



# Office Submarket Report

## East Columbia Corridor

Portland - OR

PREPARED BY



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**OFFICE SUBMARKET REPORT**

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12 Mo Deliveries in SF

**2.8K**

12 Mo Net Absorption in SF

**11.5K**

Vacancy Rate

**1.3%**

12 Mo Rent Growth

**1.9%**

The East Columbia Corridor Submarket in Portland is a midsized submarket that contains around 1.2 million SF of office space. The vacancy rate has fallen a bit over the past year, and at 1.3%, the rate was a bit below the 10-year average as of 2022Q3.

Net absorption over the past year has tallied about 12,000 SF, a bit below the five-year annual average of 16,000 SF. Rents increased by 1.9% over the past year, firmly positive but well below the 3.6% average change over the past decade.

There are no supply-side pressures on vacancy or rent in the near term, as nothing is under construction. The empty pipeline will limit stock growth in the years to come, unusual in a submarket like East Columbia Corridor, which has experienced an expansion of 7.7% in inventory over the past three years.

This has been a somewhat active submarket for office transactions in recent years, and the number of properties sold in the past year has surpassed the three-year average.

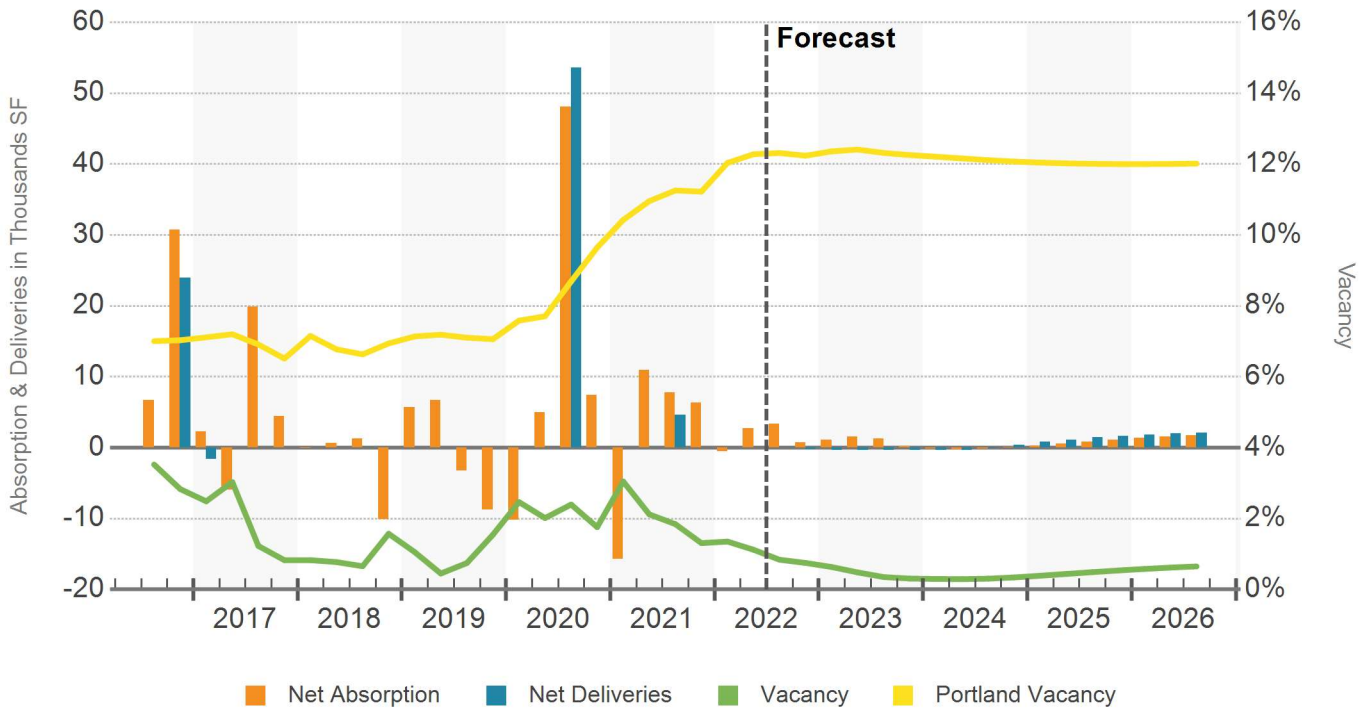
### KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	79,951	9.2%	\$30.29	18.5%	0	0	0
3 Star	590,145	0%	\$25.74	0%	0	0	0
1 & 2 Star	517,344	1.5%	\$21.87	4.8%	(1,800)	0	0
<b>Submarket</b>	<b>1,187,440</b>	<b>1.3%</b>	<b>\$24.36</b>	<b>3.3%</b>	<b>(1,800)</b>	<b>0</b>	<b>0</b>

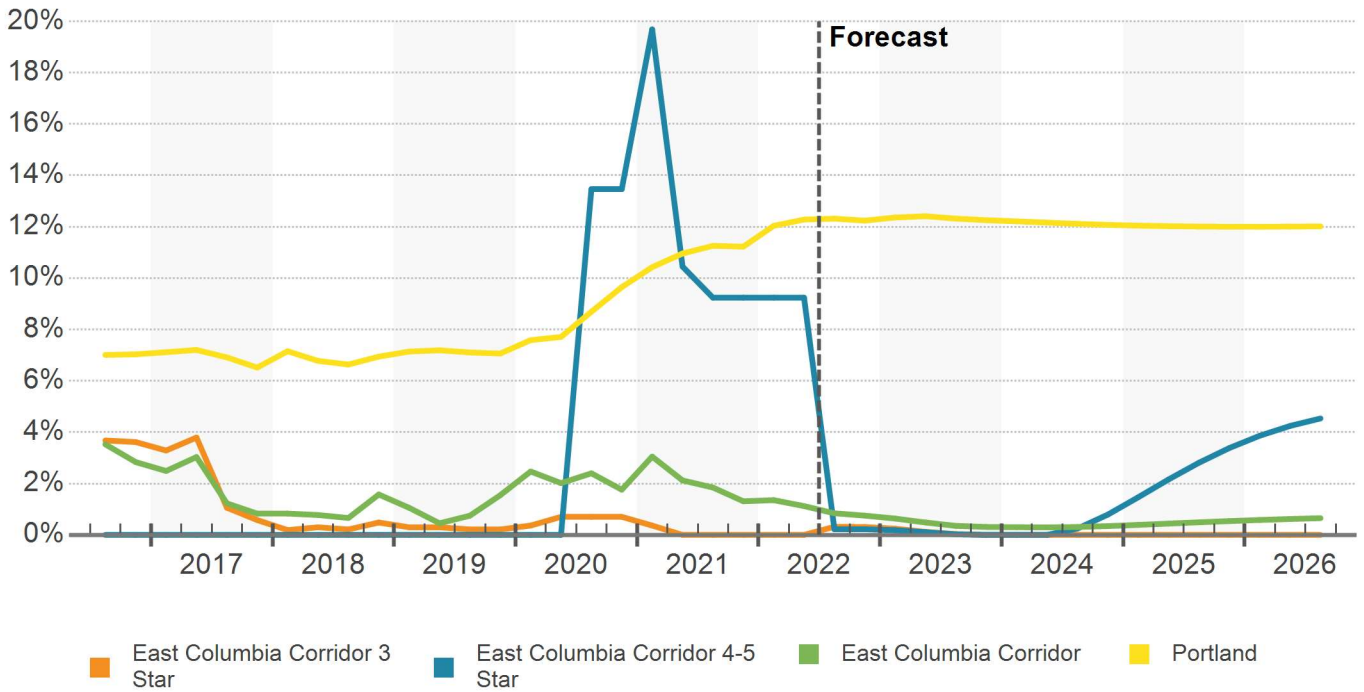
  

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	-0.7%	3.8%	0.5%	6.9%	2003 Q1	0.5%	2019 Q2
Net Absorption SF	11.5K	11,086	4,278	64,446	2014 Q1	(17,259)	2020 Q2
Deliveries SF	2.8K	8,659	3,693	53,551	2021 Q2	0	2020 Q2
Rent Growth	1.9%	1.9%	2.8%	13.4%	2018 Q4	-8.9%	2009 Q3
Sales Volume	\$7.2M	\$4.2M	N/A	\$14.5M	2022 Q1	\$0	2005 Q4

