

2022 MID-YEAR SALES UPDATE

2022 MID-YEAR APARTMENT SALES

The Portland Metro multifamily market has continued to rebound following the impacts of the 2020 pandemic. The momentum from 2021's record year has carried into 2022 for both private and institutional sales. Through the first half of 2022, nearly \$1.25 billion has traded across 95 transactions. Sales volume and transactions have increased by 17% and 34%, respectively, compared to the same period in 2021.

Private capital sales (between \$1.5-\$20 million) led the way, as indicated by the accompanying graphs. Most notably, average price per-sq. ft., at \$284, has increased an astounding 40% compared to 2021's first half. Price-per-unit has also increased by 20%, topping over \$219,000 per-unit for the first time.

Interest from institutional investors persists, with 16 sales totaling \$813 million, compared to 16 sales for \$794 million in 2021. Price-per-unit and price-per-sq. ft. have increased by 10% and 13% in 2022, respectively.

In Multnomah County, the average price-per-sq ft. in the first-half jumped to \$310 from \$215 year-over-year, and per-unit sales price increased to \$215,000 from \$168,000.

Counties outside Multnomah recorded impressive gains as suburbs remain

highly active. Clark county had 12 sales in 2022's first half, compared to four in 2021. Washington county had strong performance, nearly doubling the number of transactions (five sales to nine) and the average sale price jumping to \$7.07 million.

The metro-area's diverse economic base and lack of housing have led to strong growth from pre-pandemic levels. Investor demand has paralleled rent growth, which has increased 8.5% YOY. However, most sales in the first half occurred before the aggressive interest rate hikes started. The impact of rising rates should be more visible over the second half of 2022. Institutional sales are most likely to be impacted as they tend to be more return driven than smaller private sales, often driven by 1031 exchanges.

SALES IN WILLAMETTE VALLEY

The Willamette Valley saw significant activity in Q1 and Q2 with 32 sales at an average price of \$6.4 million, compared to eight sales over the first half of 2021. This increased activity reflects strong investor interest in opportunities outside the Portland MSA.

Provided by

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The team of Jordan Carter, Clay Newton, and Tyler Linn focus on \$2-30 million multifamily transactions across Oregon and SW Washington. They are widely recognized as the leaders in private capital apartment sales across the region.

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Q1 & Q2 2022 PORTLAND-METRO SALES COMPARISON (UNDER \$20 MILLION)

| Total Sales Volume | | Total Transactions | | Average Price/Unit | | Average Price/SF | |
|--------------------|---------------|--------------------|----|--------------------|-----------|------------------|-------|
| 2020 | \$283,025,815 | 2020 | 50 | 2020 | \$193,465 | 2020 | \$232 |
| 2021 | \$268,162,581 | 2021 | 55 | 2021 | \$172,476 | 2021 | \$206 |
| 2022 | \$430,437,846 | 2022 | 79 | 2022 | \$219,463 | 2022 | \$284 |



