

Apartment Report Breakfast

A Review of the Fall 2019 Issue of

The Apartment Report

And a Review of Current Trends

October 22, 2019

Mark D. Barry, MAI

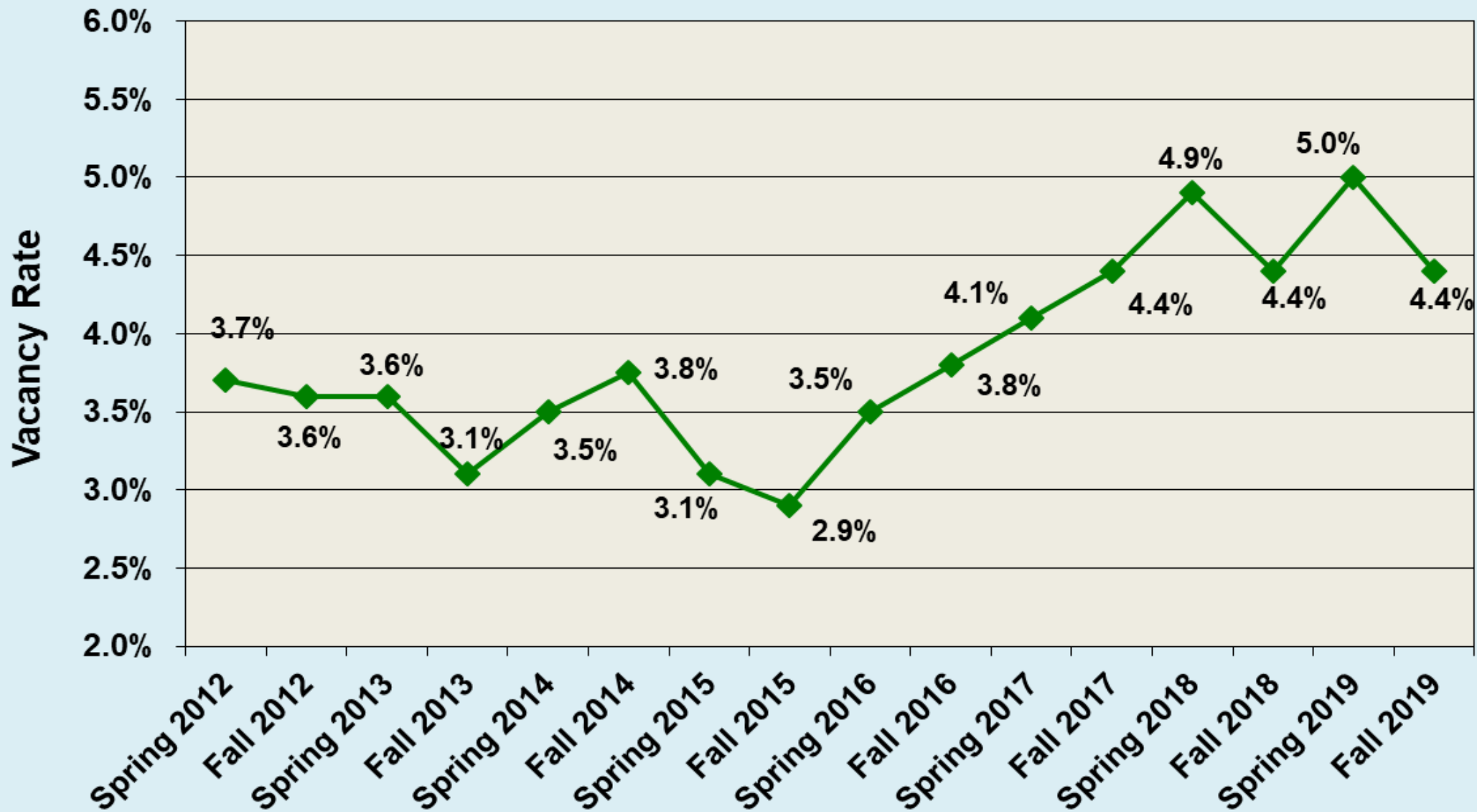
Apartment Appraiser

mb@barryapartmentreport.com

Topics Covered - Portland Metro Apartment Market

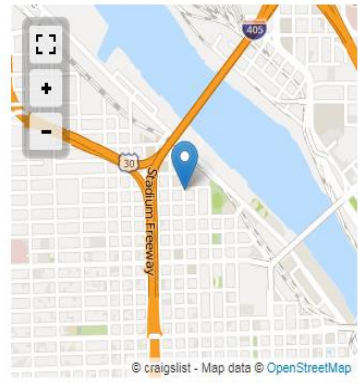
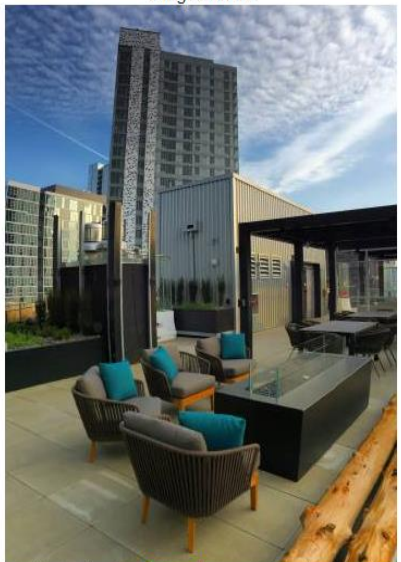
- **Review of the Findings of the Report**
 - **Apartment Vacancies**
 - **Rents**
 - **Other Issues**
 - **Apartment Sales Volume and Apartment Values**
- **Brief Review of the Five Articles in the Report**
- **Conclusion**

Portland Metro Vacancy Rates 2012 - Fall 2019 (Multifamily Northwest)