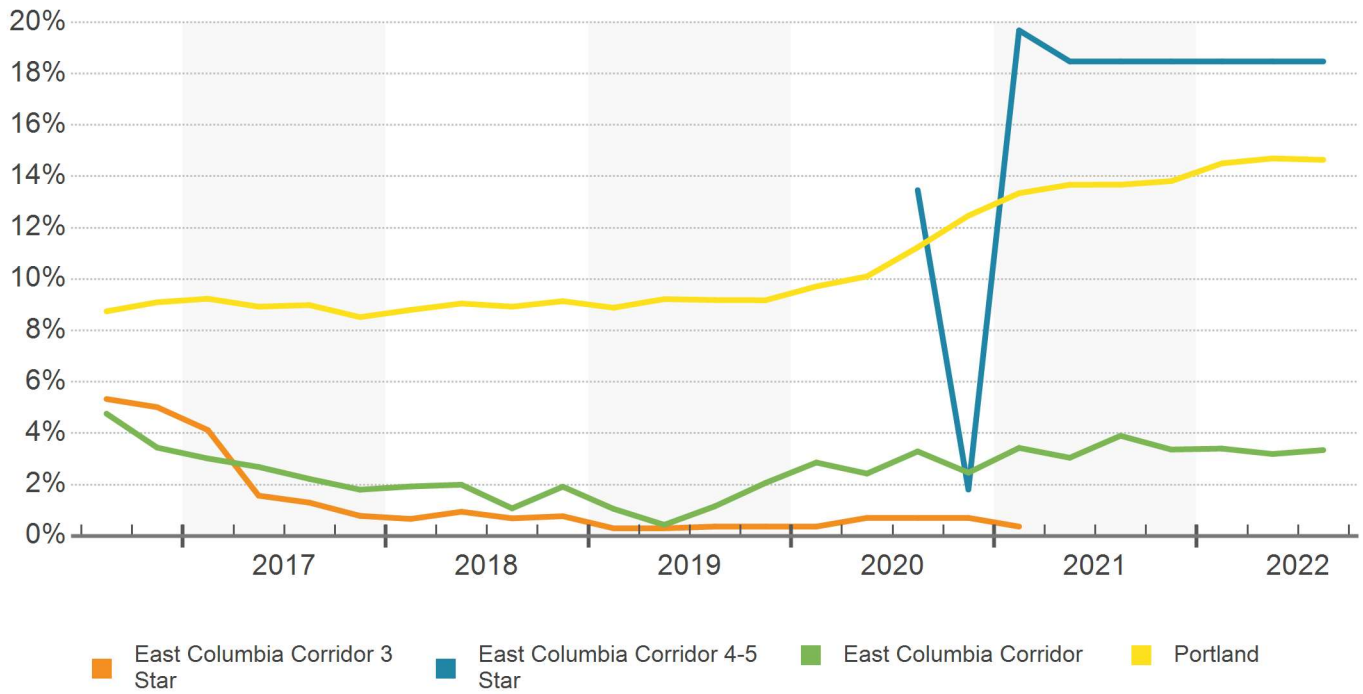
## NET ABSORPTION, NET DELIVERIES & VACANCY



## VACANCY RATE



## AVAILABILITY RATE



## 4 & 5 STAR MOST ACTIVE BUILDINGS IN SUBMARKET - PAST 12 MONTHS

Property Name/Address	Rating	RBA	Deals	Leased SF	12 Mo Vacancy	12 Mo Net Absorp SF
<b>Market Hall Building</b> 458 SE 185th Ave	★★★★☆	26,400	1	12,710	28.0%	0

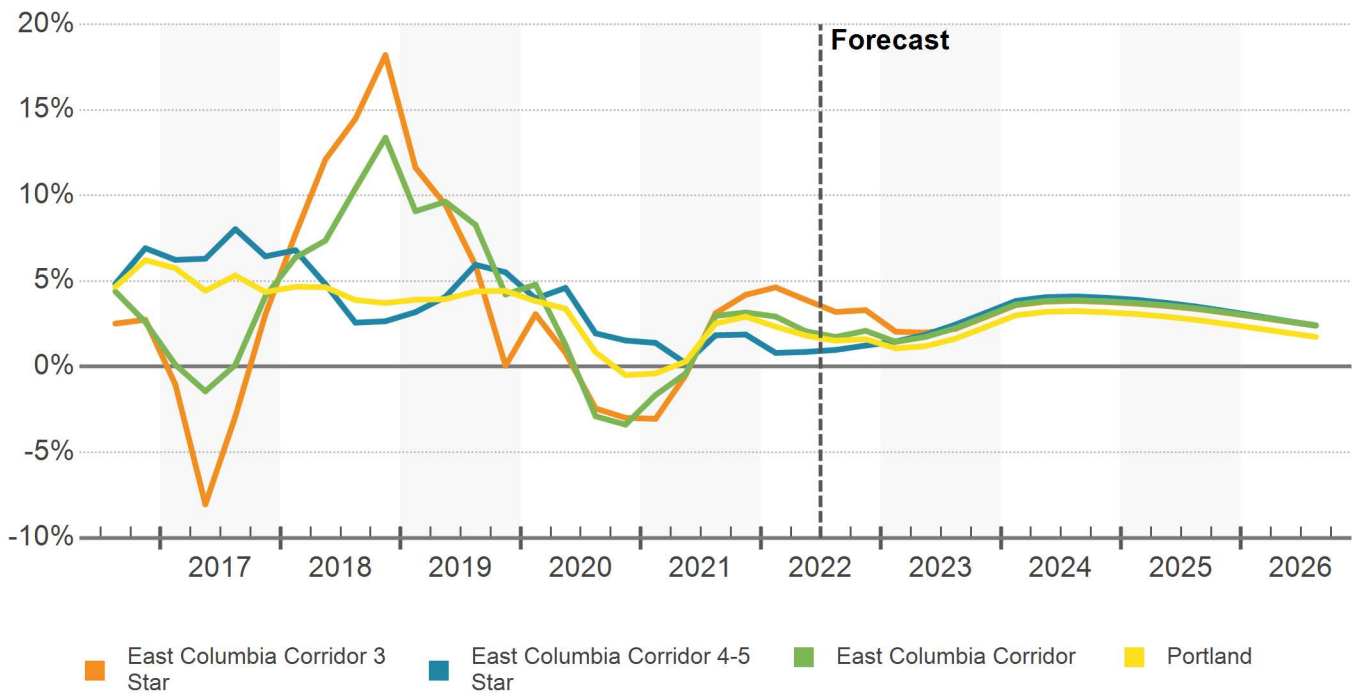
Office rents in East Columbia Corridor run for about \$24.00/SF gross, which is below the metro average. The submarket's most prominent office slice commands a discount as well, albeit somewhat less pronounced. Space rated 3 Star here runs for about \$26.00/SF, a bit below the \$28.00/SF rate in the metro.

