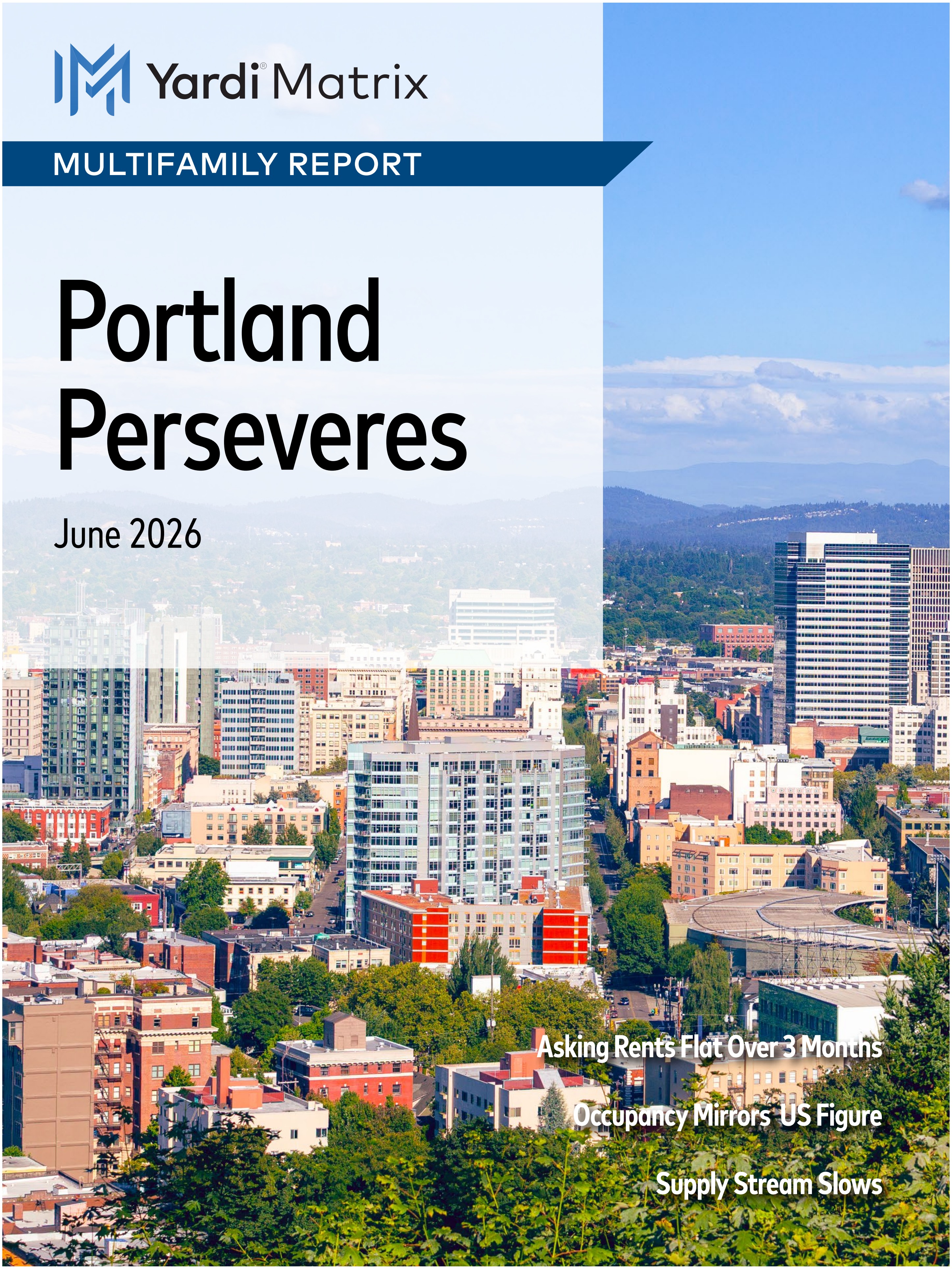
Yardi Matrix

MULTIFAMILY REPORT

Portland Perseveres

June 2026



Asking Rents Flat Over 3 Months

Occupancy Mirrors US Figure

Supply Stream Slows

PORTLAND MULTIFAMILY

Yardi Matrix

Fundamentals Hold Amid Headwinds

Portland's average advertised asking rent was unchanged on a trailing three-month basis as of April, at $1,736. This marked an improvement over the first quarter of 2026, when rates contracted. Meanwhile, the U.S. figure increased 0.2%, to $1,758. The market's occupancy rate in stabilized assets was 94.5% as of March, slightly outperforming the 94.2% national average.