\$1449 / 496ft² - These new luxe apartment homes are fit for a king! UP TO 8 WEEKS FREE! (1481 nw 13th ave)

image 6 of 15



1481 NW 13th Ave
[\(google map\)](#)

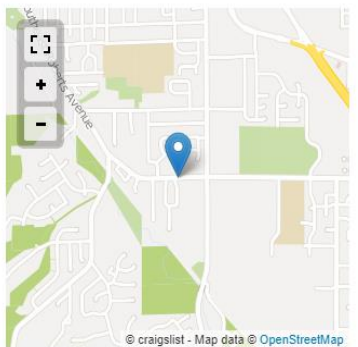
0BR / 1Ba 496ft² available now

EV charging

cats are OK - purrr

\$1099 / 1br - 760ft² - LARGE 1-bd/1-bth! ONLY \$1099! First month FREE! (Gresham)

image 4 of 7



1519 SE Roberts Dr. #107
[\(google map\)](#)

1BR / 1Ba 760ft² available now

cats are OK - purrr

dogs are OK - woof

apartment

w/d in unit



Asking Rent: \$1,449
Effective Rent: \$1,208

Asking Rent: \$1,099
Effective Rent: \$1,007

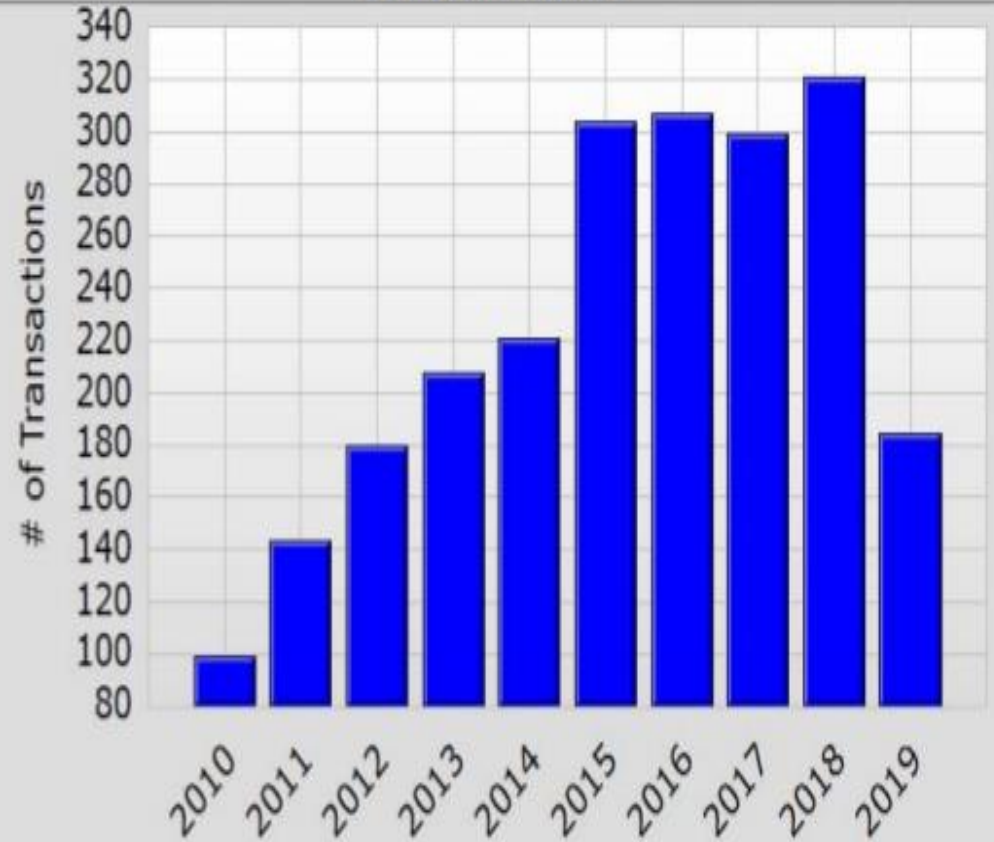
Portland Metro Apartment Sales Volume & Transactions – 2010 thru September 2019