Rents in the submarket grew by a moderate 1.9% year over year as of 2022Q3, which was about the same as

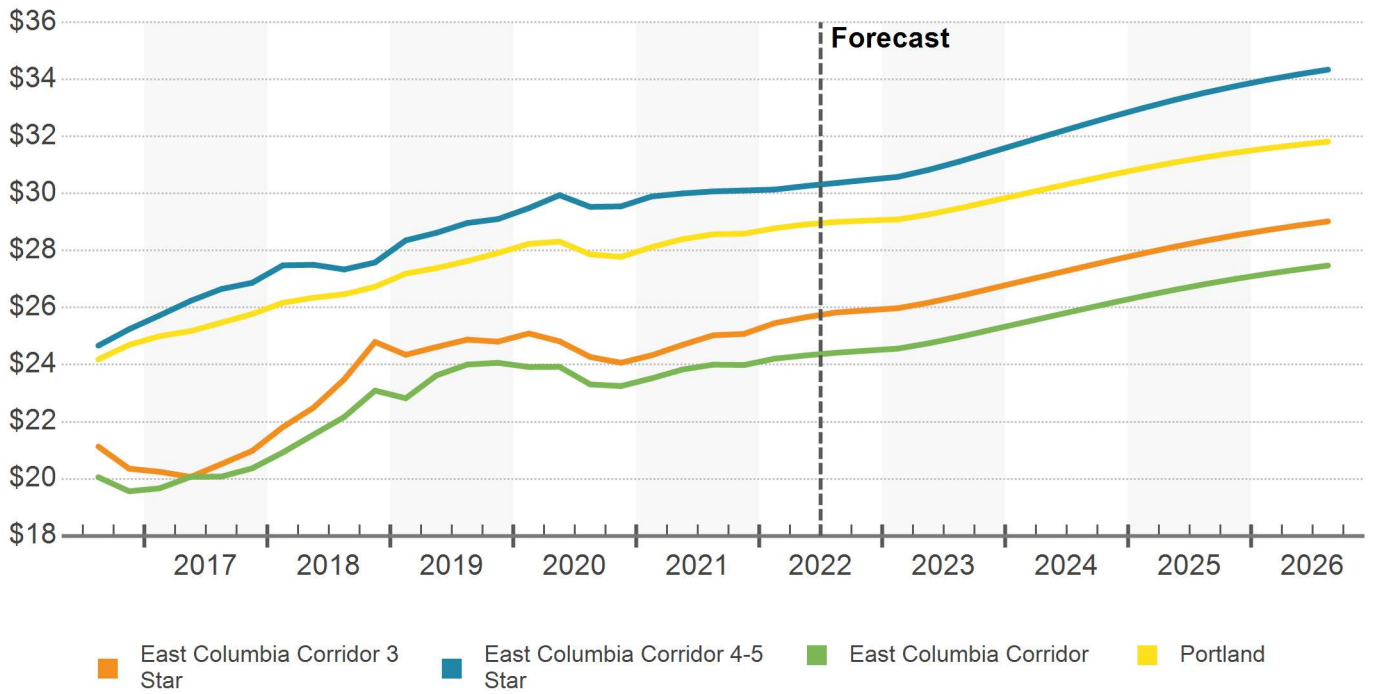
the annualized average growth rate over the past three years.

Office rent growth in both the East Columbia Corridor Submarket and the Portland metro at large has been exceptionally strong over a longer horizon. In the past 10 years, rents in the submarket have cumulatively risen by 46.5%, a performance essentially matched when zoomed out to the entire Portland metro.

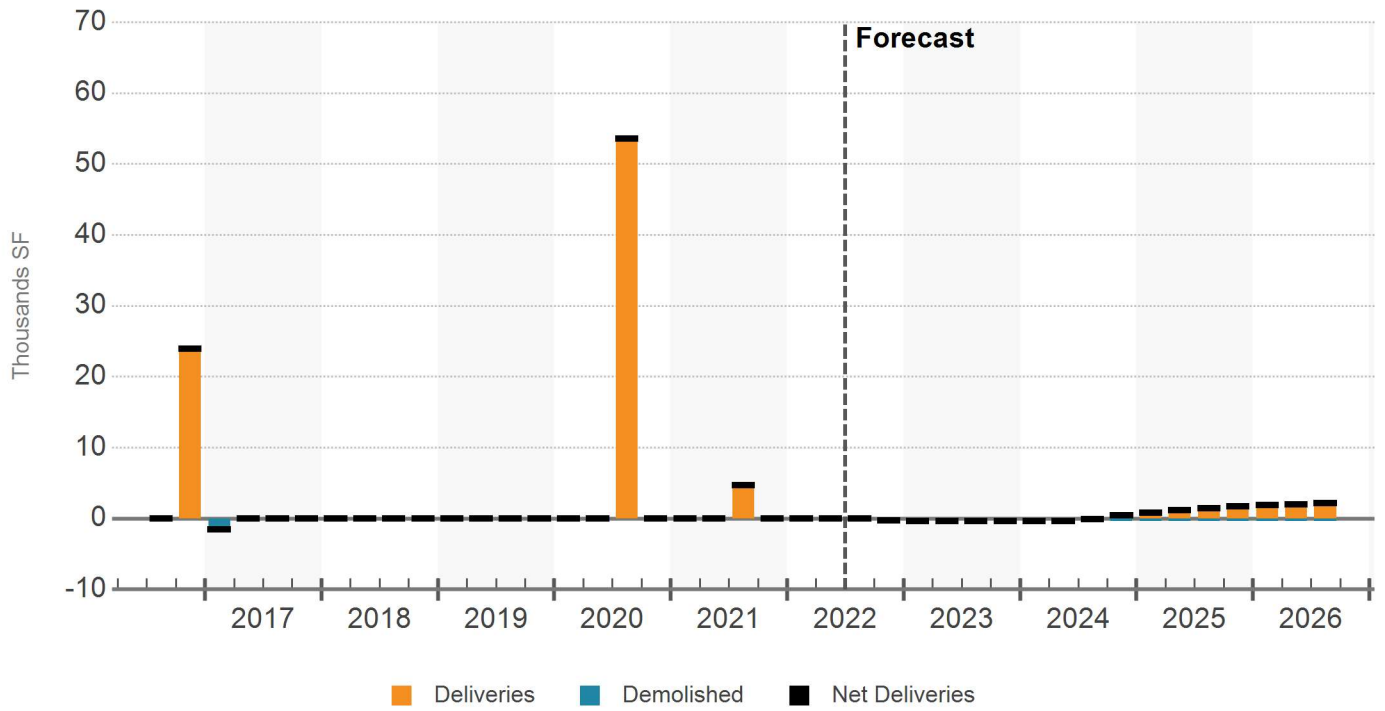
### MARKET RENT GROWTH (YOY)