Greater Portland's unemployment rate was 5.2% as of March, according to preliminary data from the Bureau of Labor Statistics. The figure significantly lagged the 4.3% national average. The metro lost 8,600 jobs during the past year. Just three employment sectors recorded gains, led by education and health services (4,700 jobs). Meanwhile, the metro has several significant healthcare projects underway. Kaiser Permanente began construction on the 615,000-square-foot expansion at its Sunnyside Medical Center in Clackamas, Ore. Designed as the state's first fully electric hospital, the addition is expected to come online in 2029.

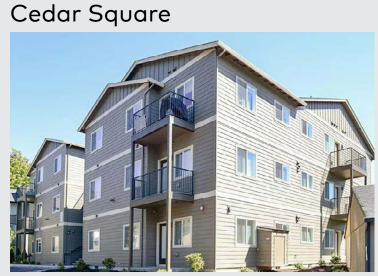
During the first four months of 2026, developers added 405 units to Portland's stock, on the heels of 5,725 units delivered in 2025. The metro had close to 4,400 apartments under construction as of April, and Yardi Matrix projects a slowing pipeline for at least a couple of years. Meanwhile, Portland sales were muted during the first four months of 2026, totaling $78 million.

Recent Portland Transactions

Terra at Hazel Dell

City: Vancouver, Wash.
Buyer: MDH Management
Purchase Price: $48 MM
Price per Unit: $233,010

Cedar Square



City: Portland, Ore.
Buyer: Glencrest Group
Purchase Price: $30 MM
Price per Unit: $210,211

Market Analysis | June 2026

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RENT TRENDS

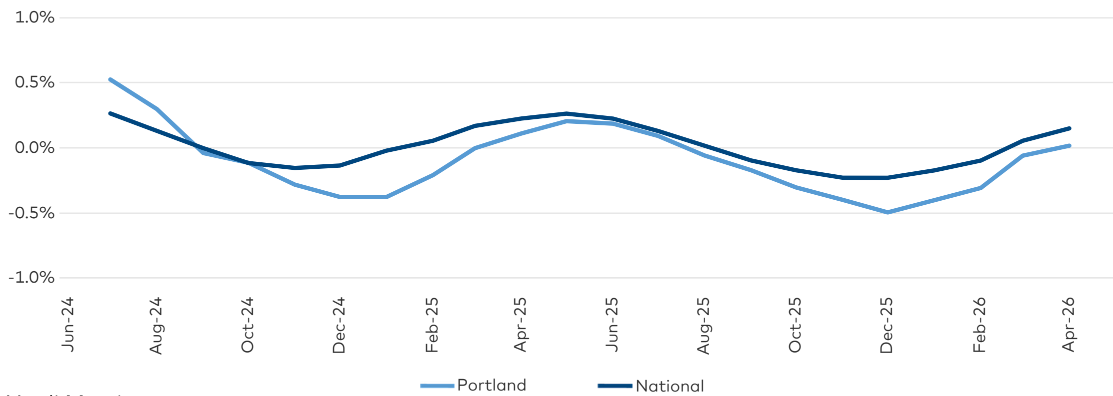
- The average advertised Portland asking rent was flat on a trailing three-month (T3) basis as of April, at $1,736. This marked a turning point. During 2026's first quarter, rent movement was in the red each month on a T3 basis. Meanwhile, the U.S. average increased 0.2%, to $1,758. Year-over-year through April, Portland asking rents fell 1.8%, while the national figure slid 0.2%.

- Advertised asking rents in the Lifestyle segment were up 0.1% on a T3 basis, to $1,874. The figure for the working-class Renter-by-Necessity segment was unchanged, at $1,552. Over 12 months, the Lifestyle average dropped 2.1% and the RBN one contracted 1.0%.

- The market's occupancy in stabilized assets was 94.5% as of March. The figure slid 40 basis points year-over-year but stayed above the 94.2% national average. Both Lifestyle and RBN occupancy decreased 40 basis points year-over-year, to 94.4% and 94.5%, respectively.