MID-YEAR SALES UPDATE

Q1 & Q2 2022

PORTLAND MSA | \$20 MILLION & UNDER*

| Building Name | Property Address | City | Sale Date | Built | Units | Sale Price | Price/Unit | Price/SF |
|--------------------|------------------------|-------------|-----------|-------|-------|--------------|------------|----------|
| Reserve 10-Plex | 1317-1319 E Reserve St | Vancouver | 1/7/2022 | 1956 | 11 | \$1,680,000 | \$152,727 | \$249 |
| Durham 10-Plex | 295 Durham St | Lake Oswego | 1/11/2022 | 1980 | 6 | \$1,935,000 | \$322,500 | \$215 |
| Kent Apartments | 904 SE 20th Ave | Portland | 1/14/2022 | 1923 | 9 | \$1,820,000 | \$202,222 | \$254 |
| Linden Terrace | 13306 SE Linden Ln | Milwaukie | 1/18/2022 | 1970 | 20 | \$3,275,000 | \$163,750 | \$136 |
| Regency Terrace | 2438 SE Main St | Portland | 1/18/2022 | 1965 | 19 | \$2,100,000 | \$110,526 | \$168 |
| 5377 SE 18th Ave | 5377 SE 18th Ave | Portland | 1/20/2022 | 2020 | 12 | \$2,710,000 | \$225,833 | \$470 |
| The Celine | 2330 NW Raleigh St | Portland | 1/21/2022 | 2018 | 40 | \$15,200,500 | \$380,013 | \$371 |
| The Hawthorne PDX | 4717 SE Hawthorne Blvd | Portland | 1/21/2022 | 2015 | 50 | \$14,650,000 | \$293,000 | \$382 |
| Edward's Duplexes | 6817 NE 124th Ave | Vancouver | 1/24/2022 | 2013 | 12 | \$4,200,000 | \$350,000 | \$182 |
| Garden Park | 3205 NE 78th St | Vancouver | 1/25/2022 | 1972 | 7 | \$1,830,000 | \$261,429 | \$272 |
| Park Village | 4509 SW Vermont St | Portland | 2/1/2022 | 1961 | 37 | \$8,140,000 | \$220,000 | \$181 |
| Clinton Court | 2725 SE 29th Ave | Portland | 2/2/2022 | 1952 | 46 | \$9,250,000 | \$201,087 | \$446 |
| Lancaster Condos | 2781 Lancaster St | West Linn | 2/5/2022 | 1971 | 9 | \$1,700,000 | \$188,889 | \$186 |
| 1904 SE 80th Ave | 1904 SE 80th Ave | Portland | 2/7/2022 | 1966 | 10 | \$1,625,000 | \$162,500 | \$197 |
| Emerald Grove | 18 SE 162nd Ave | Portland | 2/7/2022 | 1969 | 18 | \$2,492,000 | \$138,444 | \$197 |
| Burnside 26-PLex | 5316 E Burnside St | Portland | 2/25/2022 | 1968 | 26 | \$4,850,000 | \$186,538 | \$243 |
| Marketplace | 1549 NE Market Dr | Fairview | 2/25/2022 | 2005 | 15 | \$3,600,000 | \$240,000 | \$235 |
| 25th 15-Plex | 1708 NW 25th Ave | Portland | 3/7/2022 | 1926 | 15 | \$2,350,000 | \$156,667 | \$244 |
| Coast Pine 12-Plex | 14623 NE Coast Pine Ct | Vancouver | 3/8/2022 | 1975 | 12 | \$3,745,000 | \$312,083 | \$440 |
| Tapiola Manor | 17925 SW Rosa Rd | Beaverton | 3/8/2022 | 1980 | 30 | \$6,300,000 | \$210,000 | \$213 |
| Autumn Park | 13213 SE 7th St | Vancouver | 3/16/2022 | 1996 | 36 | \$8,150,000 | \$226,389 | \$168 |
| Pettygrove | 1942 NW Pettygrove St | Portland | 3/17/2022 | 1912 | 13 | \$1,980,000 | \$152,308 | \$444 |
| Greenburg Road | 9520 SW Greenburg Rd | Tigard | 3/21/2022 | 2020 | 61 | \$3,425,000 | \$56,148 | \$171 |
| Edison | 1833 SE 6th St | Gresham | 3/22/2022 | 2020 | 64 | \$19,500,000 | \$304,688 | \$339 |
| Elysian Garden | 2631-2651 NW Upshur St | Portland | 3/25/2022 | 1926 | 38 | \$6,675,000 | \$175,658 | \$324 |
| Timber Ridge | 120 Morton Rd | Oregon City | 3/28/2022 | 1973 | 12 | \$1,770,000 | \$147,500 | \$174 |
| Tyee | 3745-3775 SW 108th Ave | Beaverton | 3/28/2022 | 1967 | 33 | \$6,900,000 | \$209,091 | \$271 |
| Beverly Court | 511 W Evergreen Blvd | Vancouver | 4/4/2022 | 1925 | 32 | \$6,100,000 | \$190,625 | \$380 |
| Caufield Park | 6103 Caufield St | West Linn | 4/7/2022 | 1977 | 10 | \$2,350,000 | \$235,000 | \$270 |
| Gateway Crossing | 10332 NE Oregon St | Portland | 4/8/2022 | 1968 | 30 | \$5,400,000 | \$180,000 | \$241 |
| Casa Venti | 3001 E 20th St | Vancouver | 4/11/2022 | 1982 | 12 | \$2,260,000 | \$188,333 | \$226 |
| Clackamas Court | 9131 SE Clackamas Rd | Clackamas | 4/11/2022 | 1976 | 10 | \$1,630,000 | \$163,000 | \$246 |
| Maryland 30-Plex | 4626 N Maryland Ave | Portland | 4/13/2022 | 2020 | 30 | \$6,000,000 | \$200,000 | \$444 |
| West Hills Terrace | 6235 SW Burlingame Ave | Portland | 4/13/2022 | 1963 | 29 | \$5,240,000 | \$180,690 | \$173 |

