



The Barry Apartment Report is a publication covering economic, financial, and valuation trends impacting apartments in the Portland, Oregon metropolitan area. Barry & Associates is a real estate appraisal firm specializing in multifamily appraisals throughout Portland Metro since 1983.

## 2021 Forecast: Strong Economic Recovery Expected After a Dark Year

### Current Portland Metro Trends

- Unemployment: 6.1%
- Job Growth: -10.3% (annual)
- Population Growth: 0.7%
- Portland-Salem CPE: 1.5%
- Apartment Construction: Permits for around 5,700 units issued in 2020, or down 35% from 2019.
- Apartment Sales: 167 sales in 2020 vs. 220 sales in 2019.
- Apartment Sales Volume: \$1.8 billion in 2020 vs. \$2.2 billion in 2019.
- Apartment Values: Values firm with some increases in 2020.
- Apartment Income: Most apartments showed a decline in income of 2% to 5% from 2019 to 2020.
- Apartment Vacancies: 6.7% (all properties) 4.9% (stabilized properties)

*This issue of the Barry Apartment Report is based on recent speeches given by Patrick O. Barry, Certified General Appraiser, as well as information from the Office of Economic Analysis (OEA) of the State of Oregon.*

The past 12 months have been challenging on many fronts. Shortly after the initial shutdown in March 2020, the outlook for apartments was dire. As the impact of COVID became part of day to day life and the market had a chance to stabilize, the adverse impact on the apartment market was less severe than initial predictions. The Portland apartment market was buoyed by low interest rates, federal and local support, many well capitalized buyers, and a sense of safety in multifamily when compared to office, retail, hospitality, etc.

**Portland Economy:** Portland Metro was at full employment, as the economy reached a record expansion of ten years since the Great Recession. Portland Metro added 21,100



December 2020 Sale—\$167,010 Unit  
97 Unit Van Plais Apartments  
8011 NE 4th Plain Blvd, Vancouver

jobs in 2019. This was the second slowest year of job growth since 2013. However, with the onset of COVID in 2020, **Portland Metro lost 127,000 jobs**, and the unemployment rate is now 6.1%.

### Apartment Construction:

Between 2016 and 2019, Portland Metro averaged permits for 8,500 apartment units per year. Its no surprise that 2020 saw a slowdown, with permits for around 5,700 units. This slowdown was due to concerns regarding economic uncertainty, slowing population growth, short term oversupply, shift in tenant preferences to low density areas, less financing availability, and wide scale job losses which tends to push tenants towards lower cost housing.

The location of apartment construction show a shift away from Multnomah County, where permit applications were down 60%, while permits in Clark, Clackamas, and Washington county were stable. Since the onset of COVID, there has been some shift in tenant preference to lower density housing, housing outside the urban area, and units with extra space to better accommodate working from home. The overall decline in appeal of being in a dense urban area, combined with increased regulation and taxes as well as social and political unrest in the City of Portland is making developers think twice about building apartments in the city.

Only 38% of the 2020 permits for new units were issued in Multnomah County. This is down from an average of 64% from 2017 to 2019. Washington County saw 27% of the total units built, while Clark and Clackamas County accounted for 24% and 11% of apartment construction, respectively. The distribution of the new permits is reminiscent of the time from 1990-2002, when suburban counties combined for more new units than Multnomah County.

**Apartment Vacancies and Rental Rates:** The latest Multifamily Northwest Apartment Report (MFNW) shows a 5.0% vacancy factor vs. 4.7% in Spring of 2020. The five most urban submarkets (downtown, NW, SE, NE, and N) show an average vacancy rate of 7.7% while the remaining 15 submarkets show an average vacancy rate of 4.3 %. The urban/suburban divide in vacancy rates is no surprise given the volume of new urban construction that has occurred in the past 10 years along with a shift in tenant preferences toward suburban areas. The highest vacancies were reported in downtown (9.8%) and N Portland (10.9%), while Clackamas, Milwaukie, Beaverton, and Tigard reported sub-3.5% vacancy rates.



