

Portland Apartment Sales > \$450,000
Nov 2011 vs. Nov 2011 - Portland - Area

Date	Month	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
29-Nov-11	Sunrise Village	18120 NE Pacific Ct	Portland - NE	63	\$ 2,600,000	\$ 41,270	815.3	\$ 50.62	1972	8.07%
29-Nov-11		18284 SE Addie St	Milwaukie	10	\$ 695,000	\$ 69,500	1040.0	\$ 66.83	1992	
28-Nov-11		5380 Lakeview Blvd	Lake Oswego	21	\$ 2,325,000	\$ 110,714	882.6	\$ 125.44	1996	5.87%
22-Nov-11	Westview Heights	18301 NW Chemeketa Ln	Beaverton	198	\$ 29,500,000	\$ 148,990	1447.9	\$ 102.90	2003	6.00%
22-Nov-11	Illahee At Charbonneau	8755-8805 SW Illahee Ct	Wilsonville	126	\$ 10,730,000	\$ 85,159	855.6	\$ 99.53	1989	
18-Nov-11	Broadstone Enso	1400 NW Marshall St	Portland - Central	152	\$ 54,500,000	\$ 358,553	1463.6	\$ 244.99	2009	
18-Nov-11		1805 NE 8th Ave	Portland - NE	6	\$ 450,000	\$ 75,000	481.5	\$ 155.76	1940	
16-Nov-11		130 SE 105th St	Portland - SubE	26	\$ 1,910,000	\$ 73,462	899.4	\$ 81.68	2006	6.40%
14-Nov-11	Pier 426	426 NE 75th Ave	Portland - NE	11	\$ 825,000	\$ 75,000	846.0	\$ 88.65	1973	5.00%
11-Nov-11		11012-11016 SE Stark St	Portland - SubE	13	\$ 1,466,000	\$ 112,769	1250.0	\$ 90.22	2008	
10-Nov-11	Funny Merrill	920 John Adams	Oregon City	14	\$ 849,000	\$ 60,643	890.0	\$ 68.14	1961	
9-Nov-11	Reflection At The Park (nee Prairie Park)	11510 NE 112th Dr	Vancouver	244	\$ 21,000,000	\$ 86,066	906.6	\$ 94.93	2007	6.34%
8-Nov-11	Sunrise	3525 SW 122nd Ave	Beaverton	22	\$ 1,650,000	\$ 75,000	630.0	\$ 119.05	1961	6.75%
4-Nov-11		2943 E Burnside St	Portland - SE	4	\$ 500,000	\$ 125,000	557.5	\$ 224.22	1928	
4-Nov-11	Deer Crest	6420 SW 124th Ave	Beaverton	13	\$ 880,000	\$ 67,692	1025.0	\$ 66.04	1971	
3-Nov-11	Garden Court Estates	1558 E Third St	Newberg	12	\$ 550,000	\$ 45,833	1100.0	\$ 41.67	1970	9.30%
Sales				Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
16	November-11	Average		58.4	\$ 8,151,875	\$ 139,497	1096.7	\$ 107.54	1993.3	6.72%
10	November-10	Average		52.5	\$ 4,454,038	\$ 82,867	894.0	\$ 90.11	1973.5	7.01%
60.0%	Change % Nov 11 vs. Nov 10			11.2%	83.0%	68.3%	22.7%	19.3%		-4.1%

* - CapRate - NOTE: CapRate is reported and may or may not represent actual CapRate at time of sale.
\$/unit, Sqft/unit and \$/SqFt averages are weighed

Data courtesy of CoStar - Portland (Clark, Clackamas, Multnomah and Washington counties) Sales > \$450,000