## MARKET RENT PER SQUARE FEET



## DELIVERIES & DEMOLITIONS



All-Time Annual Avg. Square Feet

Delivered Square Feet Past 8 Qtrs

Delivered Square Feet Next 8 Qtrs

Proposed Square Feet Next 8 Qtrs

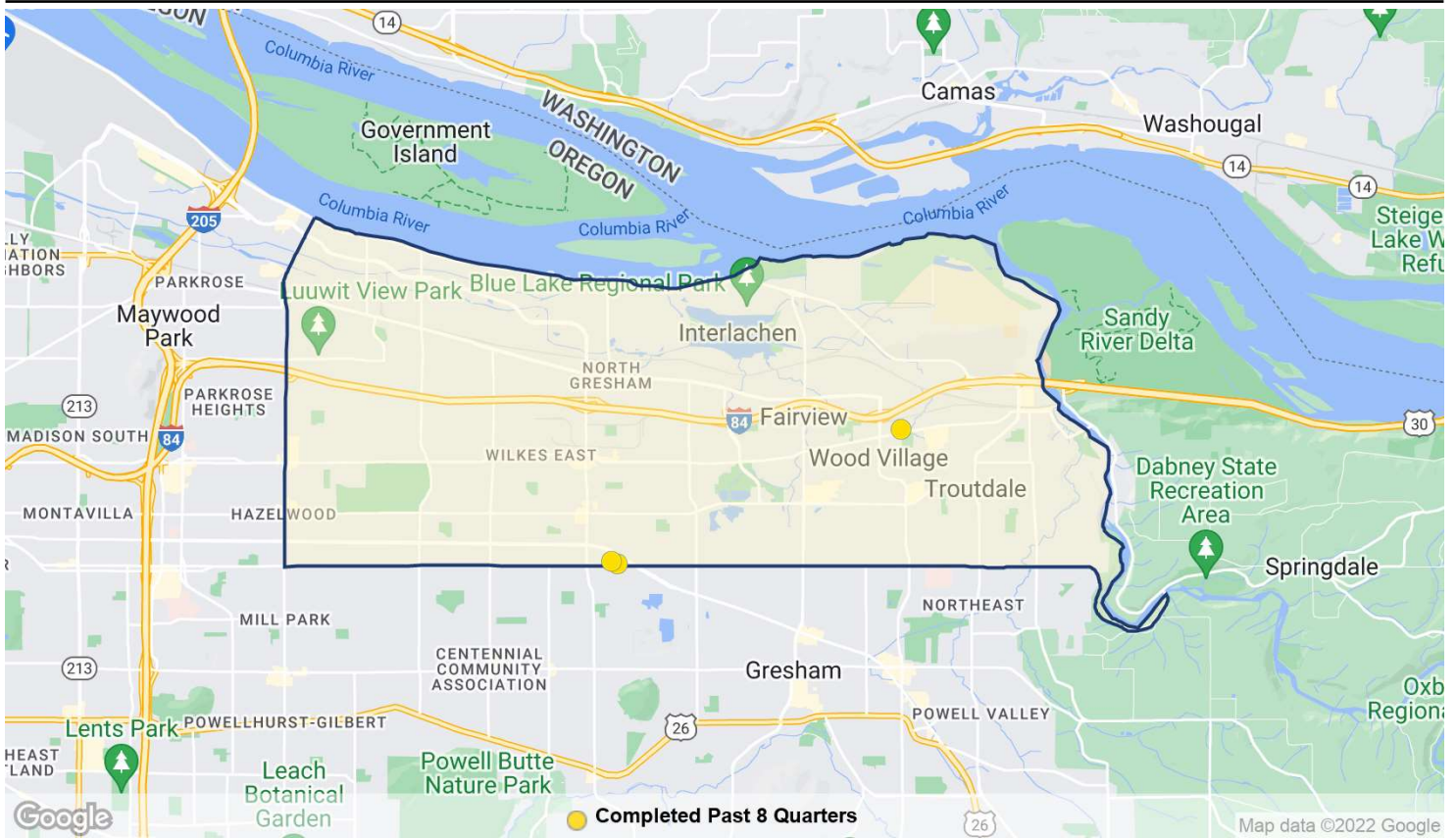
9,668

84,591

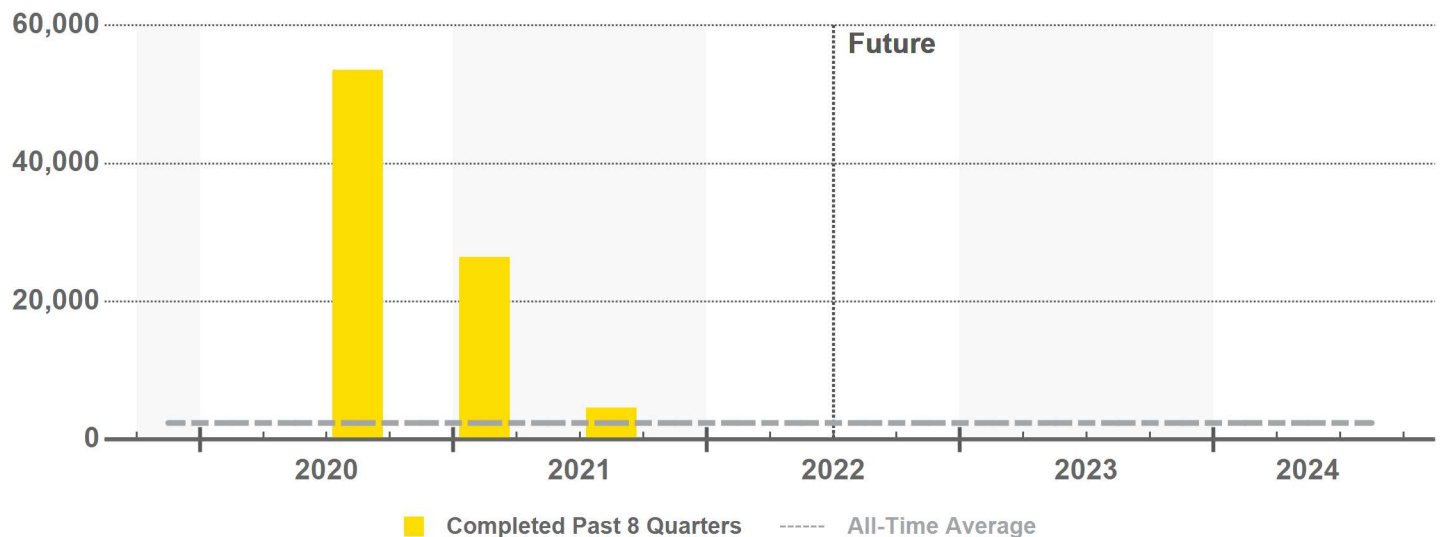
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PAST 8 QUARTERS DELIVERIES, UNDER CONSTRUCTION, & PROPOSED



