

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

Date	Month	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
29-Oct-13	Weidler East	10615 NE Weidler St	Portland - SubE	12	\$ 895,000	\$ 74,583	985	\$ 75.69	1969	6.14%
28-Oct-13		18675 SW Boones Ferry Rd	Tualatin	7	\$ 506,400	\$ 72,343	825	\$ 87.73	1968	
28-Oct-13	Rosewood Station	312-318 SE 160th Ave	Portland - SubE	18	\$ 1,325,000	\$ 73,611	916	\$ 80.35	1997	6.76%
27-Oct-13		7023-7041 N Fessenden St	Portland - N	10	\$ 690,000	\$ 69,000	790	\$ 87.30	1972	9.80%
18-Oct-13	Fair Oaks Village	3150-3280 SW 185th	Beaverton	84	\$ 7,900,000	\$ 94,048	931	\$ 101.01	1998	
18-Oct-13	Gray Eagle	4850 SW 11th St	Gresham	120	\$ 8,800,000	\$ 73,333	1025	\$ 71.57	1998	
17-Oct-13		1177 SE Oak St	Hillsboro	7	\$ 453,000	\$ 64,714	1035	\$ 62.50	1979	
16-Oct-13	Pinewood Station	16300-16400 E Burnside St	Gresham	49	\$ 2,600,000	\$ 53,061	787	\$ 67.46	1968	6.70%
16-Oct-13	Saint Louis	9027-9041 N Saint Louis Ave	Portland - N	8	\$ 645,000	\$ 80,625	798	\$ 101.03	1996	6.10%
14-Oct-13		1407 N Going St	Portland - N	16	\$ 1,900,000	\$ 118,750	574	\$ 206.97	1943	6.10%
11-Oct-13	Anderson Villa	15758-15790 SE Division St	Portland - SubE	32	\$ 1,700,000	\$ 53,125	885	\$ 60.02	1971	
10-Oct-13	Sutton Manor	1225-1233 SE Bush St	Portland - SE	5	\$ 545,000	\$ 109,000	864	\$ 126.13	1968	5.70%
01-Oct-13	Westwood Commons	218 SW 15th Ave	Battle Ground	80	\$ 7,511,554	\$ 93,894	625	\$ 150.23	2009	6.50%

Sales				Units	Price**	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
13	October-13	Average		34.5	\$ 2,728,535	\$ 79,176	864.2	\$ 96.76	1990.3	6.65%
16	October-12	Average		63.1	\$ 8,570,639	\$ 134,795	934.4	\$ 139.46	1980.2	5.69%

-18.8%	Change % Oct 13 vs. Oct 12			-45.4%	-68.2%	-41.3%	-7.5%	-30.6%		16.8%
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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.

** In Oct 12 there was three large sales (290 units in Central Portland, 210 in Tualatin and 170 in Beaverton)

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