

Portland Apartment Sales > \$450,000
March 2013 vs. March 2012 - Portland - Area

Date	Month	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
29-Mar-13		2526-2536 N Killingsworth St	Portland - N	13	\$ 546,000	\$ 42,000	666	\$ 63.05	1960	
28-Mar-13	LIH - Bronaugh	1434 SW Morrison St	Portland - Central	51	\$ 3,900,000	\$ 76,471	517	\$ 147.81	1905	
27-Mar-13	Lassam Terrace	2160 SE 96th Ave	Portland - SubE	36	\$ 2,700,000	\$ 75,000	958	\$ 78.26	2001	6.60%
25-Mar-13	Creston	3722-3732 SE 54th Ave	Portland - SE	6	\$ 560,000	\$ 93,333	777	\$ 120.07	1977	
22-Mar-13		10301-10317 NE Oregon St	Portland - SubE	9	\$ 700,000	\$ 77,778	812	\$ 95.81	1975	7.33%
21-Mar-13	Kelly Grey	2332 SE 121st Ave	Portland - SubE	6	\$ 550,000	\$ 91,667	990	\$ 92.59	2000	7.00%
19-Mar-13	Willow Springs	4255-4545 NE 125th Pl	Portland - SubE	266	\$ 16,100,000	\$ 60,526	829	\$ 72.98	1973	
18-Mar-13	Sunrise Village	18120 NE Pacific Ct	Portland - SubE	28	\$ 1,825,800	\$ 65,207	1834	\$ 35.55	1972	
13-Mar-13	Ladd	1524-1528 SE Ladd	Portland - SE	19	\$ 2,174,000	\$ 114,421	661	\$ 173.09	1923	
13-Mar-13	LIH - Hawthorne East	1420 SE 16th Ave	Portland - SE	71	\$ 6,200,000	\$ 87,324	575	\$ 151.87	1982	
12-Mar-13		2560-2590 SE 167th Ave	Portland - SubE	12	\$ 850,000	\$ 70,833	780	\$ 90.81	1974	6.76%
7-Mar-13	Concord Plaza	3121 SE 148th Ave	Portland - SubE	29	\$ 1,613,400	\$ 55,634	1825	\$ 30.49	1977	6.75%
7-Mar-13		3111 SE Belmont St	Portland - SE	6	\$ 875,000	\$ 145,833	852	\$ 171.13	1966	
5-Mar-13	Fountain Park	4550 SW Murray Blvd	Beaverton	216	\$ 14,400,000	\$ 66,667	1081	\$ 61.68	1969	5.90%

Sales			Units	Price**	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
14	March-13	Average	54.9	\$ 3,785,300	\$ 69,003	929.3	\$ 98.94	1968.4	6.16%
16	March-12	Average	115.0	\$ 14,490,727	\$ 126,006	1042.5	\$ 123.71	1994.5	5.64%

-12.5%	Change % Mar 13 vs. Mar 12			-52.3%	-73.9%	-45.2%	-10.9%	-20.0%		9.1%
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CapRate, Built, \$/unit, Sqft/unit and \$/SqFt averages are weighed averages.

* CapRate - NOTE: CapRate is reported and may or may not represent actual CapRate at time of sale.

** Mar 12 had 2 large sales of 554 and 264 units which skews the weighed averages

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