

PORTLAND METRO MULTIFAMILY SALES: DEC 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-Dec-18	Savaria Square	6702 SE 80th	Portland - SE	18	\$3,000,000	\$166,667	840	\$198.41	2002	6.02%
28-Dec-18	The Brittany	3470 SW 126th	Beaverton	4	\$716,000	\$179,000	1818	\$98.49	1968	
28-Dec-18		3375 SW 125th	Beaverton	5	\$675,000	\$135,000	1029	\$131.17	1971	
27-Dec-18		7934 SW Barbur	Portland - W	10	\$1,475,000	\$147,500	711	\$207.45	1942	5.78%
26-Dec-18	Springville Orchards	17422 NW Springville Road	Beaverton	40	\$10,500,000	\$262,500	920	\$285.20	2018	
26-Dec-18		6839-6849 N Fessenden	Portland - N	6	\$875,000	\$145,833	825	\$176.70	1972	6.53%
20-Dec-18	Haven at Charbonneau (nee Illahee)	8755-8805 SW Illahee Ct	Wilsonville	126	\$22,600,000	\$179,365	856	\$209.63	1989	5.20%
19-Dec-18	Fern Hill	2325-2349 SE 174th Ave	Gresham	11	\$1,675,000	\$152,273	987	\$154.24	1979	
19-Dec-18	Sanctuary	4940 SW Landing	Portland - W	182	\$58,300,000	\$320,330	1016	\$315.14	2017	5.50%
19-Dec-18	Domaine at Villebois (Alexan Villebois)	28900 SW Villebois Dr	Wilsonville	274	\$69,500,000	\$253,650	972	\$261.04	2008	5.00%
19-Dec-18	Courtyard Village (SENIOR)	4501 NE 66th Ave	Vancouver	127	\$58,300,000	\$459,055	1284	\$357.48	2006	
17-Dec-18	Kinneman Square	4445 SW 188th	Beaverton	12	\$2,150,000	\$179,167	975	\$183.76	1974	5.55%
17-Dec-18		2534 NW Glisan	Portland - Central	8	\$1,300,000	\$162,500	567	\$286.60	1910	5.14%
14-Dec-18	Central Park	1701 E Reserve St	Vancouver	20	\$1,625,100	\$81,255	901	\$90.20	1965	
13-Dec-18		3823-3841 SE 52nd	Portland - SE	9	\$999,000	\$111,000	876	\$126.71	1894	
13-Dec-18	Evergreen Terrace	2904 E 16th	Vancouver	26	\$2,275,280	\$87,511	816	\$107.30	1974	
12-Dec-18	Hogan Woods	1625-1645 NE 20th St	Gresham	100	\$17,500,000	\$175,000	727	\$240.72	1991	
7-Dec-18		7303-7317 SE 70th	Portland - SE	7	\$800,000	\$114,286	712	\$160.58	1942	6.95%
7-Dec-18	The Drake	2308-2326 SW Osage	Portland - Central	12	\$1,950,000	\$162,500	906	\$179.46	1904	6.51%
7-Dec-18		5220 SW Franklin	Beaverton	4	\$830,000	\$207,500	848	\$244.69	1955	
6-Dec-18		7640 SW 34th	Portland - W	7	\$1,400,000	\$200,000	845	\$236.69	1971	4.75%
5-Dec-18		2167 SW Yamhill	Portland - Central	9	\$2,600,000	\$288,889	1262	\$228.93	1902	5.46%
5-Dec-18	Sunlight	5513-5517 NE 66th Ave	Vancouver	16	\$2,800,000	\$175,000	1049	\$166.79	2010	
4-Dec-18	Orchards Rowhomes	6016 NE 105th Ave	Vancouver	34	\$9,525,000	\$280,147	1576	\$177.72	2018	5.60%
4-Dec-18	Las Brisas	16400 NE Las Brisas	Portland - SubE	48	\$7,400,000	\$154,167	1063	\$145.08	2005	5.68%
3-Dec-18		1634 SE 41st	Portland - SE	17	\$2,500,000	\$147,059	538	\$273.13	1927	6.40%

SALES		AVERAGE	UNITS	PRICE	\$/UNIT	SQFT/UNIT	\$/SQFT	BUILT	CAPRATE*	TOTAL SALES
26	DECEMBER-18		43.5	\$10,895,015	\$250,239	982.8	\$251.01	1997.2	5.35%	\$283,270,380
18	DECEMBER-17		88.3	\$23,048,897	\$239,929	979.1	\$266.79	1989.8	5.08%	\$414,880,150
44.4%	CHANGE % DEC 18 VS. DEC 17		-50.7%	-52.7%	4.3%	0.4%	-5.9%		5.2%	-31.7%

YTD 2018 vs. 2017										
278	2018 YTD THRU 31 DEC 18	AVERAGE	40.3	\$9,075,039	\$187,364	884.3	\$222.37	1971.9	5.37%	\$2,522,860,845
223	2017 YTD THRU 31 DEC 17	AVERAGE	39.8	\$7,847,757	\$176,527	907.7	\$201.63	1974.5	5.36%	\$1,750,049,755
24.7%	CHANGE % DEC 18 YTD VS. DEC 17 YTD		1.2%	15.6%	6.1%	-2.6%	10.3%		0.2%	44.2%

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 DEC 2017 THERE WERE SIX LARGE (>100 UNITS) SALES (104 UNITS IN PORTLAND-N, 174 UNITS IN PORTLAND-NE, 210 UNITS IN TUALATIN, 179 UNITS IN PORTLAND-CENTRAL, 348 UNITS IN TIGARD AND 396 UNITS IN HILLSBORO).

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