## Spring 2021

## The Barry Apartment Report



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

- Ethermployment 6.1%
- Job Growths 50-376 personal
- Population Growth: 0.7%
- Portland-Salem CPb 1.5%
- Apartment Construction: Frm. enits for around 5,700 units Research in 2020, or down 35% Septem 2001.0
- Apartment Select 107 sales in 2020 vs. 220 sales in 2059
- Apartment Sales Volume: 51.8. Ballion in 2020 vs. \$2.2 billion in THE PARTY NAMED IN
- Apartment Values: Welses firm with spene increases in 2000
- Appartment Income: Most agent ments showed a decline in property of 2% to 5% from 2019.
- Appertment Vacancies: 6.7% (st). реорития) 4.9% (въемоние) proportions.

This issue of the Burry Apartment Report is based on recent speeches given by Patrick O. Barry, Certified General Appealser, as well as information from the Office of Ecosome Analysis 20EA) of the State of Orogons,

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 budyed 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,

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



December 2020 Sale-\$167,010 Unit 97 Unit Van Plaza Apartments 8011 NE 4th Parin Blvd, Vancouver

lobs 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 lobs, 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 SALEST PROPERTY. Uhert 2020 SHOW slowdown, with permits for around 5,700 units. This slowdown was There's concerns regarding. CONTRACT. encomorphis. uncertainty. showing population sprowth. short term schools. im OWENSUDPRY. preferences to low density areas, less financing availability, and wide scale job losses which tends to since the Great Recession, push tenants towards lower cost

The location of apartment construction show a shift away from Multnemah 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 Multnemah 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 Multinomah 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%), white Clackamas, Milwaukie, Beaverton, and Tigard reported sub-3.5% vacancy rates.

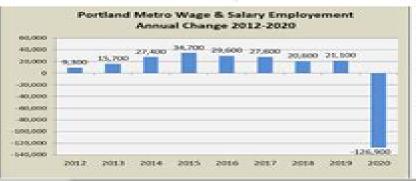


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The Economist .1928 Reports from Commissioners Great Britain. Parliament. House of Commons, 1872 Warren Commission: Complete Investigation & Commission's Report President's Commission on the Assassination of President Kennedy - U.S. Government, 2023-12-08 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

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#### Reviewing The Barry Apartment Report: Unlocking the Spellbinding Force of Linguistics

In a fast-paced world fueled by information and interconnectivity, the spellbinding force of linguistics has acquired newfound prominence. Its capacity to evoke emotions, stimulate contemplation, and stimulate metamorphosis is actually astonishing. Within the pages of "**The Barry Apartment Report**," an enthralling opus penned by a highly acclaimed wordsmith, readers attempt an immersive expedition to unravel the intricate significance of language and its indelible imprint on our lives. Throughout this assessment, we shall delve in to the book is central motifs, appraise its distinctive narrative style, and gauge its overarching influence on the minds of its readers.

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