PAST & FUTURE DELIVERIES IN SQUARE FEET



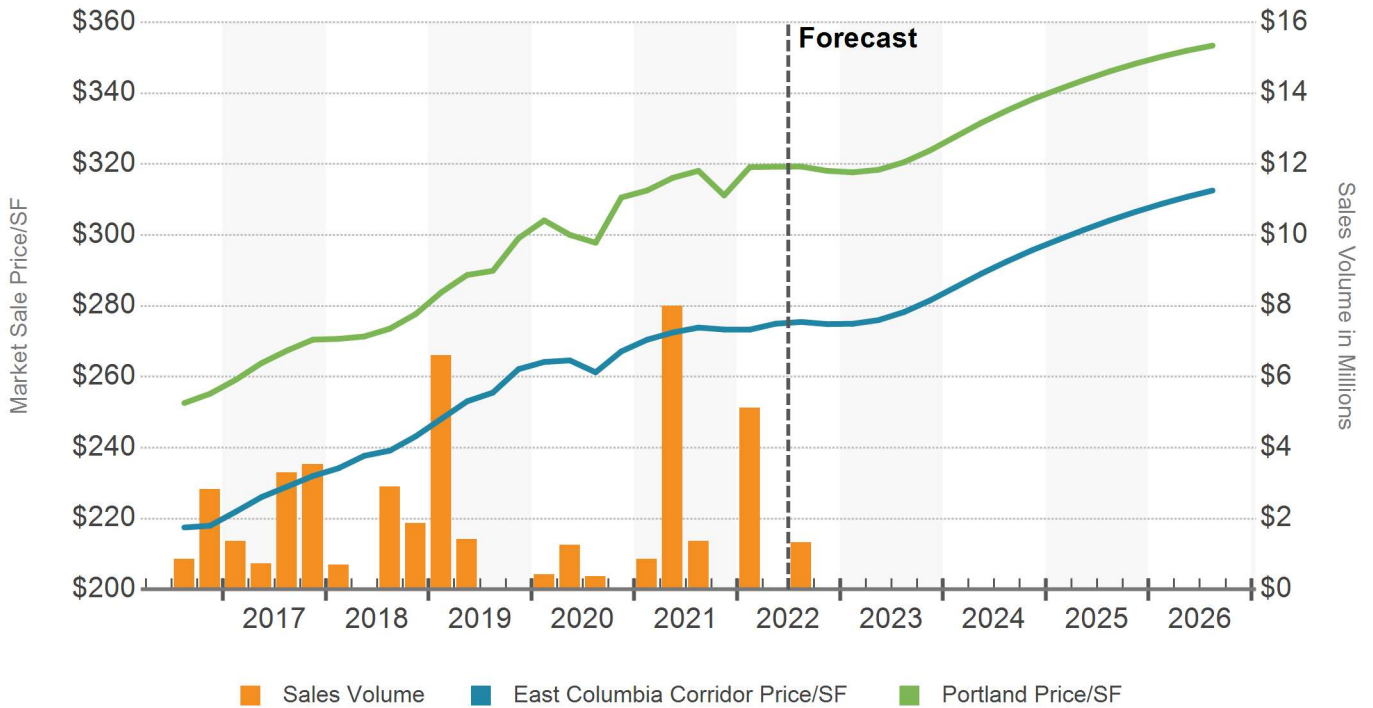
## RECENT DELIVERIES

Property Name/Address	Rating	Bldg SF	Stories	Start	Complete	Developer/Owner
1 <b>NE Halsey St</b>	★ ★ ★ ★ ★	4,640	2	Sep 2020	Sep 2021	- Mark D Miles
2 <b>Rockwood Rising</b> 18613 SE Stark St	★ ★ ★ ★ ★	53,551	4	May 2019	Sep 2020	RKM Development, Inc. Central Bethany Development Co

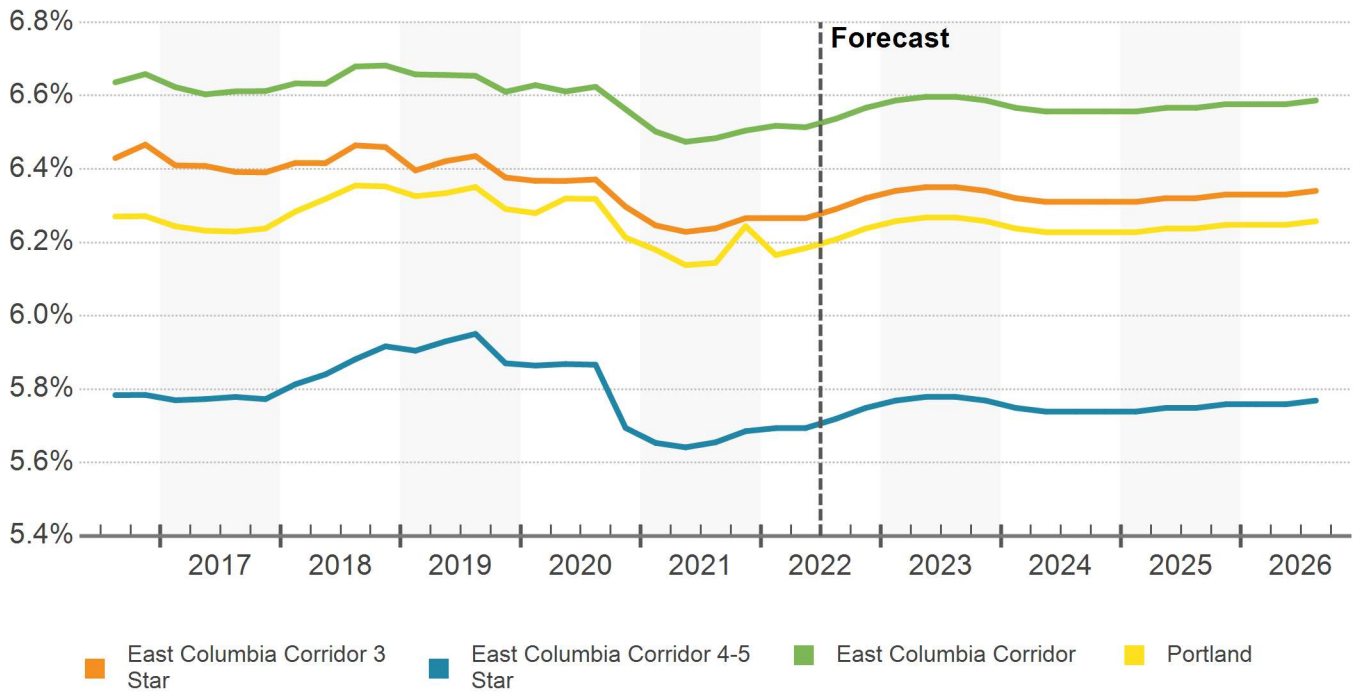
Buyers have shown some interest in East Columbia Corridor office buildings and have scooped up assets over the years. In the past 12 months, 8 office properties have been acquired. Annual sales volume has averaged \$7.4 million over the past five years, and the 12-month high in investment volume hit \$14.5 million over that stretch. In the past 12 months specifically, \$7.3 million worth of assets sold.

The market price, which is derived from the price movement of all office properties in the submarket, now sits at \$276/SF. That figure is largely unchanged since last year, and the price itself is a significant discount compared with the overall average for the broader Portland area. At 6.5%, the market cap rate is within a few basis points of their year-ago levels, and it's still above the metro's average.

