

PORTLAND METRO MULTIFAMILY SALES: SEPT 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*
28-SEP-18	MARCELLA	2151 NW JOHNSON	PORTLAND - CENTRAL	46	\$7,500,000	\$163,043	527	\$309.61	1926	5.40%
28-SEP-18	MILDRED	18912 SE MILDRED	MILWAUKIE	5	\$706,500	\$141,300	1076	\$131.32	1973	5.08%
28-SEP-18		1616 NW NORTHRUP	PORTLAND - CENTRAL	7	\$1,100,000	\$157,143	407	\$386.51	2008	5.69%
27-SEP-18	WILMORE (+ RETAIL)	4327 N WILLIAMS	PORTLAND - N	78	\$28,000,000	\$358,974	1410	\$254.67	2015	
27-SEP-18	CANSLER WEST	714-779 SE 193RD AVE	GRESHAM	9	\$1,258,000	\$139,778	738	\$189.34	2001	
25-SEP-18		5350 SE 18TH	PORTLAND - SE	18	\$3,700,000	\$205,556	582	\$353.32	2018	
25-SEP-18	EASTWOOD	17333-17335 SE STARK	GRESHAM	12	\$1,350,000	\$112,500	788	\$142.86	1973	6.66%
24-SEP-18		3020-3024 SW 12TH	PORTLAND - W	3	\$909,000	\$303,000	806	\$376.09	1957	5.61%
24-SEP-18	PARKSIDE MANOR (NEE MESA VILLA)	17439 SE STARK ST	GRESHAM	43	\$5,050,000	\$117,442	777	\$151.06	1980	
18-SEP-18		5821 SE KNAPP	PORTLAND - SE	4	\$750,000	\$187,500	500	\$375.00	1942	6.35%
15-SEP-18	THE GOOSE (NEE SUSAN MARIE)	5400 SW 180TH	ALOHA	94	\$13,200,000	\$140,426	798	\$176.00	1978	
11-SEP-18		12120 SW 14TH	BEAVERTON	4	\$660,000	\$165,000	736	\$224.18	1958	
10-SEP-18	TESSERA	6501 NE CHERRY DRIVE	HILLSBORO	304	\$85,000,000	\$279,605	819	\$341.31	2014	4.50%
7-SEP-18	WILDWOOD	2240 NW PETTYGROVE	PORTLAND - CENTRAL	19	\$5,515,000	\$290,263	596	\$487.41	2016	
7-SEP-18		1435 SW HARRISON ST	PORTLAND - CENTRAL	4	\$930,000	\$232,500	596	\$390.10	1907	
6-SEP-18	WATER	0103 SW MEADE	PORTLAND - W	29	\$5,500,000	\$189,655	523	\$362.75	2012	4.75%

SALES			UNITS	PRICE	\$/UNIT	SQFT/UNIT	\$/SQFT	BUILT	CAPRATE*	TOTAL SALES
16	SEPTEMBER-18	AVERAGE	42.4	\$10,070,531	\$237,303	828.6	\$292.95	1998.2	4.74%	\$161,128,500
25	SEPTEMBER-17	AVERAGE	23.7	\$4,421,572	\$169,880	951.9	\$186.62	1969.8	5.75%	\$110,539,310
-36.0%	CHANGE % SEPT 18 VS. SEPT 17		79.2%	127.8%	39.7%	-12.9%	57.0%		-17.7%	45.8%

YTD 2018 VS. 2017										
196	2018 YTD THRU 31 SEPT 18	AVERAGE	34.2	\$7,793,083	\$190,388	893.6	\$222.34	1971.0	5.30%	\$1,527,444,364
161	2017 YTD THRU 31 SEPT 17	AVERAGE	35.7	\$6,587,815	\$170,957	903.9	\$195.55	1973.8	5.43%	\$1,060,638,239
21.7%	CHANGE % SEPT 18 YTD VS. SEPT 17 YTD		-4.3%	18.3%	11.4%	-1.1%	13.7%		-2.4%	44.0%

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 SEPT 2017 THERE WAS ONE LARGE (>100 UNITS) SALE (210 UNITS IN HAPPY VALLEY).

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