Kidder Mathews

2Q 2026

MARKET TRENDS

PORTLAND *MULTIFAMILY*

↓ VACANCY	↑ UNEMPLOYMENT
↓ RENTAL RATES	↓ CONSTRUCTION DELIVERIES

Year-Over-Year Change

SIGNIFICANT SALE TRANSACTIONS 2Q 2026

Property	Submarket	Units	Sale Price	Price/Unit	Buyer	Seller
Ladd Towers	Park Blocks	332	$63,300,000	$190,663	Guardian | PCCP	Invesco Ltd.
Parkside Apartment Homes	Mt Hood	225	$40,484,764	$179,932	MG Properties	Investment Property Group
Carriage House	Walnut Grove	160	$34,400,000	$215,000	Green Light Development	Jackson Square Properties
Grant Park Village Quimby	Sullivan's Gulch	167	$30,700,000	$183,832	Laurel Property Group	Capstone Partners | PCCP
Carriage Park	Walnut Grove	128	$29,400,000	$229,688	Toro Street	Jackson Square Properties

SIGNIFICANT UNDER CONSTRUCTION

Property	Address	Submarket	Units	Owner	Expected Delivery
High Street Residential	10164 SW Park Way	Cedar Hills	369	SCOA Real Estate Partners, LLC	3Q 2027
Axiom Apartments	13650 SW River Terrace Blvd	Bull Mountain	348	The New Home Company	3Q 2026
Prose Walnut Grove	6712 NE 88th St	Walnut Grove	320	Alliance Residential Co.	3Q 2026
Klipsan	325 Waterfront Way	Downtown Washougal	276	Central Bethany	1Q 2027
Hillside Park	13900 Gain St	Park Place	275	Housing Authority of Clackamas County	2Q 2028

SIGNIFICANT COMPLETED CONSTRUCTION 2Q 2026

Property	Address	Submarket	Units	Owner	Delivery Date
440 West	440 W Columbia Way	Vancouver Waterfront	198	Lincoln Property Company	June 2026
Parkside Heights	3097 SE Meek St	Ardenwald	175	The Related Companies	April 2026
One Twenty Up	333 SE 120th Ave	Cascade Park	146	Romano Capital	April 2026
5907 SE 47th Ave	5907 SE 47th Ave	Woodstock	113	Arbor Homes	June 2026

MARKET BREAKDOWN

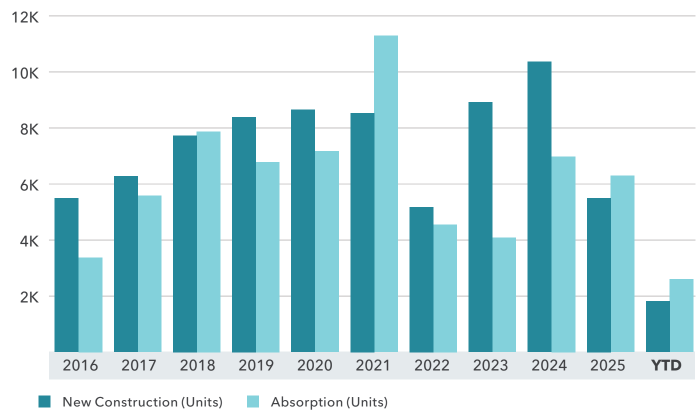
	2Q26	1Q26	2Q26	YOY Change
Vacancy Rate	7.1%	7.4%	7.2%	**-10 bps**
Average Asking Rents/Unit	$1,656	$1,644	$1,660	**-0.24%**
Under Construction (Units)	4,215	3,956	6,572	**-35.86%**
Average Sale Price/Unit	$182,489	$191,999	$209,408	**-12.85%**
Average Cap Rate	6.4%	6.4%	5.9%	**50 bps**

	2Q26	2026 YTD	2025 YTD	YOY Change
Construction Deliveries (Units)	781	1,813	2,412	**-24.83%**
Net Absorption (Units)	1,551	2,604	3,981	**-34.59%**