Trend Report

Dollar Volume

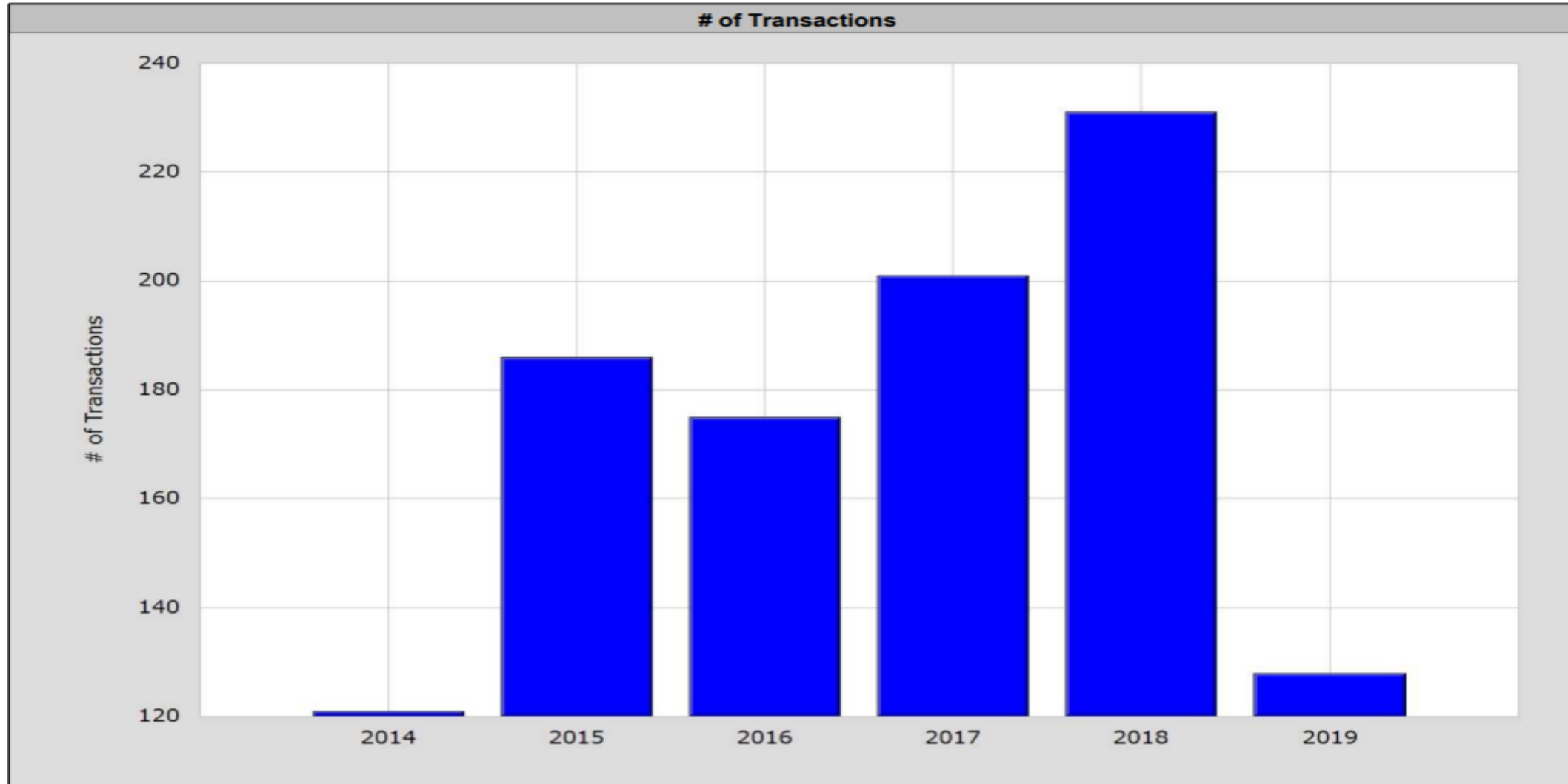


of Transactions



City of Portland Apartment Sale Transactions - 2014 thru September 2019

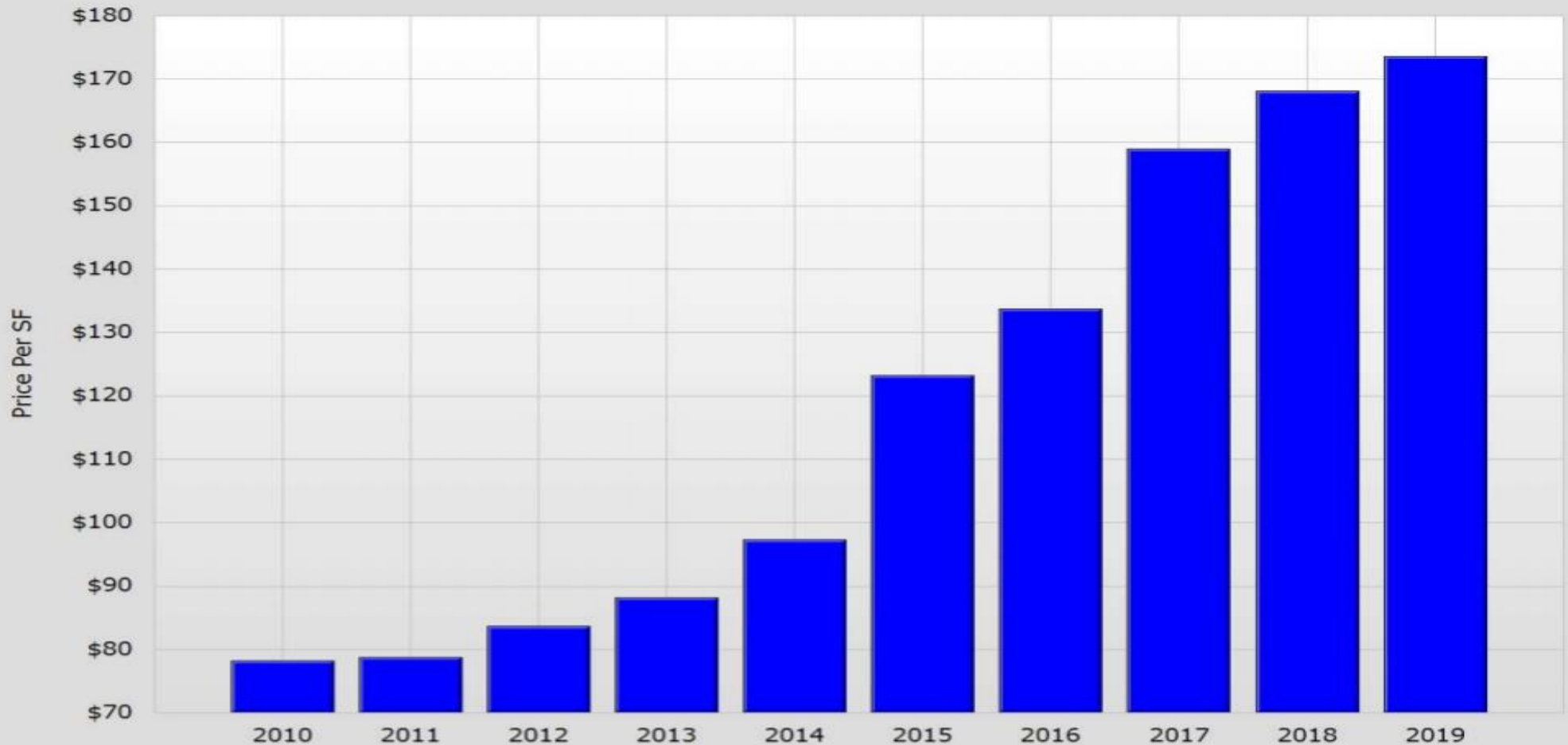
Trend Report



Portland Metro Median Price Per Sq. Ft. 2010 thru September 2019

Trend Report

Median Price Per SF

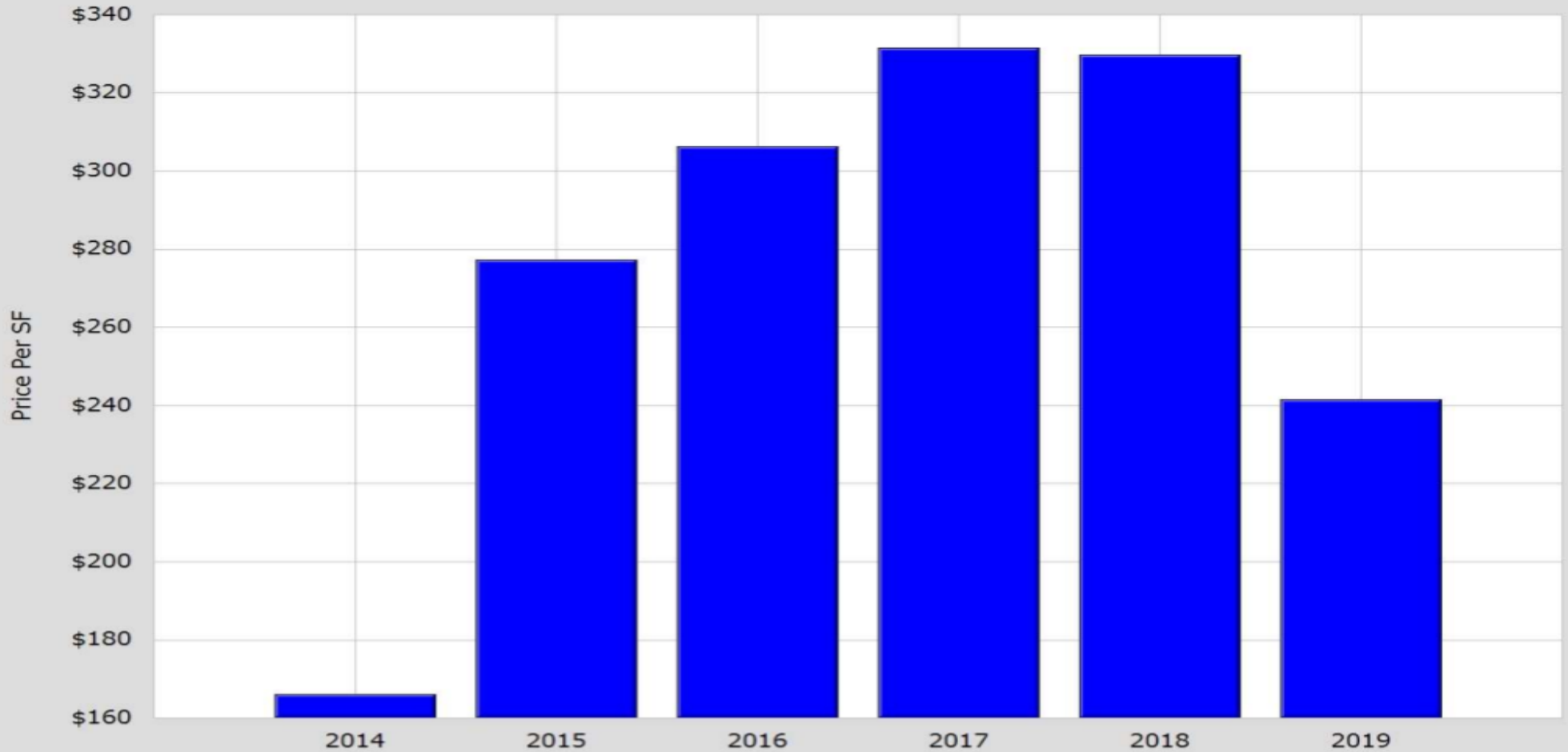


Portland Metro Median Price Per Sq. Ft. For 2010-2019

Built Apartments from 2014 thru September 2019

Trend Report

Median Price Per SF



POLITICAL IMPACT ON MARKET

Craig McConachie, C&R Real Estate Services, Company, Apartment Report Committee

Seven months into a rent-controlled and legislatively restricted market, Oregon is starting to see signs of the impact. New construction is slowing, and investors are losing confidence, as the political climate continues to be very challenging for landlords. Portland's four county Metro area will see slightly over 8,000 permitted units this year, down from a peak of 10,300 in 2017. Apartment sales volume declined earlier this year, but recently a few large sales have