12/20 Sale— \$193,975 Unit  
12 Unit Kimberly Cove Apts  
29831 SW Delphi Ct, Portland

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# The Barry Apartment Report

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## **The Barry Apartment Report:**

**Hearings, Reports and Prints of the Senate Committee on the District of Columbia** United States. Congress. Senate. Committee on the District of Columbia,1966      Reports of Cases at Law and in Chancery Argued and Determined in the Supreme Court of Illinois Illinois. Supreme Court,1911      *Buildings and Building Management* ,1927 Vols for 1933 42 include an annual directory number for 1959 an annual roster of realtors      *Reports of Cases at Common Law and in Chancery Argued and Determined in the Supreme Court of the State of Illinois* Illinois. Supreme Court,1911      **Reports of cases at law and in chancery argued and determined in the Supreme Court of Illinois** ,1911      *Reports and Documents* United States. Congress,1960      *Reports from Commissioners* Great Britain. Parliament. House of Lords,1846

**Reports of the United States Tax Court** United States. Tax Court,1980 Kept up to date by a monthly publication called United States Tax Court Reports      **Hearings, Reports and Prints of the Senate Committee on Banking and Currency** United States. Congress. Senate. Committee on Banking and Currency,1968      The Law Reports of the Incorporated Council of Law Reporting Great Britain. High Court of Justice. King's Bench Division,1909      **To Investigate Executive Agencies** United States. Congress. House. Select Committee to Investigate Acts of Executive Agencies Beyond the Scope of Their Authority,1944      **Reports of the Boards** Presbyterian Church in the U.S.A. General Assembly,1913

The Economist ,1928      **Reports from Commissioners** Great Britain. Parliament. House of Commons,1872      *Warren Commission: Complete Investigation & Commission's Report* President's Commission on the Assassination of President Kennedy - U.S. Government,2023-12-08 The Warren Commission Complete Investigation Commission s Report serves as a monumental document detailing the exhaustive inquiry into the assassination of President John F Kennedy Written in a methodical and formal style characteristic of government reports the book chronicles the extensive investigations undertaken by the Commission presenting evidence testimonies and conclusions drawn from the events surrounding November 22 1963 Set within the tumultuous historical context of 1960s America it grapples with not only the immediate circumstances of the assassination but also addresses the broader societal implications and conspiracy theories that permeated public discourse in the wake of this tragic event The report emanates from the President s Commission on the Assassination of President Kennedy convened by President Lyndon B Johnson shortly after the assassination Comprised of legal luminaries and prominent figures the Commission aimed to restore public confidence in the government while providing clarity amidst the chaos of incomplete narratives and burgeoning conspiracy theories Their thorough investigations reveal the complexities of the case as well as the challenges faced in achieving a definitive account of events This essential volume is highly recommended for scholars and interested readers alike as it offers an invaluable primary source for understanding the official stance on the assassination It not only narrates the fact based findings of the Commission but also serves as a critical resource for examining the socio political climate of the era making it indispensable for any informed discussion surrounding

one of the most pivotal moments in American history      **Reports from Select Committees of the House of Lords and Evidence** Great Britain. Parliament. House of Lords,1841      **Hearings, Reports and Prints of the House Committee on the District of Columbia** United States. Congress. House. Committee on the District of Columbia,1979      **Reports from Select Committees of the House of Commons, and Evidence, Communicated to the Lords** Great Britain. Parliament. House of Lords,1843      Irish Common Law Reports ,1857      **Annual Report - National Capital Housing Authority** National Capital Housing Authority,19??

## Unveiling the Magic of Words: A Report on "**The Barry Apartment Report**"

In a world defined by information and interconnectivity, the enchanting power of words has acquired unparalleled significance. Their power to kindle emotions, provoke contemplation, and ignite transformative change is really awe-inspiring. Enter the realm of "**The Barry Apartment Report**," a mesmerizing literary masterpiece penned by way of a distinguished author, guiding readers on a profound journey to unravel the secrets and potential hidden within every word. In this critique, we shall delve into the book's central themes, examine its distinctive writing style, and assess its profound impact on the souls of its readers.

