

MARKET TRENDS

PORTLAND

MULTIFAMILY

↑	VACANCY	↑	UNEMPLOYMENT
↓	RENTAL RATES	↓	CONSTRUCTION DELIVERIES
Year-Over-Year Change			

SIGNIFICANT SALE TRANSACTIONS 1Q 2025

Property	Submarket	Units	Sale Price	Price/Unit	Buyer	Seller
Prairie View Apartments	Orchards Area	284	\$56,000,000	\$197,183	Foundation for Affordable Housing	Hearthstone Housing Foundation
Jens Pointe Apartments	Fircrest	240	\$76,000,000	\$316,667	Housing Authority of Vancouver	Ken Atchley, et al.
Avana Powell Valley	Gresham-Southwest	228	\$45,950,000	\$201,535	Greystar Real Estate Partners	Gelt Inc.
The Landings at Morrison	Gresham-N Central	225	\$49,500,000	\$220,000	Bridge Investment Group	Jackson Square Properties
Arnada Pointe	West Hazel Dell	200	\$42,000,000	\$210,000	Hamilton Zanze & Co.	Starwood Real Estate Income Trust

SIGNIFICANT UNDER CONSTRUCTION

Property	Address	Submarket	Units	Owner	Expected Delivery
Alta Amberglen II	NE Eckert Drive and Walker Rd	Sommerset West-Elmonica South	594	Wood Partners	4Q 2025
The Press Blocks - Residential Tower	1621 SW Taylor St	Goose Hollow	341	Security Properties, Inc.	4Q 2025
Modera Beaverton	12230 SW Broadway St	Downtown Beaverton	312	Mill Creek Residential	3Q 2025
Hillside Redevelopment	10203 SE D St	Ardenwald	275	Undisclosed	3Q 2026

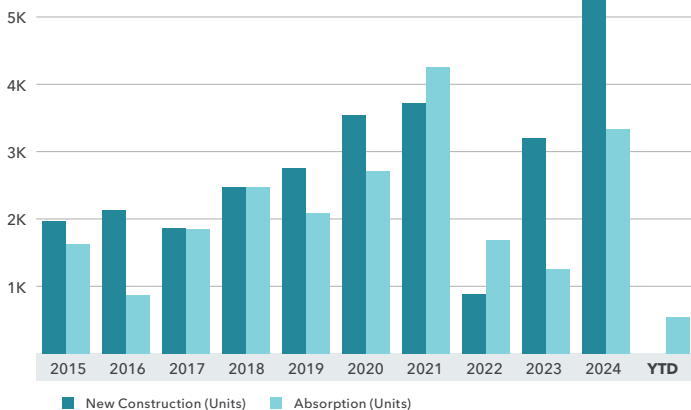
MARKET BREAKDOWN

	1Q25	4Q24	1Q24	YOY Change
Vacancy Rate	8.9%	9.5%	8.1%	80 bps
Average Asking Rents	\$1,872	\$1,850	\$1,876	-0.21%
Under Construction	3,511	3,289	6,293	-44.21%
Average Sale Price/Unit	\$199,863	\$199,121	\$241,154	-17.12%
Average Cap Rate	6.0%	6.2%	6.3%	30 bps
	1Q25	4Q24	1Q24	YOY Change
Construction Deliveries	0	1,582	1,428	N/A
Net Absorption	539	980	948	-43.14%

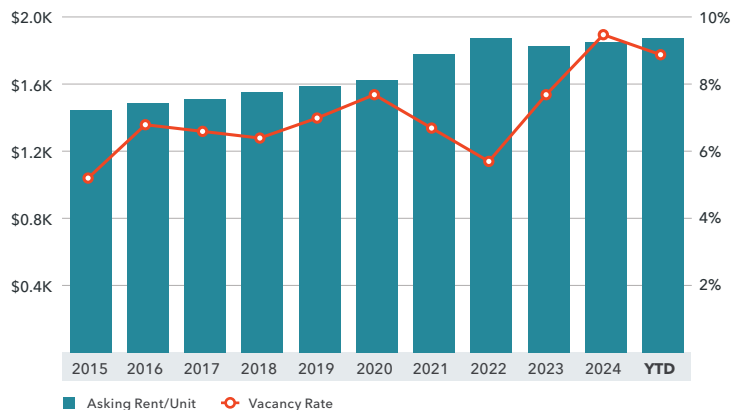
AVERAGE RENT

Unit Size	Monthly Rent
Studio	\$1,518
1 Bedroom	\$1,687
2 Bedroom	\$2,009
3 Bedroom	\$2,338

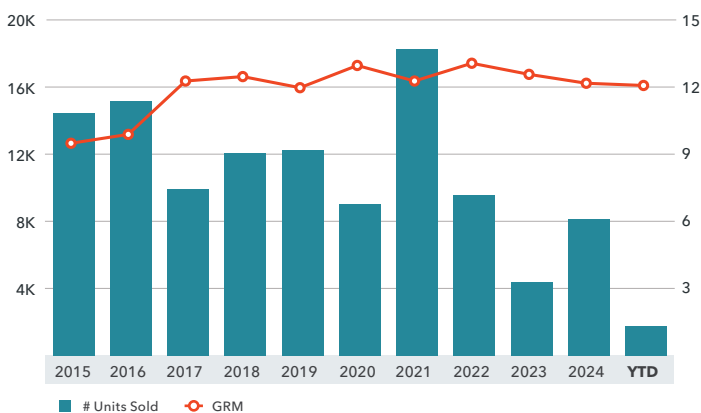
NEW CONSTRUCTION & ABSORPTION



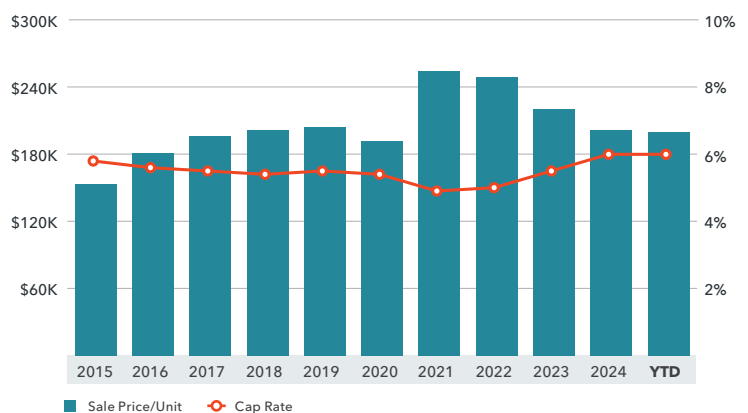
AVERAGE ASKING RENT/UNIT & VACANCY RATE



UNITS SOLD & GROSS RENT MULTIPLIER



AVERAGE SALE PRICE/UNIT & CAP RATES



Data Source: CoStar



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The information in this report was composed by the Kidder Mathews Research Group.

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COMMERCIAL BROKERAGE

\$9B

AVERAGE ANNUAL TRANSACTION VOLUME

26.2M

ANNUAL SALES SF

36.7M

ANNUAL LEASING SF

ASSET SERVICES

58M SF

MANAGEMENT PORTFOLIO SIZE

850+

ASSETS UNDER MANAGEMENT

250+

CLIENTS SERVED

VALUATION ADVISORY

2,400+

AVERAGE ANNUAL ASSIGNMENTS

39

TOTAL APPRAISERS

24

WITH MAI DESIGNATIONS

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