

MARKET TRENDS

PORTLAND MULTIFAMILY

 VACANCY

 UNEMPLOYMENT

 RENTAL RATES

 CONSTRUCTION DELIVERIES

Year-Over-Year Change

SIGNIFICANT SALE TRANSACTIONS 4Q 2025

Property	Submarket	Units	Sale Price	Price/Unit	Buyer	Seller
Rose Schnitzer Tower	Arts District	235	\$50,400,000	\$214,468	Guardian	Cedar Sinai Park Foundation
East Wind	Gresham-Northeast	150	\$20,500,000	\$136,667	FPA Multifamily	Koka Hayashi
Hollis	Goose Hollow	138	\$31,000,000	\$224,638	Laurel Property Group	Wood Partner & MetLife
The Crossings @ Gresham Station	Gresham-Northwest	81	\$17,800,000	\$219,753	Mika & Michael Aranoff	Starwood Capital Group
Lower Burnside Lofts	Buckman	63	\$14,000,000	\$222,222	NSW Corporation	Berkshire

SIGNIFICANT UNDER CONSTRUCTION

Property	Address	Submarket	Units	Owner	Delivery Date
Hillside Redevelopment	10203 SE D St	Ardenwald	275	Clackamas County	3Q 2026
Kinline Apts	1065 SW 170th Ave	Cooper Mountain-Aloha North	256	Rembold Properties	3Q 2026
4110 NE Halsey St	4110 NE Halsey St	Hollywood	222	Undisclosed	1Q 2027

TOP COMPLETED CONSTRUCTION

Property	Address	Submarket	Units	Owner	Delivery Date
Byline	1640 SW Yamhill St	Goose Hollow	341	Security Properties	October 2025

MARKET BREAKDOWN

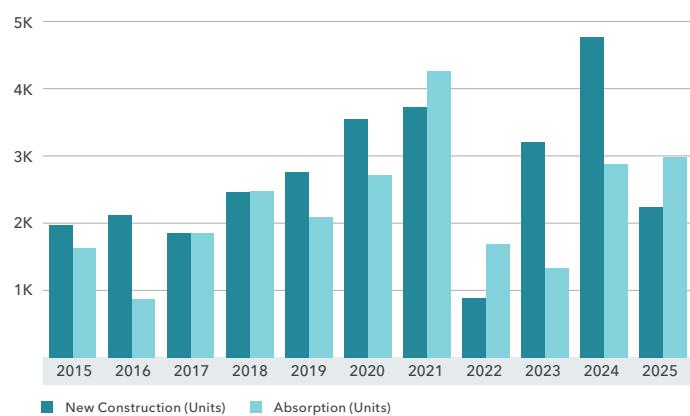
	4Q25	3Q25	4Q24	YOY Change
Vacancy Rate	8.5%	8.6%	9.6%	-110 bps
Average Asking Rents/Unit	\$1,795	\$1,833	\$1,829	-2%
Under Construction (SF)	1,028	1,369	3,051	-66%
Average Sale Price/Unit	\$182,846	\$167,498	\$200,580	-9%
Average Cap Rate	5.8%	5.8%	6.1%	-30 bps
	4Q25	2025	2024	YOY Change
Construction Deliveries (SF)	341	2,245	4,773	-53%
Net Absorption (SF)	392	2,989	2,872	4%

AVERAGE RENT

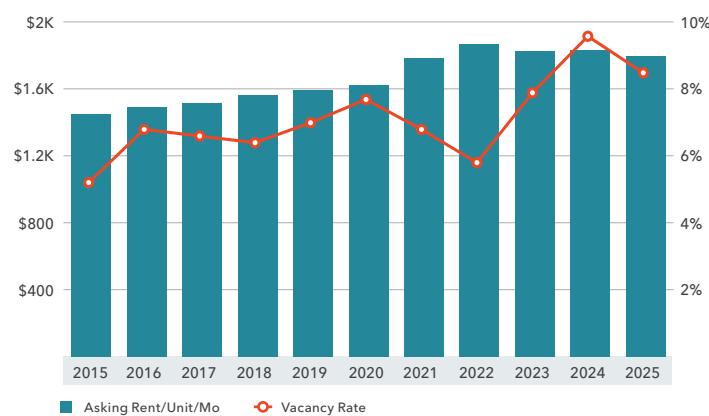
Unit Size	Monthly Rent
Studio	\$1,363
1 Bedroom	\$1,629
2 Bedroom	\$1,908
3 Bedroom	\$2,248



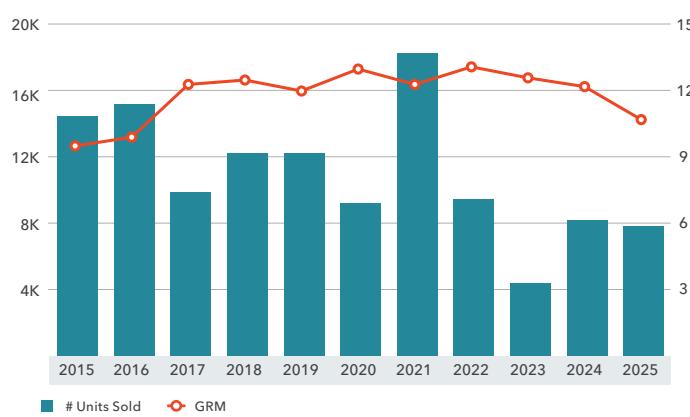
NEW CONSTRUCTION & ABSORPTION



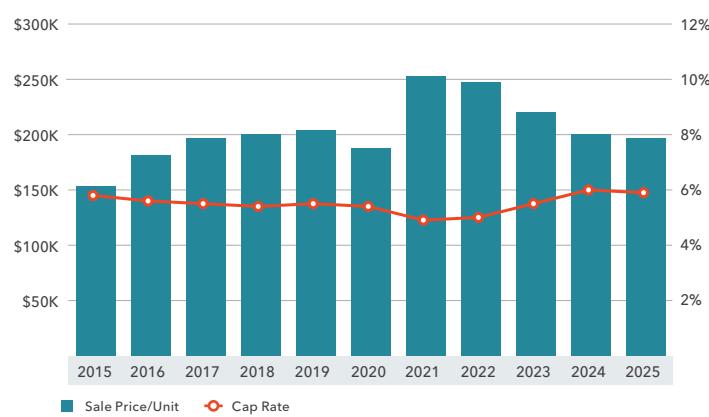
AVERAGE ASKING RENT/UNIT & VACANCY RATE



UNITS SOLD & GROSS RENT MULTIPLIER



AVERAGE SALE PRICE/UNIT & CAP RATES



Data Source: CoStar



Kidder Mathews is the largest fully independent commercial real estate firm in the Western U.S., with over 900 real estate professionals and staff in 19 offices in Washington, Oregon, California, Nevada, and Arizona. We offer a complete range of brokerage, appraisal, asset services, consulting, and debt & equity finance services for all property types.

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

53M SF
MANAGEMENT PORTFOLIO SIZE

800+
ASSETS UNDER MANAGEMENT

250+
CLIENTS SERVED

VALUATION ADVISORY

2,400+
AVERAGE ANNUAL ASSIGNMENTS

41
TOTAL APPRAISERS

23
WITH MAI DESIGNATIONS