*Includes sales from \$1.5M - \$20M



MID-YEAR SALES UPDATE

Q1 & Q2 2022

PORTLAND MSA | \$20 MILLION & UNDER CONTINUED*

| Building Name | Property Address | City | Sale Date | Built | Units | Sale Price | Price/Unit | Price/SF |
|-----------------------|---------------------------------|-------------|-----------|-------|-------|--------------|------------|----------|
| 14th Ave 7-Plex | 1804 NE 14th Ave | Portland | 4/14/2022 | 1909 | 7 | \$1,675,146 | \$239,307 | \$398 |
| Blanton 7-Plex | 17355 SW Blanton St | Beaverton | 4/14/2022 | 1960 | 7 | \$1,675,000 | \$239,286 | \$448 |
| Stark St 48-Plex | 17010 SE Stark St | Portland | 4/18/2022 | 2001 | 48 | \$8,500,000 | \$177,083 | \$174 |
| Highlander | 1217 NE 122nd Ave | Portland | 4/18/2022 | 1960 | 38 | \$5,760,000 | \$151,579 | \$169 |
| St Johns Townhomes | 8527-8537 N Saint Louis Ave | Portland | 4/18/2022 | 2021 | 12 | \$3,100,000 | \$258,333 | \$429 |
| The Park at 28 | 28900 SW Parkway Ave | Wilsonville | 4/18/2022 | 1977 | 24 | \$4,800,000 | \$200,000 | \$206 |
| 12th Ave 6-Plex | 1806 SE 12th Ave | Portland | 4/21/2022 | 1925 | 6 | \$1,650,000 | \$275,000 | \$381 |
| Knott 10-Plex | 503 N Knott St | Canby | 4/21/2022 | 1989 | 10 | \$2,000,000 | \$200,000 | \$165 |
| Insley | 5350 SE 18th Ave | Portland | 4/22/2022 | 2016 | 18 | \$4,675,000 | \$259,722 | \$435 |
| Portland Hwy 11-Plex | 4640 NE Portland Hwy | Portland | 4/25/2022 | 2009 | 11 | \$2,300,000 | \$209,091 | \$133 |
| Atwater | 16280 SW 113th | Tigard | 4/27/2022 | 2015 | 24 | \$6,450,000 | \$268,750 | \$338 |
| View Point Terrace | 4210-4230 SW View Point Terrace | Portland | 4/29/2022 | 1990 | 15 | \$2,780,000 | \$185,333 | \$182 |
| Garden Home 5-Plex | 4103-4111 SW Garden Home Rd | Portland | 5/5/2022 | 1969 | 5 | \$1,550,000 | \$310,000 | \$674 |
| Tempo West | 5808 SW Beaverton Hillsdale Hwy | Portland | 5/10/2022 | 1973 | 60 | \$16,450,000 | \$274,167 | \$212 |
| M63 | 6310 N Maryland Ave | Portland | 5/12/2022 | 2021 | 18 | \$4,860,000 | \$270,000 | \$481 |
| The Spokane | 610 SE Spokane St | Portland | 5/13/2022 | 2014 | 11 | \$2,395,000 | \$217,727 | \$361 |
| 127th Ave 10-Plex | 217 SE 127th Ave | Portland | 5/16/2022 | 2009 | 10 | \$1,525,000 | \$152,500 | \$252 |
| 6833 Montana | 6833 Montana | Portland | 5/16/2022 | 2022 | 6 | \$1,550,000 | \$258,333 | \$427 |
| Brooks Terrace | 101 N 7th Ave | Cornelius | 5/17/2022 | 2021 | 21 | \$6,200,000 | \$295,238 | \$296 |
| Fenwick Crossing | 1765-1785 N Lombard St | Portland | 5/18/2022 | 2017 | 18 | \$4,300,000 | \$238,889 | \$418 |
| Everett 10-Plex | 1634 NW Everett St | Portland | 5/18/2022 | 1905 | 10 | \$2,550,000 | \$255,000 | \$472 |
| Anderson Estates | 538 NE Anderson St | Vancouver | 5/19/2022 | 1970 | 37 | \$7,400,000 | \$200,000 | \$241 |
| Church Street Commons | 435 NE Church St | Portland | 5/19/2022 | 2020 | 19 | \$3,682,500 | \$193,816 | \$432 |
| Avenue 66 | 4721 NE 66th Ave | Vancouver | 5/20/2022 | 2016 | 56 | \$13,972,000 | \$249,500 | \$254 |
| Douglas Grove | 20220 NE Glisan St | Gresham | 5/23/2022 | 2020 | 27 | \$6,666,000 | \$246,889 | \$292 |
| The Archibald | 468 SE 202nd Ave | Gresham | 5/23/2022 | 2020 | 37 | \$9,834,000 | \$265,784 | \$312 |
| NW 24th 7-Plex | 1223 NW 24th Ave | Portland | 5/23/2022 | 1907 | 7 | \$1,900,000 | \$271,429 | \$351 |
| Frazer Park | 677-699 NE 52nd Ave | Portland | 5/26/2022 | 1973 | 11 | \$2,105,000 | \$191,364 | \$150 |
| Huntley | 12310 SW Center St | Beaverton | 5/31/2022 | 1974 | 62 | \$18,000,000 | \$290,323 | \$268 |
| Oak Square | 19750 SW Alexander St | Beaverton | 5/31/2022 | 1983 | 22 | \$4,070,000 | \$185,000 | \$199 |
| Parker | 17135-17245 SW Heritage Ct | Beaverton | 5/31/2022 | 1969 | 48 | \$12,500,000 | \$260,417 | \$267 |
| Jonathan's Place | 201-217 NE 148th Ave | Portland | 6/1/2022 | 1998 | 30 | \$4,500,000 | \$150,000 | \$184 |
| Broadway | 2214 Broadway | Vancouver | 6/7/2022 | 1922 | 13 | \$4,450,000 | \$342,308 | \$514 |
| Creekside Manor | 2601-2639 Rossiter Ln | Vancouver | 6/8/2022 | 1967 | 20 | \$4,465,000 | \$223,250 | \$179 |