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raw material lot number used in a finished product made within the last 6 months. · 2. Review storage ... UNDERSTANDING VULNERABILITY ASSESSMENT Table 6 provides examples of PRNs for different raw materials. Table 6 Priority ... Mass balance exercises at critical points in the supply chain – the mass ... ISSUE 8 FOOD SAFETY - Frequently Asked Questions - a worked example from the raw material supplier, which ... to conduct a mass balance test every 6 months for each claim or a single mass balance test every. The Democratic Genre: Fan Fiction in a Literary Context Fandoms as diverse as Jane Austen, Blake's 7, and The Bill are explored in this guide to the cultural phenomenon of fan fiction. The democratic genre : fan fiction in a literary context The democratic genre : fan fiction in a literary context · Genre: Criticism, interpretation, etc · Physical Description: 282 pages ; 21 cm · ISBN: 9781854113993 ... The Democratic Genre: Fan Fiction in a Literary Context Aug 1, 2006 — Fandoms as diverse as Jane Austen, Blake's 7 , and The Bill are explored in this guide to the cultural phenomenon of fan fiction. Fan Fiction in a Literary Context, p. 219 (via nihilistelektra) Oct 29, 2016 — [QUOTE] From Sheenagh Pugh, The Democratic Genre: Fan Fiction in a Literary Context, p. 219 (via nihilistelektra) ... The kind of literature that ... The Democratic Genre: Fan Fiction in a Literary Context In 'The Democratic Genre' poet Sheenagh Pugh explores fandoms as diverse as Jane Austen, Blake's 7 and The Bill. She discusses fanfic terminology, its ... The Democratic Genre: Fan Fiction in a Literary Context Dec 15, 2008 — This book offers an excellent and sympathetic overview of fan fiction as a literary form. The author uses material from both media and literary ... The Democratic Genre (Fan Fiction in a Literary Context) This book title, The Democratic Genre (Fan Fiction in a Literary Context), ISBN: 9781854113993, by Sheenagh Pugh, published by Seren (August 1, 2006) is ... The Democratic Genre: Fan Fiction in a Literary... Fandoms as diverse as Jane Austen, Blake's 7, and The Bill are explored in this guide to the cultural phenomenon of fan fiction. The Democratic Genre: Fan Fiction In A Literary Context, by ... Oct 6, 2005 — The alternative universe of Elizabeth Bennet, Blake's 7, and Buffy. the democratic genre: fan fiction in a literary context pdf, epub ... Pugh's investigation has deepened my interest in the genre by showing how fanfic can be a literary genre albeit a rather odd one , as surely as the writing of ... Physics for Scientists and Engineers - 9th Edition Find step-by-step solutions and answers to Physics for Scientists and Engineers - 9781133947271, as well as thousands of textbooks so you can move forward ... Physics for Scientists and Engineers 9th Edition Serway ... Physics for Scientists and Engineers 9th Edition Serway Solutions Manual. Physics For Scientists And Engineers 9th Edition Textbook ... Access Physics For Scientists And Engineers 9th Edition solutions now. Our solutions ... Serway Rent | Buy. Alternate ISBN: 9781285487496, 9781285531878. Solutions Manual Serway Physics Vol 9th Solutions Manual Serway Physics 1. Part and 2. Part physics for scientists and engineers 9th edition serway solutions manual full clear download( no error. (Download) Solution for Physics for Scientists and Engineers ... Solution Manual for Physics for Scientists and Engineers ... Solution Manual for Physics for Scientists and Engineers 9th Edition by Serway and Jewett. Solution Manual for Physics for Scientists and Engineers 9th Edition ... Solution Manual: Serway & Jewett -... - E-Books for Engineers Solution Manual: Serway &

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