

PORTLAND METRO MULTIFAMILY SALES: MAY 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-MAY-18	COLUMBIA TRAILS	1112 NW 15TH ST	GRESHAM	264	\$55,394,000	\$209,826	967	\$216.93	2002	
29-MAY-18	LIH - HEATHERBRAE COMMONS (PORTFOLIO)	10303 SE BELL	MILWAUKIE	174	\$39,125,228	\$224,858	903	\$249.00	1995	
25-MAY-18	FOREST RETREAT	2615-2631 SE 111TH	PORTLAND - SUBE	20	\$1,800,000	\$90,000	533	\$168.89	1968	
25-MAY-18		16711 SE POWELL	PORTLAND - SUBE	9	\$675,000	\$75,000	832	\$90.10	1975	
25-MAY-18		110-126 NE 160TH	PORTLAND - SUBE	9	\$1,040,000	\$115,556	1204	\$95.99	1976	
21-MAY-18	PARKWAY EAST	8301 SE POWELL BLVD	PORTLAND - SE	35	\$4,180,250	\$119,436	761	\$156.95	1973	
18-MAY-18	MARILEE	7325 SE POWELL BLVD	PORTLAND - SE	19	\$2,055,618	\$108,190	776	\$139.36	1966	7.10%
17-MAY-18	WHITE PEAKS	907 SE PARK CREST AVE	VANCOUVER	34	\$6,216,300	\$182,832	1160	\$157.65	1991	5.85%
15-MAY-18	SHADY LANE	2809 E 19TH STREET	VANCOUVER	14	\$1,450,280	\$103,591	786	\$131.84	1977	5.90%
15-MAY-18	MADISON PLACE TOWNHOMES	8532 NE KNOTT	PORTLAND - SUBE	4	\$805,000	\$201,250	946	\$212.68	2000	5.44%
14-MAY-18	GREENWICH VILLAGE	7400 N GREENWICH	PORTLAND - N	10	\$3,200,000	\$320,000	1005	\$318.47	2014	4.40%
14-MAY-18		704 N BROADWAY	ESTACADA	16	\$1,430,000	\$89,375	1215	\$73.58	1971	
9-MAY-18		8207 N MONTANA	PORTLAND - N	6	\$1,150,000	\$191,667	720	\$266.20	2015	6.57%
8-MAY-18		6923 N JOHN	PORTLAND - N	5	\$875,000	\$175,000	661	\$264.83	1964	4.81%
7-MAY-18		1010 NW 10TH	CAMAS	4	\$850,000	\$212,500	1350	\$157.41	1991	5.13%
3-MAY-18		1536 SW MONTGOMERY	PORTLAND - CENTRAL	3	\$1,350,000	\$450,000	1077	\$417.83	1908	4.31%
2-MAY-18	AVENUE 66	4721 NE 66TH AVE	VANCOUVER	55	\$8,600,280	\$156,369	826	\$189.41	2016	
2-MAY-18	TABOR II/III	5607-5625 E BURNSIDE	PORTLAND - NE	39	\$7,075,987	\$181,436	512	\$354.58	2016	4.77%
1-MAY-18		3720 SE 14TH	PORTLAND - SE	3	\$775,000	\$258,333	767	\$336.96	1895	5.22%

SALES			UNITS	PRICE	\$/UNIT	SQFT/UNIT	\$/SQFT	BUILT	CAPRATE*	TOTAL SALES
19	MAY-18	AVERAGE	38.1	\$7,265,681	\$190,938	899.7	\$216.14	1995.6	5.54%	\$138,047,943
22	MAY-17	AVERAGE	24.5	\$3,946,302	\$169,816	844.1	\$202.40	1972.1	5.26%	\$86,818,650
-13.6%		CHANGE % MAY 17 VS. MAY 16	55.6%	84.1%	12.4%	6.6%	6.8%		5.3%	59.0%

YTD 2018 vs. 2017										
107	2018 YTD THRU 31 MAY 18	AVERAGE	33.8	\$6,663,620	\$174,858	845.8	\$221.22	1949.8	5.23%	\$713,007,287
72	2017 YTD THRU 31 MAY 17	AVERAGE	38.1	\$6,937,783	\$166,907	912.3	\$187.95	1978.2	5.39%	\$499,520,392
48.6%		CHANGE % MAY 17 YTD VS. MAY 16 YTD	-11.3%	-4.0%	4.8%	-7.3%	17.7%		-3.1%	42.7%

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 MAY 2017 THERE WERE TWO LARGE (>100 UNITS) SALES (150 UNITS IN PORTLAND-CENTRAL AND 101 UNITS IN SHERWOOD).

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