



MULTIFAMILY REPORT

Portland Builds a Comeback

June 2022

Employment Market Fights to Recoup Losses

Construction Activity Stays Elevated

Rent Development Consistent

PORTLAND MULTIFAMILY



Portland's Return to Form Now Underway

Portland's multifamily sector is registering solid metrics across the board as we move into summer, with rent growth at 0.7% on a trailing three-month basis, just 10 basis points behind the still-overperforming national average. Rental demand continues to provide a boost to Portland's construction sector, as continued inventory expansion has been absorbed consistently, keeping occupancy elevated, at 96.0% as of March.

The local economy is still reeling after the impact of pandemic-driven restrictions, while a largely positive demographic trend turned negative in 2021. Recovery is underway, however, as Portland regained 68,000 jobs in the 12 months ending in February. Leisure and hospitality accounted for nearly half of these gains, for a 39.9% jump. Projects underway, such as the Ritz-Carlton-anchored tower developed by BPM Real Estate Group in downtown Portland, indicate that confidence in the resurgence of the sector and the local economy is still reasonably high.

Following a slowdown in 2020, sales activity saw a bounce-back in 2021, as more than \$2.8 billion in assets traded since the beginning of last year. Development has been high in Portland in the past five years, and the 10,677 units under construction point to further expansion in 2022 and beyond. Yardi Matrix expect rents to improve 7.6% by year-end.

Market Analysis | June 2022

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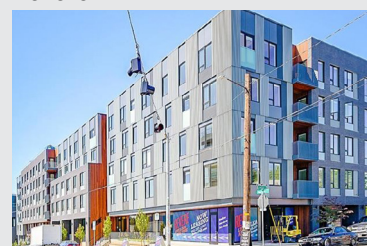
Recent Portland Transactions

Arbor Heights



City: Tigard, Ore.
Buyer: Kennedy Wilson
Purchase Price: \$121 MM
Price per Unit: \$346,983

Revere



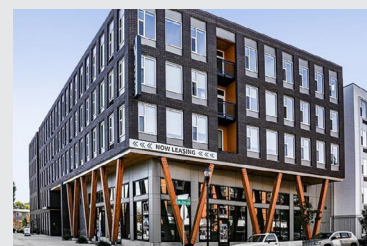
City: Portland, Ore.
Buyer: The Wolff Co.
Purchase Price: \$79 MM
Price per Unit: \$372,038

10th at Hoyt



City: Portland, Ore.
Buyer: RISE Properties Trust
Purchase Price: \$75 MM
Price per Unit: \$421,348

Verso



City: Beaverton, Ore.
Buyer: Brookfield Properties
Purchase Price: \$74 MM
Price per Unit: \$430,233