

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

Date	Month	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
25-Nov-13		3553 SE Cora Dr	Portland - SE	3	\$ 529,000	\$ 176,333	\$ 983	\$ 179.44	1974	
25-Nov-13	Parkside	883 SE 11th Ave	Hillsboro	10	\$ 600,000	\$ 60,000	\$ 677	\$ 88.60	1966	7.60%
21-Nov-13		13706 NW 7th Ave	Vancouver	16	\$ 707,033	\$ 44,190	\$ 938	\$ 47.14		
21-Nov-13	Waterhouse Place	600 NW 158th Ave	Beaverton	279	\$ 40,850,000	\$ 146,416	\$ 935	\$ 156.51	1990	
20-Nov-13	Paramount	253 N Broadway	Portland - N	64	\$ 7,065,000	\$ 110,391	\$ 784	\$ 140.83	1923	
18-Nov-13	Clocktower	11600 SW 147th Ter	Beaverton	195	\$ 25,600,000	\$ 131,282	\$ 836	\$ 157.05	1987	
18-Nov-13	East Wind	2950 NE 23rd St	Gresham	151	\$ 10,400,000	\$ 68,874	\$ 651	\$ 105.87	1971	7.60%
15-Nov-13		680-692 Stacy Ln	Molalla	7	\$ 596,000	\$ 85,143	\$ 1,042	\$ 81.73	2007	
14-Nov-13	Brittany Place	2916 SE 125th Ave	Portland - SubE	45	\$ 4,000,000	\$ 88,889	\$ 1,074	\$ 82.73	2004	6.68%
13-Nov-13	Stonecreek	11612-11622 SE Division St	Portland - SubE	90	\$ 5,619,000	\$ 62,433	\$ 647	\$ 96.55	1973	7.25%
13-Nov-13	The Pointe	3708 NE 109th Ave	Vancouver	388	\$ 39,500,000	\$ 101,804	\$ 1,557	\$ 65.38	1994	6.00%
12-Nov-13	Maple Knoll	1824 NE 104th St	Vancouver	148	\$ 6,700,000	\$ 45,270	\$ 846	\$ 53.49	1984	
05-Nov-13	Gresham Golf	2275 NE Division St	Gresham	18	\$ 1,480,000	\$ 82,222	\$ 1,005	\$ 81.79	1970	
04-Nov-13	The Norm	1415 NW 19th Ave	Portland - Central	12	\$ 2,100,000	\$ 175,000	\$ 608	\$ 287.67	2012	5.75%
01-Nov-13	Heather Glenn	2459-2547 SE 174th Ave	Portland - SubE	20	\$ 1,500,000	\$ 75,000	\$ 793	\$ 94.64	1970	

Sales				Units	Price**	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
15	November-13	Average		96.4	\$ 9,816,402	\$ 101,830	1024.7	\$ 106.88	1984	6.57%
16	November-12	Average		62.9	\$ 6,846,082	\$ 108,791	881.4	\$ 123.42	1981	5.63%

-6.3%	Change % Nov 13 vs. Nov 12			53.2%	43.4%	-6.4%	16.3%	-13.4%		16.7%
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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 Nov 12 there were two large sales (360 units in Hillsboro and 201 in Gresham)

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