

BERKADIA[®]

PORTLAND

MULTIFAMILY MARKET REPORT | Q1 2025

Inventory

243,986

2.6% YOY

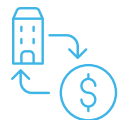


6,268 UNITS
DURING THE TRAILING
FOUR QUARTERS

Net Absorption

8,503

UNITS



DURING THE TRAILING
FOUR QUARTERS

Effective Rent

\$1,729

0.8% YOY



\$14 YOY

Occupancy

94.8%

110 BPS YOY



Employment

1,243,600

0.7% YOY



9,200 JOBS
DURING THE
TRAILING 12 MONTHS

Households

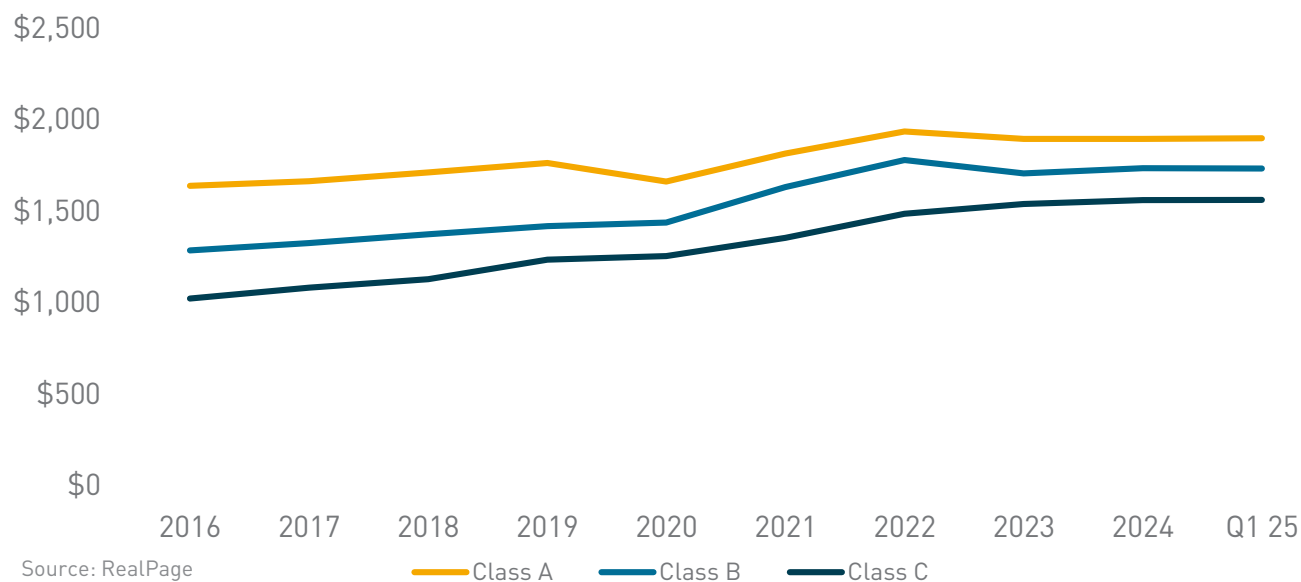
1,026,300

1.2% YOY



12,000 UNITS
DURING THE
TRAILING 12 MONTHS

PORTLAND EFFECTIVE RENT BY CLASS



Note: Effective rent and occupancy reflect stabilized properties and does not include preleased units or properties in lease-up. A newly constructed property is considered stabilized once it becomes 85% occupied.

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Sources: RealPage; Moody's Analytics

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PORTLAND OCCUPANCY BY CLASS