### SALES VOLUME & MARKET SALE PRICE PER SF



## MARKET CAP RATE



# Sales Past 12 Months

East Columbia Corridor Office

Sale Comparables

**9**

Avg. Cap Rate

**5.5%**

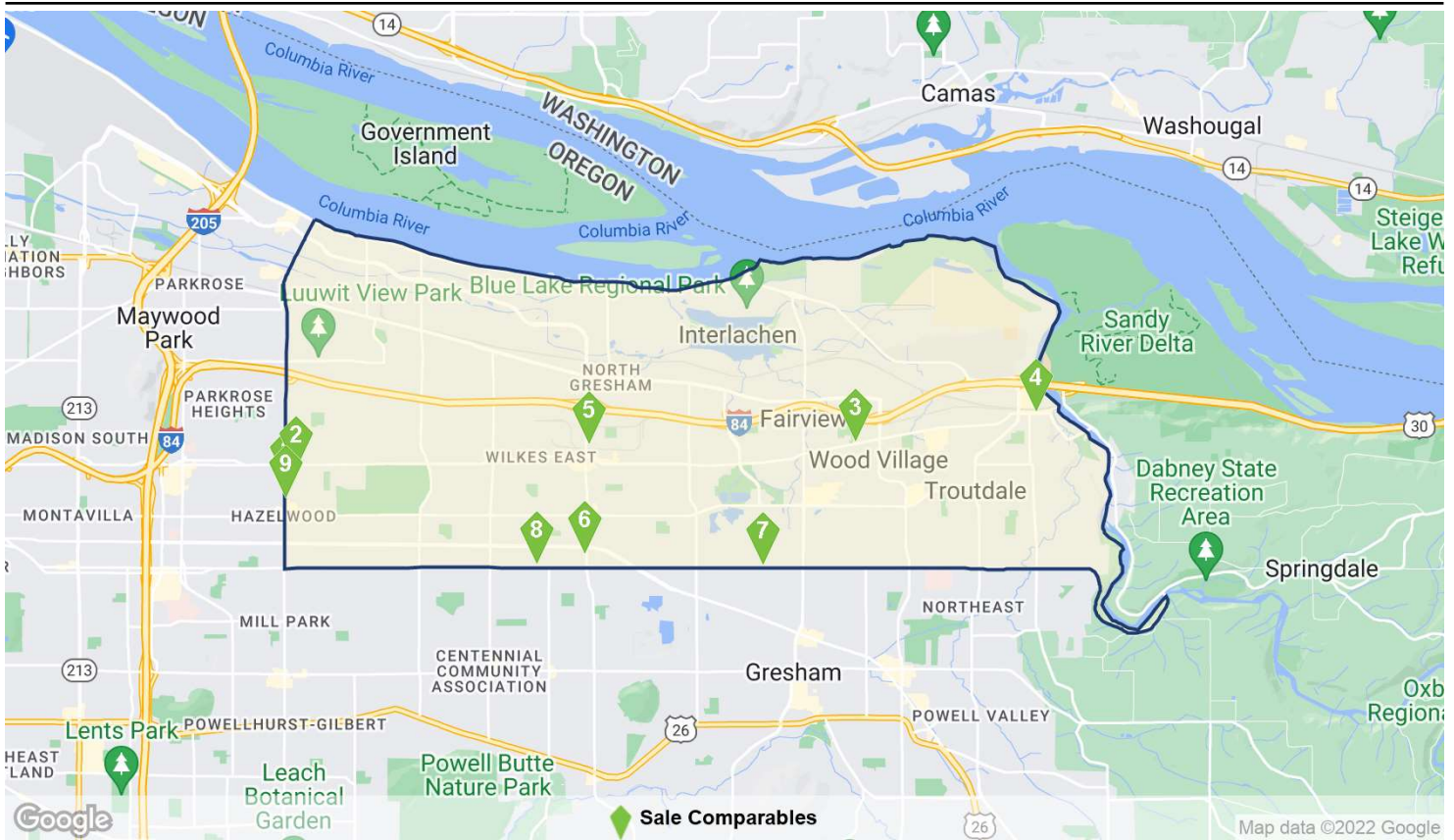
Avg. Price/SF

**\$183**

Avg. Vacancy At Sale

**0%**

## SALE COMPARABLE LOCATIONS



## SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$400,000	\$1,433,239	\$965,000	\$3,750,000
Price/SF	\$83	\$183	\$224	\$862
Cap Rate	5.5%	5.5%	5.5%	5.5%
Time Since Sale in Months	0.1	5.5	6.2	10.7
Property Attributes	Low	Average	Median	High
Building SF	1,077	6,138	4,185	18,220
Stories	1	1	1	2
Typical Floor SF	1,077	4,457	4,160	9,970
Vacancy Rate At Sale	0%	0%	0%	0%
Year Built	1930	1965	1970	1981
Star Rating	★★★★★	★★★★★ 1.9	★★★★★	★★★★★

# Sales Past 12 Months

East Columbia Corridor Office

## RECENT SIGNIFICANT SALES

Property Name - Address	Property				Sale			
	Rating	Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1 <b>East End Building</b> 1122 NE 122nd Ave	★★★★★	1969	18,220	0%	1/27/2022	\$3,750,000	\$206	5.5%
2 <b>12420 NE Halsey St</b>	★★★★★	1974	9,970	0%	8/3/2022	\$1,331,945	\$134	-
3 <b>23331 NE Halsey St</b>	★★★★★	1970	3,980	0%	1/4/2022	\$965,000	\$242	-
4 <b>247-255 E Historic Colu...</b>	★★★★★	2000	891	0%	2/25/2022	\$768,000	\$862	-
5 <b>1918 NE 181st Ave</b>	★★★★★	1981	8,678	0%	9/13/2021	\$719,250	\$83	-
6 <b>205 SE 181st Ave</b>	★★★★★	1968	1,640	0%	3/3/2022	\$400,000	\$244	-
7 <b>Denture Studio</b> 21511 SE Stark St	★★★★★	1954	1,077	0%	7/7/2022	-	-	-
8 <b>17049 SE Stark St</b>	★★★★★	1930	1,149	0%	1/10/2022	-	-	-
9 <b>850-856 NE 122nd Ave</b>	★★★★★	1971	4,389	0%	12/31/2021	-	-	-

# Supply & Demand Trends

East Columbia Corridor Office

## OVERALL SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2026	1,198,421	8,173	0.7%	6,620	0.6%	1.2
2025	1,190,248	4,979	0.4%	2,827	0.2%	1.8
2024	1,185,269	(406)	0%	(593)	-0.1%	-
2023	1,185,675	(1,452)	-0.1%	3,979	0.3%	-
2022	1,187,127	(313)	0%	6,325	0.5%	-
YTD	1,187,440	0	0%	422	0%	0
2021	1,187,440	31,040	2.7%	9,437	0.8%	3.3
2020	1,156,400	53,551	4.9%	50,254	4.3%	1.1
2019	1,102,849	0	0%	302	0%	0
2018	1,102,849	0	0%	(8,223)	-0.7%	-
2017	1,102,849	(1,598)	-0.1%	20,582	1.9%	-
2016	1,104,447	23,919	2.2%	36,632	3.3%	0.7
2015	1,080,528	0	0%	(5,980)	-0.6%	-
2014	1,080,528	34,000	3.2%	39,219	3.6%	0.9
2013	1,046,528	24,929	2.4%	39,222	3.7%	0.6
2012	1,021,599	0	0%	(503)	0%	-
2011	1,021,599	6,006	0.6%	9,281	0.9%	0.6
2010	1,015,593	0	0%	(6,417)	-0.6%	-

