

Yardi® Matrix

Portland Keeps It Steady

Multifamily Report Fall 2019

Transaction Activity Drops Slightly

Developers Focus on Core Submarkets

Occupancy Rate Remains Healthy

PORTLAND MULTIFAMILY

Yardi® Matrix

Market Analysis

Fall 2019

Contacts

Paul Fiorilla

Director of Research
Paul.Fiorilla@Yardi.com
(800) 866-1124 x5764

Jack Kern

Director of Research and Publications
Jack.Kern@Yardi.com
(800) 866-1124 x2444

Author

Adina Marcut

Associate Editor

Demand Keeps Absorption Healthy

Portland's rental market remained healthy going into 2019's second half, backed by steady demographic and economic growth. Multifamily absorption kept up the pace over the past year, with the occupancy rate in stabilized properties decreasing just 10 basis points over 12 months, to 95.7% as of August. This, despite a 2.7% growth in supply.

Job gains continued to top national averages and the metro's education and health services sector led growth in the 12 months ending in July (6,000 jobs), followed by leisure and hospitality (5,300 jobs). Meanwhile, Adidas is doubling its footprint in the metro by expanding its headquarters with the construction of a 400,000-square-foot extension set to add some 1,100 new positions to the existing 1,700 jobs.

Despite a shaky start for transactions this year, nearly \$1 billion in multifamily assets traded in the first three quarters of 2019. Although the number of units delivered year-to-date through September decreased compared to last year, Portland still had 8,657 apartments under construction at the end of the third quarter. While the pipeline is slated to remain consistent, employment gains are expected to sustain absorption, keeping rent growth relatively healthy going into 2020.

Recent Portland Transactions

Rivage



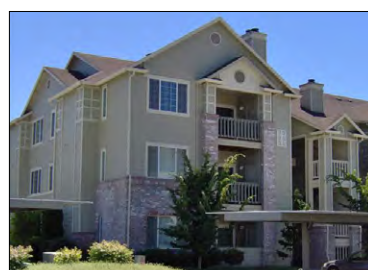
City: Portland, Ore.
Buyer: Magnolia Capital
Purchase Price: \$91 MM
Price per Unit: \$350,000

The Frank Estate



City: Portland, Ore.
Buyer: Prime Group
Purchase Price: \$85 MM
Price per Unit: \$274,865

The Grove at Orenco Station



City: Hillsboro, Ore.
Buyer: Jackson Square Properties
Purchase Price: \$73 MM
Price per Unit: \$275,568

The Pointe



City: Vancouver, Wash.
Buyer: Vista Investment Group
Purchase Price: \$69 MM
Price per Unit: \$177,320