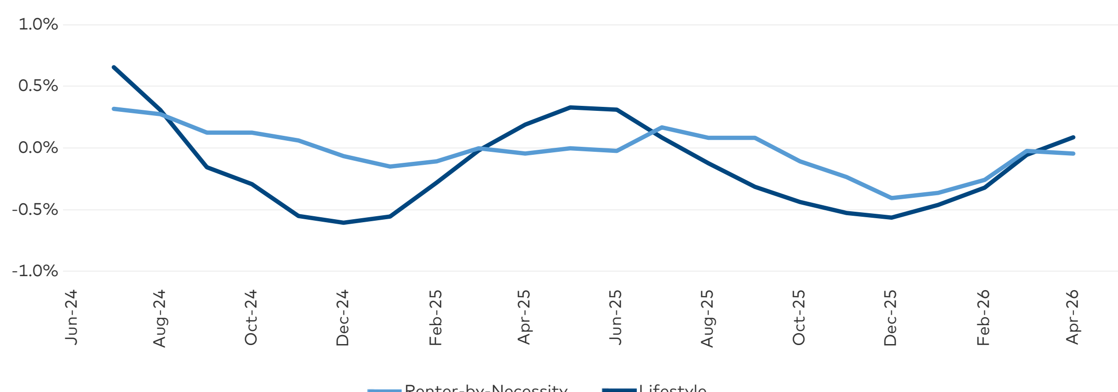
- More than half of Portland's 69 submarkets tracked by Yardi Matrix saw negative rent movement year-over-year through April. Laurelhurst stood out among the few submarkets that posted gains, up 3.1% to $1,559. It was followed by Fort Vancouver (2.0% to $1,430) and Orchards (1.9% to $1,796). Despite advertised asking rents dropping 4.2% to $2,284, Lake Oswego remained the area's most expensive submarket, outperforming Downtown Portland (0.3% to $2,229) and Downtown Vancouver (1.9% to $2,080), Notably, both city cores saw yearly gains.

Portland vs. National Rent Growth (Trailing 3 Months)



Source: Yardi Matrix

Portland Rent Growth by Asset Class (Trailing 3 Months)



Source: Yardi Matrix

ECONOMIC SNAPSHOT

- Portland's unemployment rate was 5.2% as of March, according to preliminary Bureau of Labor Statistics data. The figure went up 30 basis points over 12 months, and was also 90 basis points above the national average. The Oregon rate stood at 5.2% as of March.
- Metro Portland lost 8,600 net jobs last year. Just three sectors recorded gains: education and health services (4,700 jobs), leisure and hospitality (3,700 jobs) and government (1,500 jobs). This was not enough to counterbalance the 18,500 jobs lost, with manufacturing and mining, logging and construction accounting for the steepest losses. All in all, employment was 0.5% in the red as of December, while the U.S. saw a 0.6% gain.
- In April, Oregon Health & Science University opened Vista Pavilion, the first phase of its hospital expansion project at its Marquam Hill campus in Portland. The $650 million, 14-story facility added 128 beds, as well as 125 patient parking spaces. Ongoing work is also set to expand the emergency department. Another health-care development in the metro involves Kaiser Permanente. The company started construction on a 615,000-square-foot addition to its Sunnyside Medical Center in Clackamas, Ore. Targeting LEED Gold certification, the seven-story building was designed as the state's first fully electric hospital and is scheduled to open in 2029.

Portland Employment Share by Sector

		Current Employment	
Code	Employment Sector	(000)	% Share
65	Education and Health Services	212,4	17,1%
70	Leisure and Hospitality	121,3	9,7%
90	Government	163,3	13,1%
40	Trade, Transportation and Utilities	228,4	18,3%
50	Information	26	2,1%
80	Other Services	42,4	3,4%
55	Financial Activities	69,5	5,6%
60	Professional and Business Services	190,7	15,3%
15	Mining, Logging and Construction	75,9	6,1%
30	Manufacturing	114,8	9,2%

Sources: Yardi Matrix, Bureau of Labor Statistics

Population

- Portland added nearly 60,000 residents between 2019 and 2022. This marked a 2.4% uptick, and was 40 basis points above the U.S. average.
- The pace slowed, but the population is still rising. The area gained 32,500 residents between 2022 and 2025, per recent Census estimates.