## 4 & 5 STAR SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2026	97,069	9,626	11.0%	7,976	8.2%	1.2
2025	87,443	6,440	8.0%	4,119	4.7%	1.6
2024	81,003	1,052	1.3%	412	0.5%	2.6
2023	79,951	0	0%	176	0.2%	0
2022	79,951	0	0%	7,208	9.0%	0
YTD	79,951	0	0%	-	-	-
2021	79,951	26,400	49.3%	(175)	-0.2%	-
2020	53,551	-	-	46,341	86.5%	-
2019	-	-	-	-	-	-
2018	-	-	-	-	-	-
2017	-	-	-	-	-	-
2016	-	-	-	-	-	-
2015	-	-	-	-	-	-
2014	-	-	-	-	-	-
2013	-	-	-	-	-	-
2012	-	-	-	-	-	-
2011	-	-	-	-	-	-
2010	-	-	-	-	-	-

# Supply & Demand Trends

East Columbia Corridor Office

## 3 STAR SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2026	590,145	0	0%	-	-	-
2025	590,145	0	0%	-	-	-
2024	590,145	0	0%	-	-	-
2023	590,145	0	0%	1,810	0.3%	0
2022	590,145	0	0%	(1,810)	-0.3%	-
YTD	590,145	0	0%	-	-	-
2021	590,145	0	0%	4,144	0.7%	0
2020	590,145	0	0%	(2,896)	-0.5%	-
2019	590,145	0	0%	1,596	0.3%	0
2018	590,145	0	0%	558	0.1%	0
2017	590,145	0	0%	17,928	3.0%	0
2016	590,145	23,919	4.2%	17,984	3.0%	1.3
2015	566,226	0	0%	(5,898)	-1.0%	-
2014	566,226	34,000	6.4%	40,389	7.1%	0.8
2013	532,226	24,929	4.9%	20,983	3.9%	1.2
2012	507,297	0	0%	(953)	-0.2%	-
2011	507,297	0	0%	(4,543)	-0.9%	-
2010	507,297	0	0%	280	0.1%	0

## 1 & 2 STAR SUPPLY & DEMAND

Year	Inventory			Net Absorption		
	SF	SF Growth	% Growth	SF	% of Inv	Construction Ratio
2026	511,207	(1,453)	-0.3%	(1,356)	-0.3%	-
2025	512,660	(1,461)	-0.3%	(1,292)	-0.3%	-
2024	514,121	(1,458)	-0.3%	(1,005)	-0.2%	-
2023	515,579	(1,452)	-0.3%	1,993	0.4%	-
2022	517,031	(313)	-0.1%	927	0.2%	-
YTD	517,344	0	0%	422	0.1%	0
2021	517,344	4,640	0.9%	5,468	1.1%	0.8
2020	512,704	0	0%	6,809	1.3%	0
2019	512,704	0	0%	(1,294)	-0.3%	-
2018	512,704	0	0%	(8,781)	-1.7%	-
2017	512,704	(1,598)	-0.3%	2,654	0.5%	-
2016	514,302	0	0%	18,648	3.6%	0
2015	514,302	0	0%	(82)	0%	-
2014	514,302	0	0%	(1,170)	-0.2%	-
2013	514,302	0	0%	18,239	3.5%	0
2012	514,302	0	0%	450	0.1%	0
2011	514,302	6,006	1.2%	13,824	2.7%	0.4
2010	508,296	0	0%	(6,697)	-1.3%	-

### OVERALL RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2026	\$27.60	144	2.2%	14.7%	8,141	0.7%	0.1%
2025	\$27.01	141	3.2%	12.2%	6,400	0.5%	0.2%
2024	\$26.18	136	3.8%	8.8%	4,051	0.3%	0%
2023	\$25.21	131	2.9%	4.8%	3,668	0.3%	-0.4%
2022	\$24.49	128	2.1%	1.8%	8,907	0.8%	-0.6%
YTD	\$24.36	127	1.9%	1.2%	15,125	1.3%	0%
2021	\$23.99	125	3.2%	-0.3%	15,547	1.3%	-0.4%
2020	\$23.25	121	-3.4%	-3.4%	20,344	1.8%	0.2%
2019	\$24.07	125	4.2%	0%	17,047	1.5%	0%
2018	\$23.09	120	13.4%	-4.0%	17,349	1.6%	0.7%
2017	\$20.37	106	4.1%	-15.4%	9,126	0.8%	-2.0%
2016	\$19.56	102	2.6%	-18.7%	31,306	2.8%	-1.2%
2015	\$19.07	99	4.7%	-20.8%	44,019	4.1%	0.6%
2014	\$18.21	95	7.2%	-24.3%	38,039	3.5%	-0.6%
2013	\$16.99	88	0.3%	-29.4%	43,258	4.1%	-1.5%
2012	\$16.95	88	-1.7%	-29.6%	57,551	5.6%	0%
2011	\$17.24	90	3.7%	-28.4%	57,048	5.6%	-0.4%
2010	\$16.62	87	-6.2%	-30.9%	60,323	5.9%	0.6%

### 4 & 5 STAR RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2026	\$34.49	157	2.2%	14.6%	4,603	4.7%	1.4%
2025	\$33.77	154	3.2%	12.2%	2,957	3.4%	2.6%
2024	\$32.70	149	4.0%	8.6%	639	0.8%	0.8%
2023	\$31.44	143	3.1%	4.4%	0	0%	-0.2%
2022	\$30.48	139	1.2%	1.2%	176	0.2%	-9.0%
YTD	\$30.29	138	0.9%	0.6%	7,385	9.2%	0%
2021	\$30.10	137	1.9%	0%	7,385	9.2%	-4.2%
2020	\$29.55	134	1.5%	-1.8%	7,210	13.5%	-
2019	\$29.10	132	5.5%	-3.3%	0	-	-
2018	\$27.58	126	2.7%	-8.4%	0	-	-
2017	\$26.87	122	6.4%	-10.7%	0	-	-
2016	\$25.24	115	6.9%	-16.1%	0	-	-
2015	\$23.61	107	3.9%	-21.6%	0	-	-
2014	\$22.72	103	9.9%	-24.5%	0	-	-
2013	\$20.67	94	1.4%	-31.3%	0	-	-
2012	\$20.38	93	2.4%	-32.3%	0	-	-
2011	\$19.90	91	-1.9%	-33.9%	0	-	-
2010	\$20.28	92	-3.5%	-32.6%	0	-	-

### 3 STAR RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2026	\$29.16	140	2.2%	16.3%	0	0%	0%
2025	\$28.54	137	3.1%	13.8%	0	0%	0%
2024	\$27.67	133	3.8%	10.3%	0	0%	0%
2023	\$26.66	128	2.9%	6.3%	0	0%	-0.3%
2022	\$25.91	125	3.3%	3.3%	1,810	0.3%	0.3%
YTD	\$25.74	124	3.7%	2.6%	0	0%	0%
2021	\$25.08	121	4.2%	0%	0	0%	-0.7%
2020	\$24.07	116	-3.0%	-4.0%	4,144	0.7%	0.5%
2019	\$24.81	119	0.1%	-1.1%	1,248	0.2%	-0.3%
2018	\$24.80	119	18.2%	-1.1%	2,844	0.5%	-0.1%
2017	\$20.98	101	3.1%	-16.3%	3,402	0.6%	-3.0%
2016	\$20.36	98	2.7%	-18.8%	21,330	3.6%	0.9%
2015	\$19.81	95	1.3%	-21.0%	15,395	2.7%	1.0%
2014	\$19.56	94	6.1%	-22.0%	9,497	1.7%	-1.3%
2013	\$18.44	89	-0.8%	-26.5%	15,886	3.0%	0.6%
2012	\$18.58	89	1.3%	-25.9%	11,940	2.4%	0.2%
2011	\$18.35	88	1.0%	-26.8%	10,987	2.2%	0.9%
2010	\$18.17	87	-6.3%	-27.6%	6,444	1.3%	-0.1%