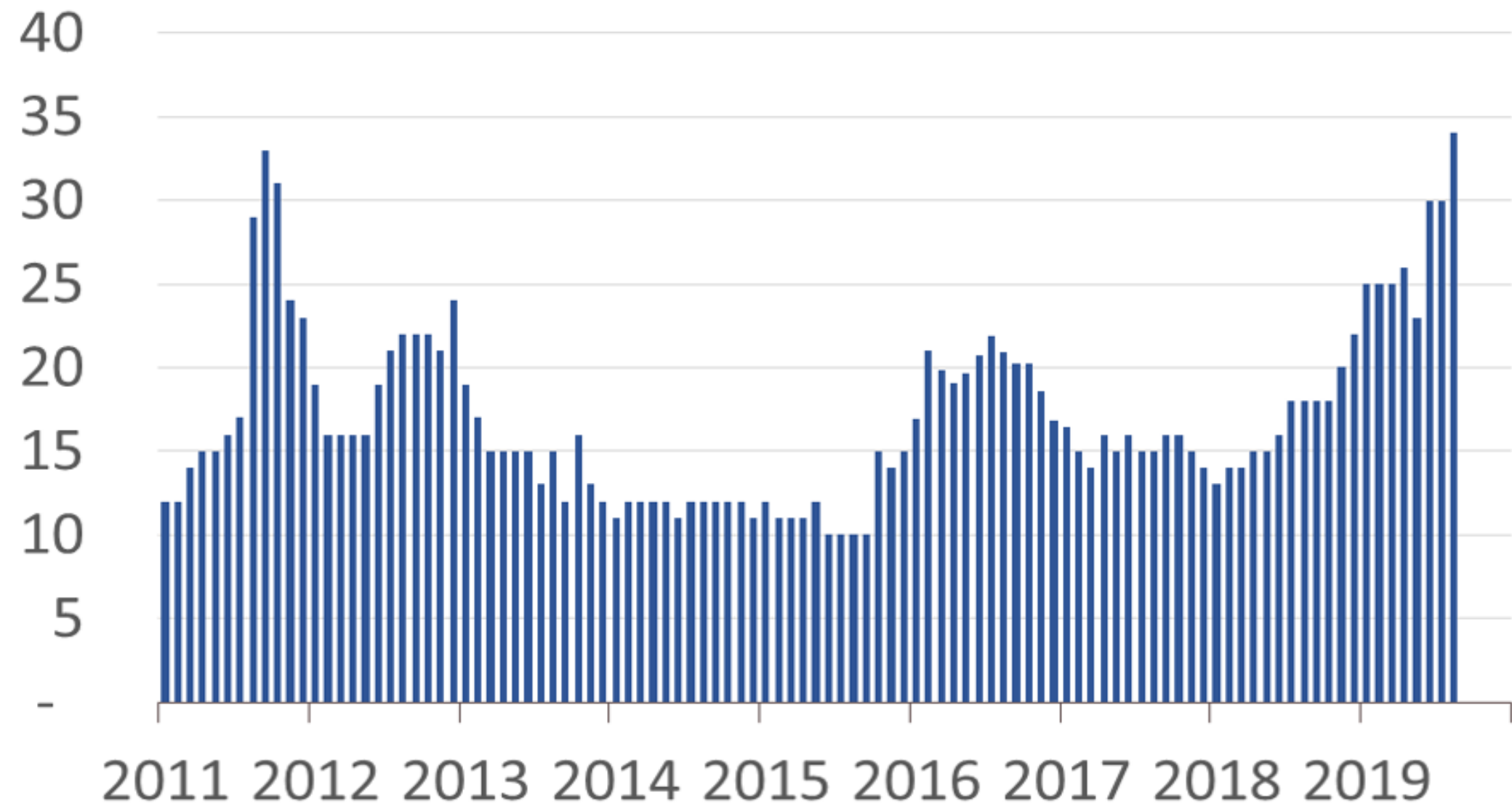
under 5%. Three-bedroom, one bath units have the best occupancy of all unit types, with average vacancy of 3.7%. Studio units have the highest vacancy of 5%. **This survey excludes new projects in the lease-up phase that haven't reached stability, unless they are over one year old or over 85% occupied.**