*Includes sales from \$1.5M - \$20M



MID-YEAR SALES UPDATE

Q1 & Q2 2022

PORTLAND MSA | \$20 MILLION & UNDER CONTINUED*

| Building Name | Property Address | City | Sale Date | Built | Units | Sale Price | Price/Unit | Price/SF |
|---------------------------|--------------------------|--------------|----------------|-------------|--------------|--------------------|----------------------|--------------|
| Garden View | 117 NE 102nd Ave | Vancouver | 6/8/2022 | 1977 | \$49 | \$9,450,000 | \$192,857 | \$188 |
| The Tabe | 1825 SE 50th Ave | Portland | 6/8/2022 | 2017 | 19 | \$5,200,000 | \$273,684 | \$357 |
| 82nd Ave 13-Plex | 4125-4149 NE 82nd Ave | Portland | 6/10/2022 | 1974 | 13 | \$2,075,000 | \$159,615 | \$196 |
| The 601 | 601 NE 162nd Ave | Portland | 6/10/2022 | 1973 | 79 | \$12,495,000 | \$158,165 | \$203 |
| West Minnehaha | 4600 NE Leverich Ct | Vancouver | 6/10/2022 | 2015 | 30 | \$7,035,000 | \$234,500 | \$292 |
| Wellington Square | 19849 NE Halsey St | Portland | 6/20/2022 | 1974 | 27 | \$4,600,000 | \$170,370 | \$205 |
| Parklawn | 1522-1528 21st Pl | Forest Grove | 6/21/2022 | 1975 | 8 | \$1,552,700 | \$194,088 | \$222 |
| The Burkhardt | 2254 NW Glisan St | Portland | 6/21/2022 | 1928 | 13 | \$2,060,000 | \$158,462 | \$343 |
| Bell Tower at Old Town Sq | 30480 SW Boones Ferry Rd | Wilsonville | 6/24/2022 | 2012 | 52 | \$14,100,000 | \$271,154 | \$470 |
| Pineview | 8366 SE Causey Ave | Happy Valley | 6/27/2022 | 1945 | 96 | \$18,725,000 | \$195,052 | \$184 |
| 6th Ave 17-Plex | 2311 SW 6th Ave | Camas | 6/29/2022 | 1979 | 17 | \$2,300,000 | \$135,294 | \$51 |
| Sydney Court | 1016 NE 86th St | Vancouver | 6/30/2022 | 1968 | 20 | \$3,148,000 | \$157,400 | \$70 |
| Total # of Sales | | 79 | Average | 1979 | 25 | \$5,448,580 | \$219,463 | \$284 |
| | | | | | Total | 2,005 | \$433,862,846 | |