Portland vs. National Population

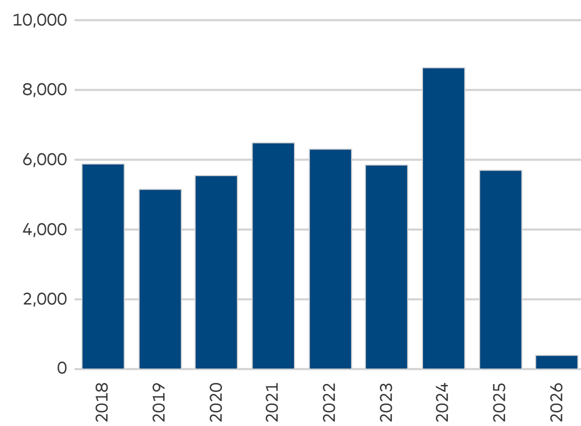
	2019	2020	2021	2022
National	324,697,795	326,569,308	329,725,481	331,097,593
Portland Metro	2,445,761	2,472,774	2,493,429	2,505,312

Source: U.S. Census

SUPPLY

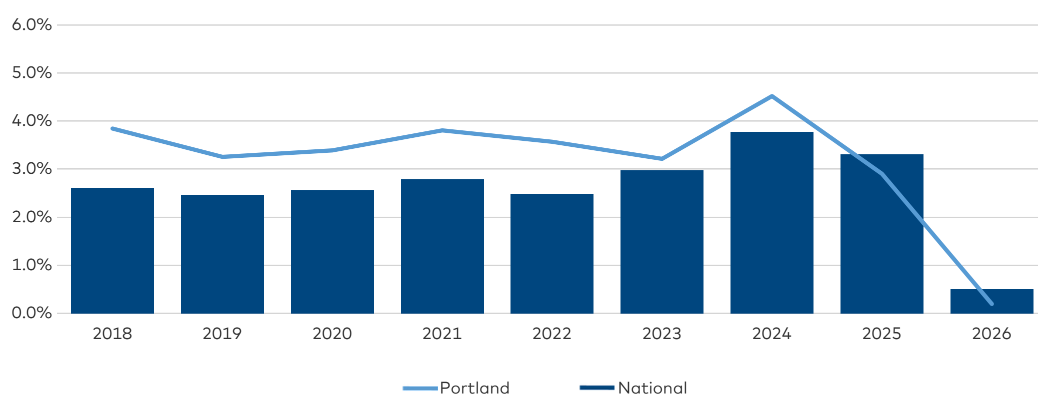
- Completions were off to a slow start in 2026, with developers adding 405 units to Portland's stock through April. That was 0.2% of existing inventory and below the 0.5% U.S. average. All but one of the recent completions were fully affordable, with a single Lifestyle asset totaling 183 units coming online. Portland gained 5,725 units in 2025, below its 6,600-unit average of the past five years. Yardi Matrix expects the metro to gain just 2,847 units this year.
- Portland had 4,388 units under construction as of April. An additional 31,000 units were moving through planning and permitting. Development was concentrated in Lifestyle projects, which comprised more than three-quarters of units underway. Fully affordable developments totaled 16.8% and RBN accounted for the rest.
- Construction starts slowed, with developers breaking ground on 205 units during the first four months of 2026. During the same period in 2025, work started on 497 units.
- Of the 69 submarkets tracked by Yardi Matrix, 20 had at least one development of more than 50 units underway as of April. Tanasbourne continued to lead, with 594 units under construction. Downtown Vancouver (487), Creswell Heights (366), Beaverton (337) and Battle Ground (314) rounded out the top five.
- The 224-unit HollywoodHUB in the Madison South submarket is one of the area's largest fully affordable projects underway. BRIDGE Housing and Key Community Development Corp. expect to deliver the 11-story building in early 2027. The Oregon Housing and Community Service Department provided bonds totaling $70.7 million for the project.