RENT RATES:

Overall rent rates have continued to push upward. As the building boom continues, and

Risk of Recession

Percent Probability U.S. Entering Recession in Next Year



Oregon just enacted statewide rent control—and it could be a model for the country

"It's the most immediate and effective way to stop displacement and gentrification at scale."

By [Allissa Walker](#) | [@awalkerInLA](#) | Mar 8, 2019, 1:21pm EST



Portland will require all landlords to register their apartments -- by late 2020

Posted Jul 26, 2018



Bombshell: Chloe Eudaly to Propose Tenant "First Right of Refusal" to Purchase Apartment Buildings Listed for Sale

The Portland Mercury reports today that Portland City Commissioner Chloe Eudaly plans to unveil a proposal that would allow tenants 60 days to determine whether they want to purchase an apartment building that's up for sale, and the City of Portland would have 30 days after that, meaning property sales would be stalled for up to 90 days while an owner waits for the groups to decide. [Read more.](#)



New Oregon bill would ban charging pet rent

Some worry the bill, if passed, would backfire on tenants, prompting landlords to ban pets from their properties altogether or raise rents across the board.

Business | News | Local

Portland City Council Approves \$60 Fee On All Rental Units

by [Amelia Templeton](#) [Follow](#) OPB Aug. 7, 2019 5:44 p.m. | Updated: Aug. 8, 2019 12:11 p.m. | Portland, Ore.

NEWS

AUG 22, 2018

Is Portland's Inclusionary Housing Rule Really Hurting Developers?

by [Kelly Kenoyer](#)