*Includes sales from \$1.5M - \$20M



MID-YEAR SALES UPDATE

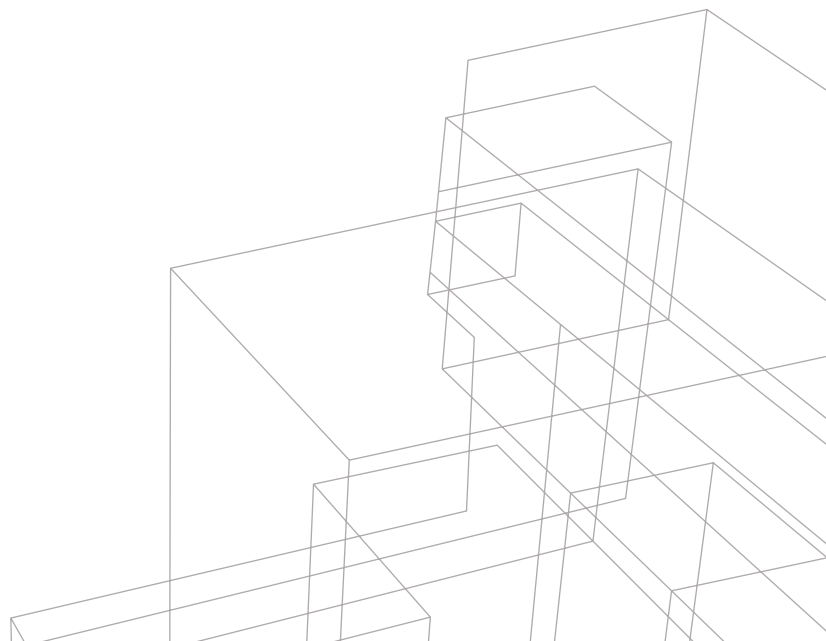
Q1 & Q2 2022

\$20 MILLION & UNDER | AVERAGES BY COUNTY

| | Total # of Sales | Average #of Units | Average Sale Price | Average Price/Unit | Average Price/SF |
|---------------------|------------------|-------------------|--------------------|--------------------|------------------|
| Clackamas | 10 | 25 | \$5,228,500 | \$208,684 | \$225 |
| Clark | 15 | 24 | \$5,345,667 | \$227,780 | \$265 |
| Multnomah | 45 | 24 | \$5,207,114 | \$215,151 | \$310 |
| Washington | 9 | 28 | \$7,071,967 | \$239,133 | \$280 |
| 2022 Average | 79 | 25 | \$5,448,580 | \$219,463 | \$284 |
| 2021 Average | 55 | 30 | \$4,875,683 | \$172,476 | \$206 |

\$20 MILLION & UNDER | AVERAGES BY YEAR BUILT

| | Total # of Sales | Average #of Units | Average Sale Price | Average Price/Unit | Average Price/SF |
|---------------------|------------------|-------------------|--------------------|--------------------|------------------|
| 1900-1939 | 11 | 15 | \$3,019,104 | \$219,908 | \$373 |
| 1940-1969 | 17 | 29 | \$5,617,647 | \$192,858 | \$261 |
| 1970-1999 | 26 | 24 | \$4,981,642 | \$204,056 | \$216 |
| 2000+ | 25 | 226 | \$6,888,200 | \$253,381 | \$343 |
| 2022 Average | 79 | 25 | \$5,448,580 | \$219,463 | \$284 |
| 2021 Average | 55 | 28 | \$4,875,683 | \$172,476 | \$206 |





