72	1966.5	5.36%	\$36,826,831
16	APRIL-17	AVERAGE	18.4	\$3,455,500	\$165,544	1019.0	\$165.22	1982.1	5.70%	\$55,288,000
6.3%	CHANGE % APRIL 17 VS. APRIL 16		-16.1%	-37.3%	-15.1%	-9.6%	-3.9%		-5.8%	-33.4%

YTD 2018 vs. 2017										
83	2018 YTD THRU 31 APRIL 18	AVERAGE	33.1	\$6,631,162	\$174,554	831.0	\$226.95	1966.3	5.18%	\$550,386,469
49	2017 YTD THRU 31 APRIL 17	AVERAGE	44.9	\$8,422,461	\$169,003	937.1	\$185.29	1980.3	5.48%	\$412,700,572
69.4%	CHANGE % APRIL 17 YTD vs. APRIL 16 YTD		-26.3%	-21.3%	3.3%	-11.3%	22.5%		-5.5%	33.4%

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 APRIL 2017 THERE WERE NO LARGE (>100 UNITS) SALES.

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