

MARKET TRENDS

PORTLAND RETAIL

↓ VACANCY ↓ UNEMPLOYMENT
 ↑ RENTAL RATES ↑ CONSTRUCTION DELIVERIES

Year-Over-Year Change

TOP SALE TRANSACTIONS 4Q 2022

Property	Submarket	SF	Sale Price	\$/SF	Buyer	Seller
8145 SE 82nd Ave	Clackamas/Milwaukie	53,143	\$4,750,000	\$89	Cartlandiadogz, LLC	Roca Investments
Mill Plain Plaza	St Johns/Cntrl Vancouver	17,045	\$4,590,000	\$269	Han River, LLC	Honey Badger Properties, LLC
2110 SE 82nd Ave	Mall 205	18,682	\$3,600,000	\$193	Craft3	Los Nietos Development, LLC
11500 NE 119th St	Orchards	7,016	\$3,560,000	\$507	Bb Plus Investment, LLC	Green Prairie, LLC
Sherwood Marketplace	Sherwood	10,794	\$3,525,000	\$327	Kwan Oregon, LLC	Pacific West Land

TOP LEASE TRANSACTIONS 4Q 2022

Property	Submarket	SF	Transaction Date	Tenant
9350 SW Washington Square Rd	Tigard	18,000	December 2022	Rich's for the Home
Canyon Place Shopping Center	Beaverton	15,000	December 2022	Natural Grocers
1703 Beaver Creek Rd	Oregon City	7,500	December 2022	The Oregon Pickleball Club

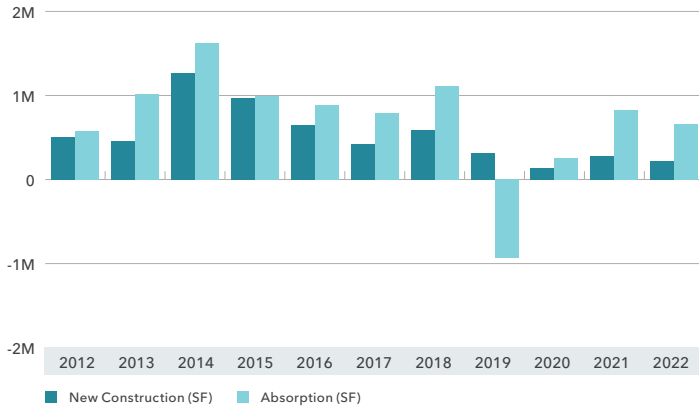
TOP UNDER CONSTRUCTION

Property	Submarket	SF	Delivery
Life Time Beaverton	North Beaverton	140,000	1Q 2023
Skyview Station	Hazel Dell/Salmon Creek	125,850	2Q 2023
18604-18688 SE Stark St	East Columbia Corridor	88,108	2Q 2023
Renaissance Boardwalk	St Johns/Cntrl Vancouver	50,000	3Q 2023
600 SW Cedar Hills Blvd	North Beaverton	45,000	1Q 2023

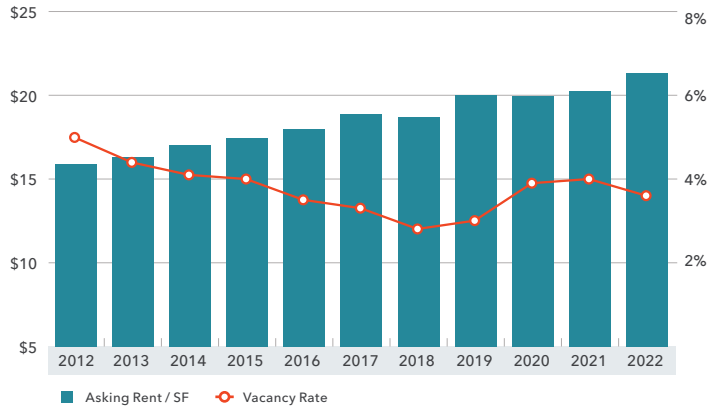
MARKET BREAKDOWN

	4Q22	3Q22	4Q21	Annual % Change
New Construction	9,377	75,896	62,002	-84.88%
Under Construction	574,897	571,939	434,472	32.32%
Vacancy Rate	3.4%	3.6%	4.0%	-15.00%
Average Asking Rents	\$21.10	\$21.08	\$20.16	4.66%
Average Sales Price / SF	\$242.71	\$273.91	\$232.18	4.54%
Cap Rates	5.9%	5.1%	5.7%	3.51%
Net Absorption	159,179	144,532	71,181	123.63%

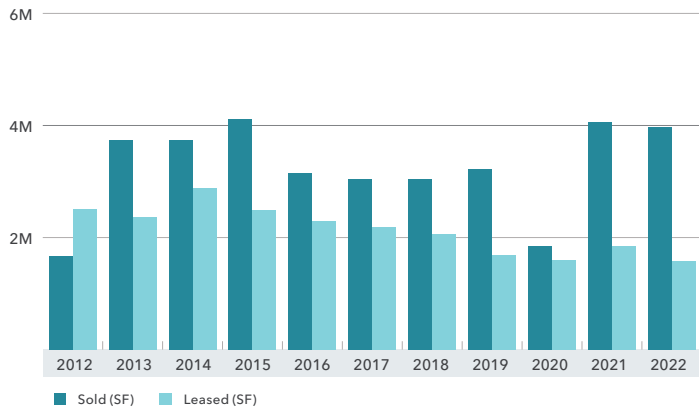
NEW CONSTRUCTION & ABSORPTION



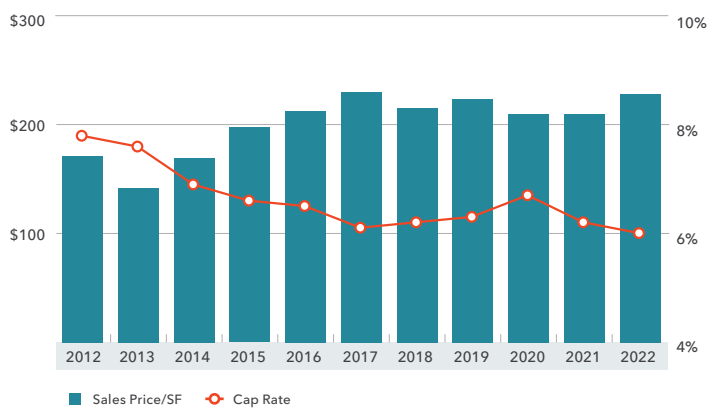
AVERAGE ASKING RENT/SF & VACANCY RATE



SALE VOLUME & LEASE VOLUME



AVERAGE SALES PRICE/SF & 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	<i>\$10.9B</i> TRANSACTION VOLUME ANNUALLY	<i>49.7M</i> ANNUAL SALES SF	<i>43.7M</i> ANNUAL LEASING SF
ASSET SERVICES	<i>52M</i> MANAGEMENT PORTFOLIO SF	<i>875+</i> ASSETS UNDER MANAGEMENT	<i>270+</i> ASSET SERVICES CLIENTS
VALUATION ADVISORY	<i>2,600+</i> ASSIGNMENTS ANNUALLY	<i>48</i> TOTAL APPRAISERS	<i>25</i> WITH MAI DESIGNATIONS

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