MID-YEAR SALES UPDATE

Q1 & Q2 2022

PORTLAND MSA | INSTITUTIONAL | \$20 MILLION & UP

| Building Name | Property Address | City | Sale Date | Built | Units | Sale Price | Price/Unit | Price/SF |
|-------------------------|---------------------------|--------------|----------------|-------------|--------------|---------------------|----------------------|--------------|
| Heather Lodge | 13432 SE 169th Ave | Happy Valley | 1/11/2022 | 2021 | 178 | \$71,000,000 | \$398,876 | \$473 |
| Larkspur Place | 7609 NE Vancouver Mall Dr | Vancouver | 1/14/2022 | 1995 | 100 | \$28,200,000 | \$282,000 | \$280 |
| Sedona At Bridgecreek | 2220 NE Bridgecreek Ave | Vancouver | 1/14/2022 | 1989 | 200 | \$52,900,000 | \$264,500 | \$298 |
| Silver Oak | 8701 NE 54th St | Vancouver | 1/14/2022 | 1989 | 204 | \$55,700,000 | \$273,039 | \$273 |
| KOZ on 4th | 2211 SW 4th Ave | Portland | 1/27/2022 | 2020 | 108 | \$24,000,000 | \$222,222 | \$571 |
| Lineage at Willow Creek | 18380 NW Heritage Pky | Beaverton | 4/7/2022 | 1981 | 121 | \$42,000,000 | \$347,107 | \$395 |
| Passage | 12800 SE 7th St | Vancouver | 5/13/2022 | 1991 | 104 | \$32,850,000 | \$315,865 | \$303 |
| Aspire Trailmark | 700 SW Eastman Pky | Gresham | 5/16/2022 | 1992 | 100 | \$28,000,000 | \$280,000 | \$311 |
| Burnside 26 | 2625 E Burnside St | Portland | 5/18/2022 | 2014 | 135 | \$44,250,000 | \$327,778 | \$466 |
| Montclair Terrace | 4835 SW Oleson Rd | Multiple | 5/19/2022 | 1968 | 188 | \$75,168,058 | \$399,830 | \$436 |
| 81 Fifty at West Hills | 8150 SW Barnes Rd | Multiple | 5/19/2022 | 1986 | 357 | \$155,438,416 | \$435,402 | \$575 |
| Aspenridge | 13719 SE 18th St | Vancouver | 5/24/2022 | 1985 | 240 | \$57,150,000 | \$238,125 | \$196 |
| 5 Points | 1807 NE 112th Ave | Vancouver | 5/26/2022 | 2021 | 92 | \$27,745,834 | \$301,585 | \$277 |
| Hanover | 3210-3280 SW 185th Ave | Beaverton | 5/27/2022 | 1998 | 84 | \$26,500,000 | \$315,476 | \$332 |
| River Ridge | 17865 SW Pacific Hwy | Tualatin | 6/9/2022 | 2017 | 180 | \$70,000,000 | \$388,889 | \$436 |
| Aster Parc | 6300 SW 188th Ct | Aloha | 6/22/2022 | 1974 | 153 | \$22,600,000 | \$147,712 | \$330 |
| Total # of Sales | | 16 | Average | 1996 | 159 | \$50,843,894 | \$308,650 | \$372 |
| | | | | | Total | 2,544 | \$813,502,308 | |