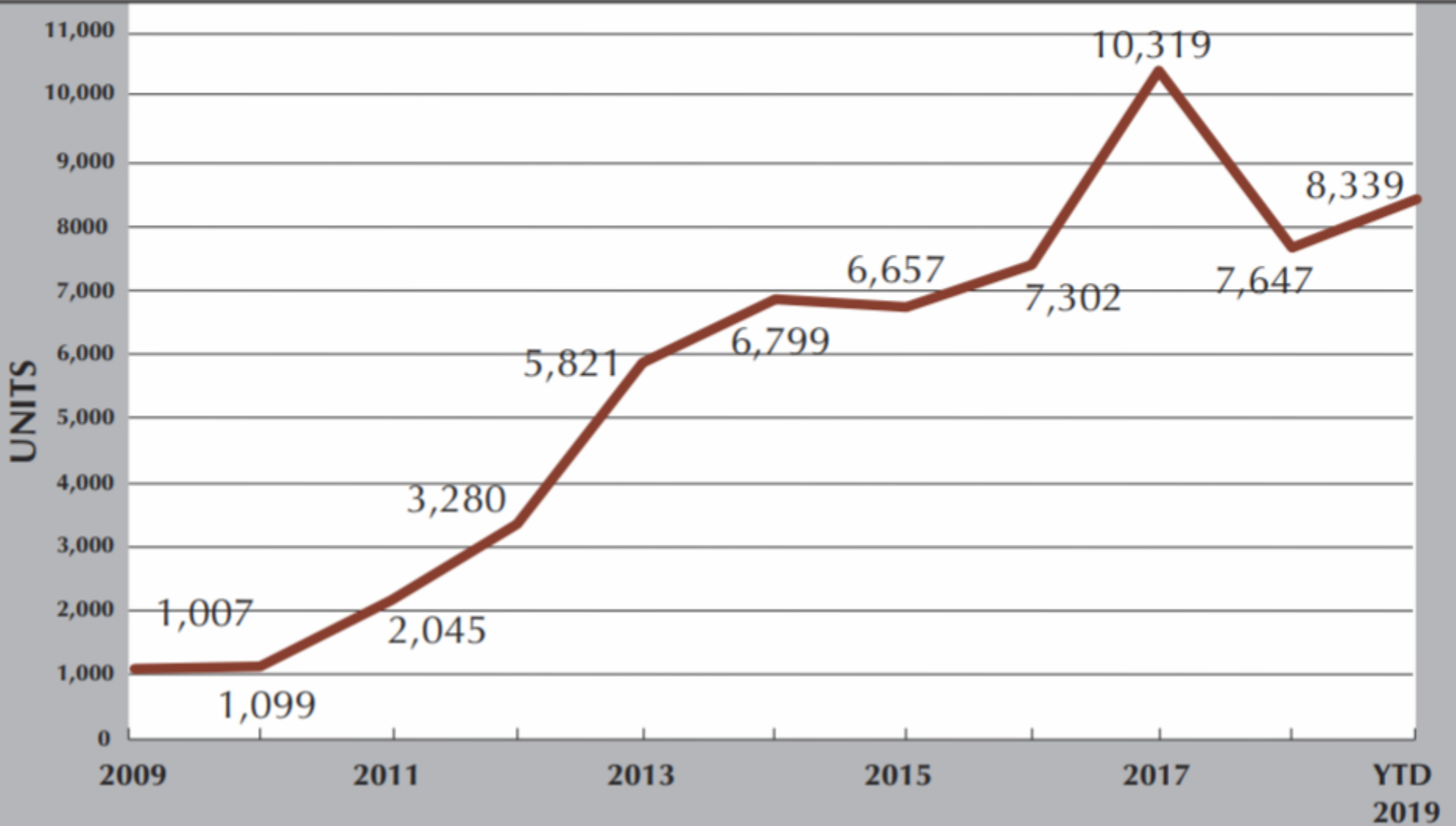


Portland City Council Passes New Tenant Protections Aimed at Helping People With Criminal Histories

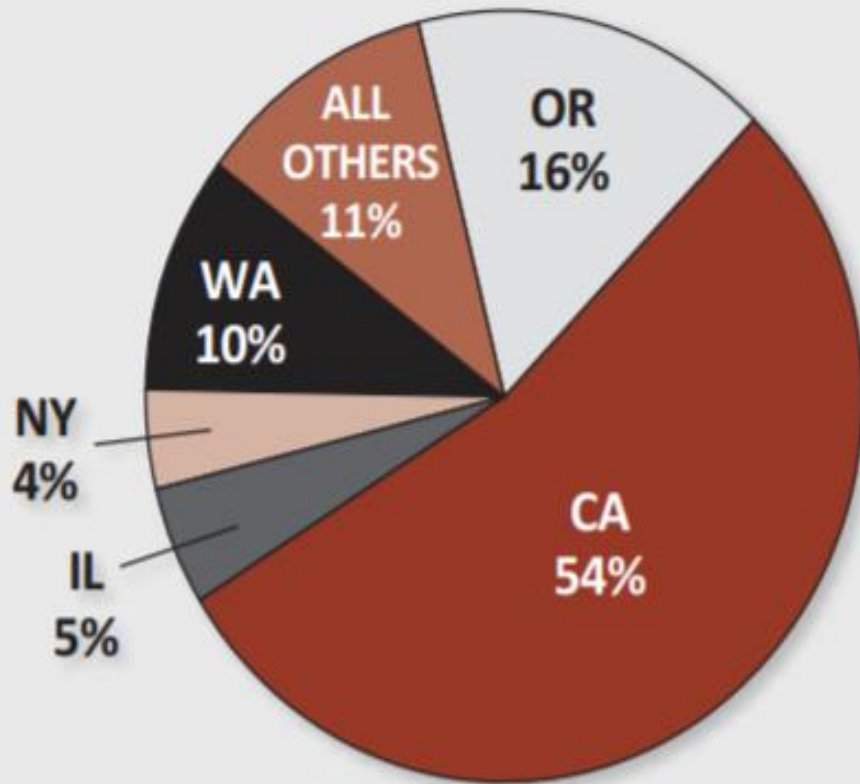
By a vote of 3-1, Portland City Council moves forward with screening policies and security deposit protections.



APARTMENT PERMITS 2008 - YTD 2019 ANNUALIZED
FOUR COUNTY METRO AREA



LOCATION OF APARTMENT BUYERS SINCE 2016 (\$VOLUME)



BUYER STATE	SALES VOLUME
California	\$4,040M
Oregon	\$1,167M
All Others	\$837M
Washington	\$742M
Illinois	\$378M
New York	\$270M