Portland Completions (as of April 2026)



Source: Yardi Matrix

Portland vs. National Completions as a Percentage of Total Stock (as of April 2026)

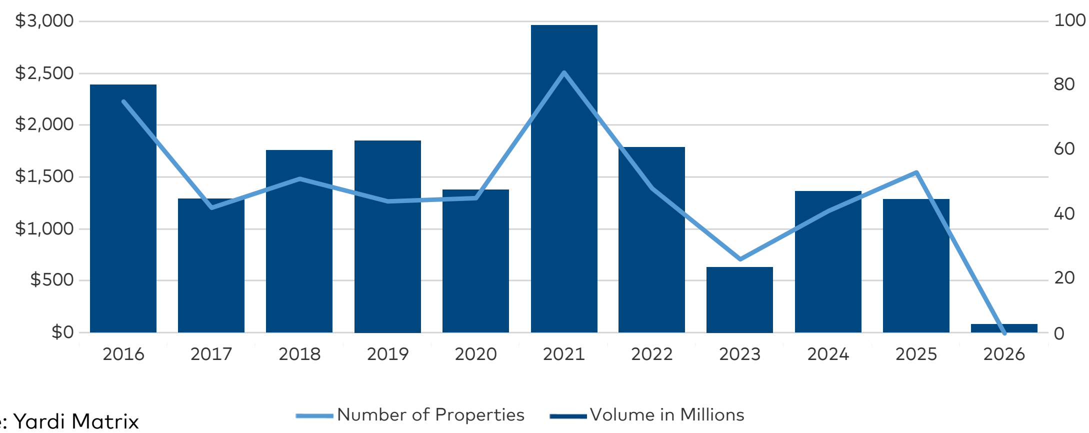


Source: Yardi Matrix

TRANSACTIONS

- Portland recorded $77 million in multifamily transactions during the first four months of 2026. This marked a steep decline from the same time last year, when sales amounted to $430 million. Overall, last year's volume reached $1.3 billion, below the $1.6 billion average of the past five years.
- Last year, RBN deals accounted for most of the transaction activity, comprising 37 of the 53 confirmed sales. RBN properties traded for $166,310 per unit, while Lifestyle assets commanded $257,633. All in all, the metro's average price per unit settled at $201,719, on par with the $201,563 U.S. average. In 2026, the metro clocked in at $193,035, just below the $193,181 U.S. figure.
- One of the metro's first transactions this year was MDH Management's $48 million acquisition of Terra at Hazel Dell. Pacific Urban Investors sold the 206-unit property for $233,010 per unit. The buyer secured a $32.4 million acquisition loan with the help of Berkadia.

Portland Sales Volume and Number of Properties Sold (as of April 2026)



Source: Yardi Matrix

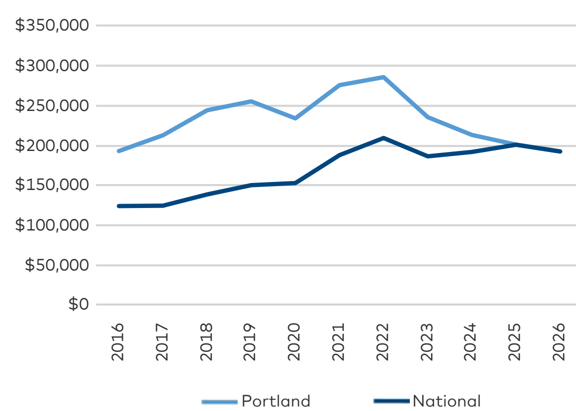
Top Submarkets for Transaction Volume[1]

Submarket	Volume ($MM)
Piedmont	88
Tanasbourne	82
Greenway	77
PSU/Lovejoy	73
Milwaukie/Gladstone	56
Gresham	56
Goose Hollow	52

