

MARKET TRENDS

PORTLAND MULTIFAMILY



SIGNIFICANT SALE TRANSACTIONS 2Q 2025

Property	Submarket	Units	Sale Price	Price/Unit	Buyer	Seller
Ansley Murray Hill	Bull Mountain	304	\$76,700,000	\$252,303	Pacific Urban Investors	Eaton Vance RE Investment Group
Peloton Apartments	Boise	265	\$88,000,000	\$332,075	Berkshire	Security Properties, Inc.
Amara Apartments	Pearl	138	\$28,750,000	\$208,333	Laurel Property Group	Quarterra
2121 Belmont Apartments	Buckman	123	\$34,600,000	\$281,301	Fourth Avenue Capital	DWS Group
Bristol Woods Apartments	Downtown Gresham	120	\$22,500,000	\$187,500	HiCap Management LLC	Kinei Ameri Properties

SIGNIFICANT UNDER CONSTRUCTION

Property	Address	Submarket	Units	Owner	Delivery Date
Astral & Revel by Alta	1390 NE Compton Dr	Sommerset West-Elmonica South	594	Wood Partners	3Q25
The Press Blocks - Residential Tower	1621 SW Taylor St	Goose Hollow	341	Security Properties, Inc.	4Q25
Hillside Redevlopment	10203 SE D St	Ardenwald	275	Housing Authority of Clackamas County	3Q26
Holloway	2050 NE Pacific St	Kerns	271	NBP Capital	3Q25
Kinline Apartments	1065 SW 170th Ave	Cooper Mountain-Aloha North	256	Rembold Properties	3Q26

TOP COMPLETED CONSTRUCTION

Property	Address	Submarket	Units	Owner	Delivery Date
Modera Beaverton	12230 SW Broadway St	Downtown Beaverton	312	Mill Creek Residential	April 2025
The Arvon	11603 NE 71st St	Orchards Area	274	Ten Talents Investments	April 2025
Zeal Lofts	3155 N Williams Ave	North Eliot	215	Vibrant Cities	April 2025

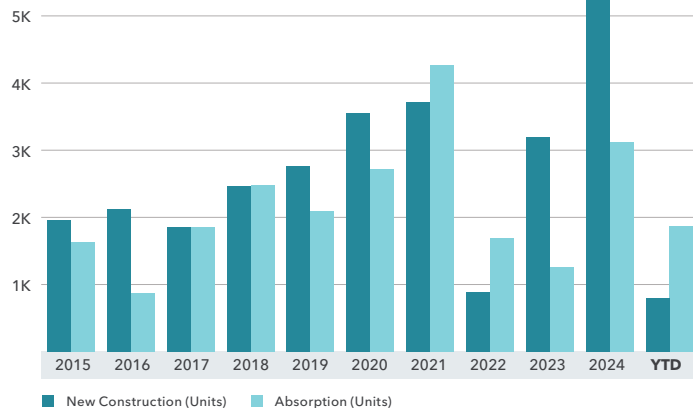
MARKET BREAKDOWN

	2Q25	1Q25	2Q24	YOY Change
Vacancy Rate	8.5%	8.9%	8.5%	0 bps
Average Asking Rents	\$1,891	\$1,875	\$1,904	-0.7%
Under Construction	2,197	2,998	4,655	-53%
Average Sale Price/Unit	\$236,354	\$211,362	\$156,791	51%
Average Cap Rate	5.9%	6.3%	5.9%	0 bps
	2Q25	2025 YTD	2024 YTD	YOY Change
Construction Deliveries	801	801	2,792	-71%
Net Absorption	1,110	1,864	1,806	3%

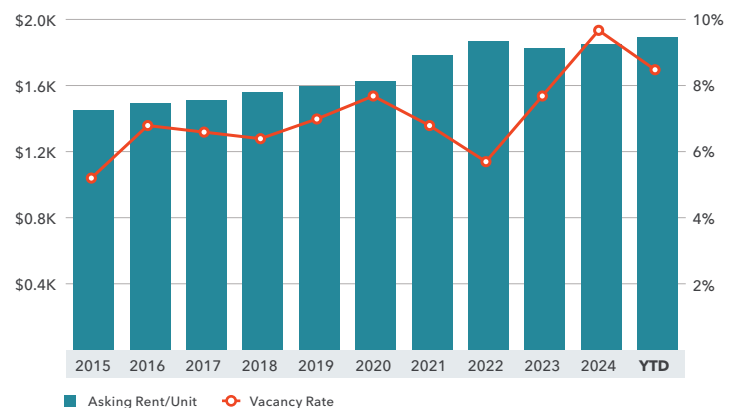
AVERAGE RENT

Unit Size	Monthly Rent
Studio	\$1,544
1 Bedroom	\$1,707
2 Bedroom	\$2,020
3 Bedroom	\$2,350

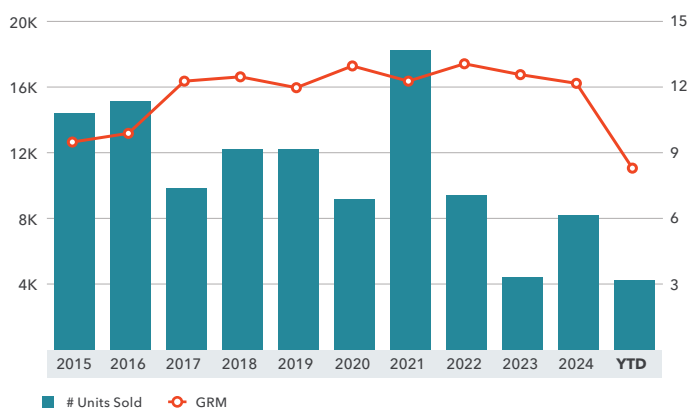
NEW CONSTRUCTION & ABSORPTION



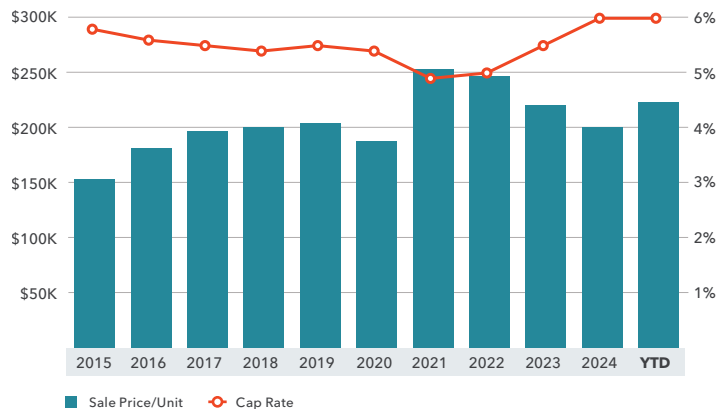
AVERAGE ASKING RENT/UNIT & VACANCY RATE



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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