### 1 & 2 STAR RENT & VACANCY

Year	Market Rent				Vacancy		
	Per SF	Index	% Growth	Vs Hist Peak	SF	Percent	Ppts Chg
2026	\$24.76	146	2.2%	10.3%	3,538	0.7%	0%
2025	\$24.22	143	3.2%	7.9%	3,443	0.7%	0%
2024	\$23.47	138	3.8%	4.6%	3,412	0.7%	0%
2023	\$22.60	133	3.0%	0.7%	3,668	0.7%	-0.6%
2022	\$21.95	129	0.7%	-2.2%	6,921	1.3%	-0.2%
YTD	\$21.87	129	-0.1%	-2.5%	7,740	1.5%	-0.1%
2021	\$21.80	128	2.1%	-2.8%	8,162	1.6%	-0.2%
2020	\$21.35	126	-4.9%	-4.9%	8,990	1.8%	-1.3%
2019	\$22.44	132	9.7%	0%	15,799	3.1%	0.3%
2018	\$20.46	120	9.6%	-8.8%	14,505	2.8%	1.7%
2017	\$18.67	110	5.0%	-16.8%	5,724	1.1%	-0.8%
2016	\$17.78	105	1.5%	-20.8%	9,976	1.9%	-3.6%
2015	\$17.51	103	9.6%	-22.0%	28,624	5.6%	0%
2014	\$15.98	94	8.1%	-28.8%	28,542	5.5%	0.2%
2013	\$14.78	87	1.6%	-34.1%	27,372	5.3%	-3.5%
2012	\$14.55	86	-6.4%	-35.2%	45,611	8.9%	-0.1%
2011	\$15.55	92	8.7%	-30.7%	46,061	9.0%	-1.6%
2010	\$14.30	84	-6.6%	-36.3%	53,879	10.6%	1.3%

### OVERALL SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2026	-	-	-	-	-	-	\$314.16	238	6.6%
2025	-	-	-	-	-	-	\$306.53	233	6.6%
2024	-	-	-	-	-	-	\$295.78	225	6.6%
2023	-	-	-	-	-	-	\$281.51	214	6.6%
2022	-	-	-	-	-	-	\$274.88	209	6.6%
YTD	6	\$6.4M	3.0%	\$1,611,736	\$190.68	5.5%	\$275.81	209	6.5%
2021	6	\$10.2M	4.0%	\$2,044,017	\$237.39	-	\$273.34	207	6.5%
2020	5	\$2M	1.3%	\$680,000	\$237.73	-	\$267.18	203	6.6%
2019	4	\$8M	2.3%	\$2,675,000	\$373.95	5.5%	\$262.16	199	6.6%
2018	7	\$5.5M	3.2%	\$909,295	\$171.74	6.6%	\$243.22	185	6.7%
2017	12	\$8.9M	5.6%	\$990,567	\$166.30	-	\$232.02	176	6.6%
2016	12	\$6.1M	4.4%	\$681,678	\$146.92	-	\$218	165	6.7%
2015	8	\$6.3M	4.7%	\$1,055,333	\$139.79	-	\$205.04	156	6.7%
2014	11	\$8.6M	5.6%	\$1,071,097	\$161.46	7.3%	\$186.12	141	6.9%
2013	10	\$2.8M	4.5%	\$469,386	\$83.48	-	\$168.43	128	7.3%
2012	8	\$5.5M	4.6%	\$917,989	\$124.53	-	\$157.28	119	7.5%
2011	1	\$1.4M	1.6%	\$1,350,000	\$83.75	-	\$150.82	114	7.7%

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(2) Market price trends data is based on the estimated price movement of all properties in the market, informed by actual transactions that have occurred.

### 3 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2026	-	-	-	-	-	-	\$351.17	253	6.3%
2025	-	-	-	-	-	-	\$342.68	247	6.3%
2024	-	-	-	-	-	-	\$330.72	239	6.3%
2023	-	-	-	-	-	-	\$314.80	227	6.3%
2022	-	-	-	-	-	-	\$307.49	222	6.3%
YTD	-	-	-	-	-	-	\$308.32	223	6.3%
2021	2	\$8M	4.6%	\$4,000,418	\$295.53	-	\$304.21	220	6.3%
2020	-	-	-	-	-	-	\$299.72	216	6.3%
2019	1	\$6.6M	1.9%	\$6,610,000	\$600.91	5.5%	\$291.99	211	6.4%
2018	1	\$1.9M	1.9%	\$1,863,668	\$170.70	-	\$270.66	195	6.5%
2017	2	\$2.1M	1.9%	\$1,037,500	\$181.78	-	\$257.55	186	6.4%
2016	1	\$965K	0.5%	\$965,000	\$347.12	-	\$239.65	173	6.5%
2015	1	\$1.1M	2.6%	\$1,050,000	\$72.40	-	\$223.68	161	6.6%
2014	4	\$6.6M	5.2%	\$1,656,485	\$226.97	7.3%	\$202.06	146	6.7%
2013	2	\$1.3M	4.0%	\$1,268,315	\$123.69	-	\$182.84	132	7.1%
2012	2	\$3.6M	4.2%	\$1,800,000	\$167.10	-	\$170.17	123	7.4%
2011	-	-	-	-	-	-	\$161	116	7.6%

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### 1 & 2 STAR SALES

Year	Completed Transactions (1)						Market Pricing Trends (2)		
	Deals	Volume	Turnover	Avg Price	Avg Price/SF	Avg Cap Rate	Price/SF	Price Index	Cap Rate
2026	-	-	-	-	-	-	\$247.80	217	7.0%
2025	-	-	-	-	-	-	\$241.63	212	7.0%
2024	-	-	-	-	-	-	\$233.02	204	7.0%
2023	-	-	-	-	-	-	\$221.80	194	7.0%
2022	-	-	-	-	-	-	\$216.47	190	7.0%
YTD	6	\$6.4M	7.0%	\$1,611,736	\$190.68	5.5%	\$217.40	191	6.9%
2021	4	\$2.2M	3.9%	\$739,750	\$138.89	-	\$217.04	190	6.9%
2020	5	\$2M	3.0%	\$680,000	\$237.73	-	\$208.84	183	7.0%
2019	3	\$1.4M	2.7%	\$707,500	\$135.28	-	\$210.40	184	7.0%
2018	6	\$3.6M	4.8%	\$718,420	\$172.28	6.6%	\$195.23	171	7.1%
2017	10	\$6.8M	9.8%	\$977,157	\$162.11	-	\$185.25	162	7.0%
2016	11	\$5.2M	8.8%	\$646,263	\$132.64	-	\$176.02	154	7.0%
2015	7	\$5.3M	7.0%	\$1,056,400	\$171.52	-	\$167.48	147	7.1%
2014	7	\$1.9M	6.1%	\$485,709	\$81.37	-	\$153.04	134	7.3%
2013	8	\$1.5M	5.1%	\$309,600	\$65.92	-	\$138.30	121	7.6%
2012	6	\$1.9M	5.0%	\$476,983	\$84.11	-	\$129.49	113	7.9%
2011	1	\$1.4M	3.1%	\$1,350,000	\$83.75	-	\$126.97	111	8.0%

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