Source: Yardi Matrix

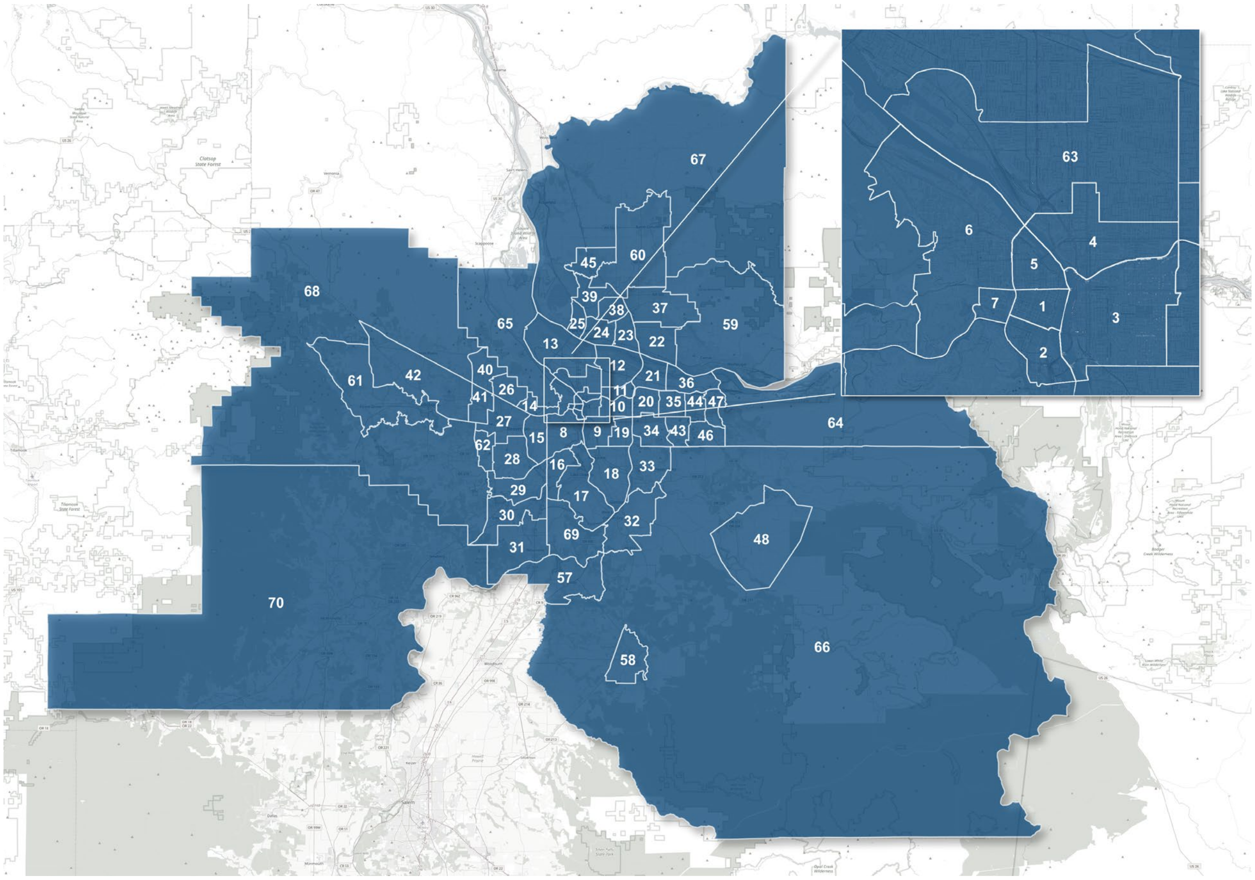
[1] From May 2025 to April 2026

Portland vs. National Sales Price per Unit



Source: Yardi Matrix

PORTLAND SUBMARKETS



Area No.	Submarket
1	Downtown Portland
2	PSU/Lovejoy
3	Kerns/Buckman
4	Lloyd/Irvington
5	Pearl District
6	Hillside/Northwest
7	Goose Hollow
8	Southwest Hills
9	Brooklyn/Moreland
10	Laurelhurst
11	Madison South
12	Cully/Rosewway
13	St Johns/University Park
14	West Haven
15	Raleigh Hills
16	Westlake
17	Lake Oswego
18	Milwaukie/Gladstone
19	Brentwood/Darlington
20	Hazelwood
21	Parkrose

Area No.	Submarket
22	Mill Plain
23	McLoughlin
24	Fort Vancouver
25	Downtown Vancouver
26	Oak Hills
27	Beaverton
28	Greenway
29	Tigard
30	Tualatin
31	Wilsonville
32	Oregon City
33	Happy Valley
34	Pleasant Valley
35	Wilkes
36	Fairview
37	Orchards
38	Walnut Grove
39	Hazel Dell
40	Rock Creek
41	Tanasbourne
42	Hillsboro

Area No.	Submarket
43	Hollybrook
44	Gresham
45	Salmon Creek
46	Kelly Creek
47	Troutdale
48	Sandy
57	Canby
58	Molalla
59	Creswell Heights
60	Battle Ground
61	Forest Grove
62	Hazeldale
63	Piedmont
64	Eastern Multnomah County
65	Northwest Multnomah County
66	Outlying Clackamas County
67	Outlying Clark County
68	Outlying Washington County
69	Stafford
70	Yamhill County

DEFINITIONS

Lifestyle households (renters by choice) have wealth sufficient to own but have chosen to rent. Discretionary households, most typically a retired couple or single professional, have chosen the flexibility associated with renting over the obligations of ownership.