MID-YEAR SALES UPDATE

Q1 & Q2 2022

WILLAMETTE VALLEY | \$1.5 MILLION & UP

| Building Name | Property Address | City | Sale Date | Built | Units | Sale Price | Price/Unit | Price/SF |
|-----------------------------|---------------------------|--------------|----------------|-------------|--------------|----------------------|------------------|--------------|
| Bannockburn | 180 I St | Independence | 1/4/2022 | 1976 | 17 | \$1,600,000 | \$94,118 | \$290 |
| Crossfire | 305 Mary St | Lebanon | 5/27/2022 | 2015 | 8 | \$1,695,000 | \$211,875 | \$206 |
| The Glen Villa | 207 25th St NE | Salem | 3/24/2022 | 1967 | 14 | \$1,728,000 | \$123,429 | \$104 |
| Vance Terrace | 309 W C St | Rainier | 1/26/2022 | 1967 | 22 | \$1,750,000 | \$79,545 | \$104 |
| The Cottages | 25105 Cottage Ct | Veneta | 2/28/2022 | 2007 | 8 | \$1,755,000 | \$219,375 | \$240 |
| McMinnville 14 Units | 1121 NE Baker St | McMinnville | 6/17/2022 | 1940 | 14 | \$1,785,000 | \$127,500 | \$724 |
| Capitol Court Apartments | 1000 Capitol St NE | Salem | 1/18/2022 | 1930 | 12 | \$2,400,000 | \$200,000 | \$308 |
| 10 Plex | 3440 Hawthorne Ave | Salem | 5/31/2022 | 2007 | 10 | \$2,675,000 | \$267,500 | \$248 |
| Cape Lee Apartments | 3222 N Shore Dr SE | Albany | 2/17/2022 | 1969 | 28 | \$3,000,000 | \$107,143 | \$122 |
| Harding School Lofts & Apts | 601 S Wyooski St | Newberg | 3/22/2022 | 1923 | 11 | \$3,104,962 | \$282,269 | \$278 |
| 2208 SW Elmwood Dr | 2208 SW Elmwood Dr | Dallas | 3/17/2022 | 1974 | 24 | \$3,200,000 | \$133,333 | \$135 |
| Mountain View | 1907 N College St | Newberg | 6/29/2022 | 1973 | 16 | \$3,200,000 | \$200,000 | \$260 |
| Las Brasas | 33 E 30th Ave | Eugene | 1/28/2022 | 1968 | 12 | \$3,250,000 | \$270,833 | \$264 |
| Heather | 3437 Hawthorne Ave NE | Salem | 2/8/2022 | 1978 | 32 | \$3,400,000 | \$106,250 | \$147 |
| McCarran | 3406 30th Ave NE | Salem | 3/24/2022 | 1995 | 30 | \$4,072,000 | \$135,733 | \$159 |
| The Arboretum | 3865 Liberty Rd S | Salem | 2/10/2022 | 2009 | 23 | \$4,225,000 | \$183,696 | \$233 |
| College Apartments | 272-292 College St S | Monmouth | 5/19/2022 | 1975 | 36 | \$4,500,000 | \$125,000 | \$129 |
| Salem Arts Building | 155 Liberty St NE | Salem | 4/16/2022 | 1936 | 22 | \$5,600,000 | \$254,545 | \$120 |
| Trees Court | 200 Trees Ct | Silverton | 6/24/2022 | 1980 | 30 | \$6,110,000 | \$203,667 | \$170 |
| Stonecreek Duplexes | 2503-2577 Phipps Cir NE | Salem | 2/28/2022 | 1979 | 42 | \$6,300,000 | \$150,000 | \$156 |
| Village Park | 5236 Main St | Springfield | 3/28/2022 | 1962 | 48 | \$6,400,000 | \$133,333 | \$195 |
| Sherman Oaks | 2424 Oak St SE | Albany | 3/31/2022 | 1992 | 49 | \$6,500,000 | \$132,653 | \$199 |
| Chehalem Creek | 611 S Blaine St | Newberg | 6/17/2022 | 1980 | 32 | \$6,550,000 | \$204,688 | \$266 |
| Hosanna | 700 N 1st St | Springfield | 5/15/2022 | 1954 | 54 | \$7,500,000 | \$138,889 | \$165 |
| Nola Place | 2500-2550 Lancaster Dr NE | Salem | 3/10/2022 | 1976 | 54 | \$9,000,000 | \$166,667 | \$212 |
| Cascade Meadows | 2500 Long St | Sweet Home | 4/8/2022 | 2021 | 48 | \$10,121,875 | \$210,872 | \$422 |
| Veri on Sunnyview | 4200 Sunnyview Rd NE | Salem | 5/5/2022 | 1997 | 58 | \$10,400,000 | \$179,310 | \$134 |
| Franklin Commons | 2180 Franklin St | Lebanon | 5/20/2022 | 2021 | 48 | \$11,900,000 | \$247,917 | \$248 |
| Campus Villa | 1445 SW A Ave | Corvallis | 3/11/2022 | 1968 | 100 | \$15,100,000 | \$151,000 | \$198 |
| Four Seasons Greentree | 755 E 36th Ave | Eugene | 1/4/2022 | 1976 | 108 | \$17,150,000 | \$158,796 | \$215 |
| New Heritage | 2148 Geary St SE | Albany | 5/11/2022 | 1994 | 100 | \$18,650,000 | \$186,500 | \$196 |
| Willow Tree Place | 3210 Lansing Ave NE | Salem | 2/16/2022 | 2021 | 96 | \$24,500,000 | \$255,208 | \$293 |
| Total # of Sales | | 32 | Average | 1979 | 38 | \$6,535,057 | \$176,301 | \$223 |
| Totals | | | | | 1,206 | \$209,121,837 | | |