

# PORTLAND METRO MULTIFAMILY SALES: NOV 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*
30-NOV-18		1704 SE LEXINGTON	PORTLAND - SE	5	\$1,025,000	\$205,000	683	\$0.00	1949	4.61%
30-NOV-18		519 SE 20TH	PORTLAND - SE	5	\$1,125,000	\$225,000	1139	\$197.58	1974	5.65%
26-NOV-18		3827 SE FRANCIS	PORTLAND - SE	6	\$725,000	\$120,833	580	\$208.51	1969	
20-NOV-18	MOUNTAIN CREST	1519 SE ROBERTS DR	GRESHAM	24	\$3,500,000	\$145,833	801	\$182.11	1998	5.24%
20-NOV-18		3304 SE CLINTON ST	PORTLAND - SE	4	\$1,065,000	\$266,250	680	\$391.54	1952	4.20%
16-NOV-18	CHELSEA COURT	130 NW 19TH	PORTLAND - CENTRAL	32	\$4,300,000	\$134,375	487	\$276.07	1925	5.97%
14-NOV-18	ANDOVER PARK	15282 SW TEAL BLVD	BEAVERTON	240	\$58,000,000	\$241,667	949	\$254.60	1989	4.80%
13-NOV-18		1906 SE TACOMA	PORTLAND - SE	6	\$2,150,000	\$358,333	848	\$422.73	2018	4.55%
13-NOV-18	HYGGE	620 NE 20TH	PORTLAND - NE	59	\$17,300,000	\$293,220	732	\$400.46	2018	4.33%
12-NOV-18	LANTANA	17730 E BURNSIDE	GRESHAM	54	\$6,300,000	\$116,667	854	\$136.61	1973	5.85%
9-NOV-18	FRANKLIN ARMS	5575 SW FRANKLIN	BEAVERTON	24	\$3,180,000	\$132,500	853	\$155.33	1966	
8-NOV-18		1326-1340 SE CENTER	PORTLAND - SE	7	\$1,380,000	\$197,143	860	\$229.16	1966	4.89%
7-NOV-18		1309-1323 NE 183RD	GRESHAM	4	\$387,500	\$96,875	814	\$119.01	1979	
7-NOV-18		18725 SE ASHTON	MILWAUKIE	12	\$618,823	\$51,569	825	\$62.48	1969	
6-NOV-18	LIH - ROCKWOOD TERRACE	525 C	WASHOUGAL	62	\$6,153,500	\$99,250	866	\$114.67	1978	7.37%
5-NOV-18	THE HUB	3423 SE HAWTHORNE	PORTLAND - SE	28	\$6,047,000	\$215,964	857	\$251.96	2018	4.87%
3-NOV-18	WESTVIEW HEIGHTS	18301 NW CHEMEKETA LN	BEAVERTON	198	\$60,500,000	\$305,556	1448	\$211.04	2003	4.50%
2-NOV-18		13415 SW JENKINS	BEAVERTON	4	\$410,000	\$102,500	625	\$164.00	1970	

SALES			UNITS	PRICE	\$/UNIT	SQFT/UNIT	\$/SQFT	BUILT	CAPRATE*	TOTAL SALES
18	NOVEMBER-18	AVERAGE	43.0	\$9,675,935	\$225,022	1006.2	\$225.86	1989.6	5.05%	\$174,166,823
19	NOVEMBER-17	AVERAGE	30.0	\$5,418,026	\$177,132	872.1	\$203.36	1975.5	5.14%	\$102,942,494
-5.3%	CHANGE % NOV 18 VS. NOV 17		43.3%	78.6%	27.0%	15.4%	11.1%		-1.7%	69.2%

YTD 2018 vs. 2017										
250	2018 YTD THRU 31 NOV 18	AVERAGE	38.6	\$8,652,168	\$187,549	877.5	\$219.22	1972.8	5.32%	\$2,163,041,982
205	2017 YTD THRU 31 NOV 17	AVERAGE	35.5	\$6,513,022	\$170,960	901.4	\$195.91	1973.2	5.39%	\$1,335,169,605
22.0%	CHANGE % NOV 18 YTD VS. NOV 17 YTD		8.7%	32.8%	9.7%	-2.7%	11.9%		-1.3%	62.0%

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 NOV 2017 THERE WERE TWO LARGE (>100 UNITS) SALES (208 UNITS IN BEAVERTON AND 146 UNITS IN OREGON CITY).

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