Renter-by-Necessity households span a range. In descending order, household types can be:

- *A young-professional*, double-income-no-kids household with substantial income but without wealth needed to acquire a home or condominium;
- *Students,* who also span a range of income capability, extending from affluent to barely getting by;
- *Lower-middle-income ("gray-collar") households,* composed of office workers, policemen, firemen, technical workers, teachers, etc.;
- *Blue-collar households,* which barely meet rent demands each month and likely pay a disproportionate share of their income toward rent;
- *Subsidized households*, which pay a percentage of household income in rent, with the balance of rent paid through a governmental agency subsidy. Subsidized households, while typically low income, extend to middle-income households in some high-cost markets, such as New York City;
- *Military households*, subject to frequency of relocation.

These differences can weigh heavily in determining a property's ability to attract specific renter market segments. The five-star resort serves a very different market than the down-and-outer motel. Apartments are distinguished similarly, but distinctions are often not clearly definitive without investigation. The Yardi® Matrix Context rating eliminates that requirement, designating property market positions as:

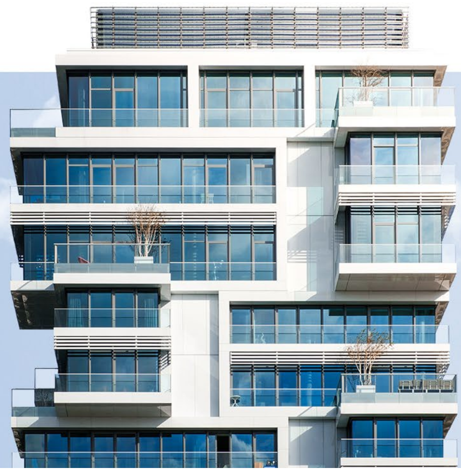
Market Position	Improvements Ratings
Discretionary	A+ / A
High Mid-Range	A- / B+
Low Mid-Range	B / B-
Workforce	C+ / C / C- / D

The value in application of the Yardi® Matrix Context rating is that standardized data provides consistency; information is more meaningful because there is less uncertainty. The user can move faster and more efficiently, with more accurate end results.

The Yardi® Matrix Context rating is not intended as a final word concerning a property's status—either improvements or location. Rather, the result provides reasonable consistency for comparing one property with another through reference to a consistently applied standard.

To learn more about Yardi® Matrix and subscribing, please visit www.yardimatrix.com or call Ron Brock, Jr., at 480-663-1149 x14006.

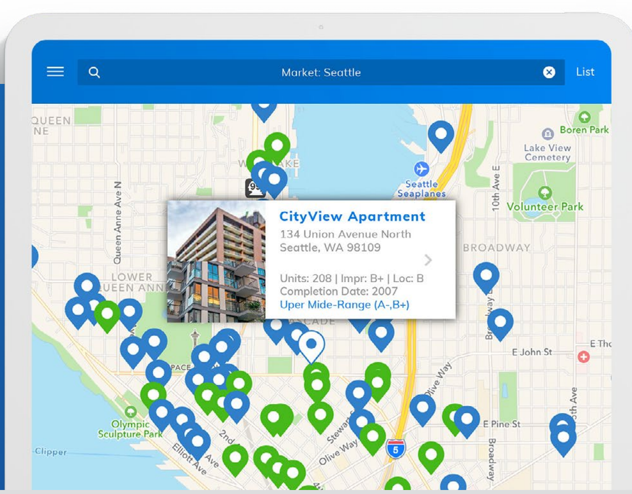
Yardi Matrix



Power your business with the industry's leading data provider

MULTIFAMILY KEY FEATURES

- Pierce the LLC every time with true ownership and contact details
- Leverage improvement and location ratings, unit mix, occupancy and manager info
- Gain complete new supply pipeline information from concept to completion
- Find acquisition prospects based on in-place loans, maturity dates, lenders and originators
- Access aggregated and anonymized residential revenue and expense comps



Yardi Matrix Multifamily provides accurate data on nearly **23.5 million units**, covering over **92% of the U.S. population.**

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