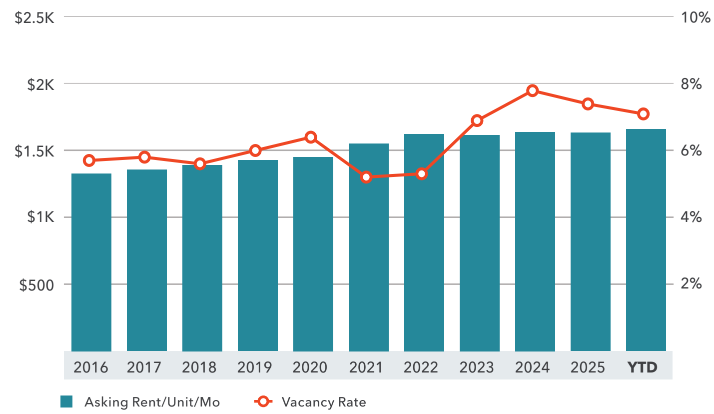
AVERAGE RENT

Unit Size	Monthly Rent
Studio	$1,291
1 Bedroom	$1,524
2 Bedroom	$1,785
3 Bedroom	$2,041

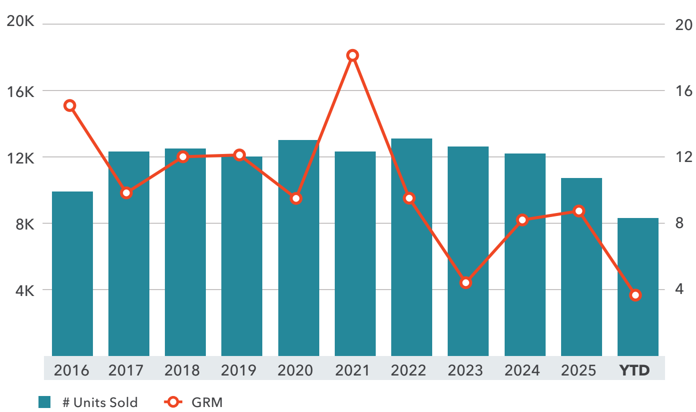
NEW CONSTRUCTION & ABSORPTION



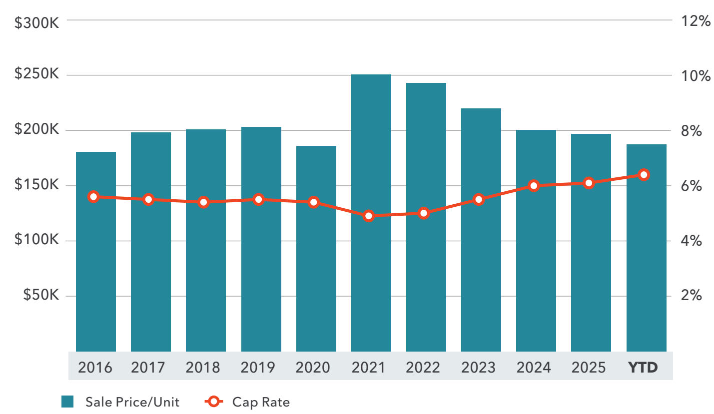
AVERAGE ASKING RENT/UNIT & VACANCY RATE



UNITS SOLD & GROSS RENT MULTIPLIER



AVERAGE SALE PRICE/UNIT & CAP RATES



Data Source: CoStar

Kidder Mathews

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	32.4M ANNUAL SALES SF	32.5M ANNUAL LEASING SF
ASSET SERVICES	54M SF MANAGEMENT PORTFOLIO SIZE	800+ ASSETS UNDER MANAGEMENT	250+ CLIENTS SERVED
VALUATION ADVISORY	2,700+ AVERAGE ANNUAL ASSIGNMENTS	42 TOTAL APPRAISERS	23 WITH MAI DESIGNATIONS