

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

Date	Month	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
30-Dec-13		2415 SE 60th Ave	Portland - SE	4	\$ 484,058	\$ 121,015	591.0	\$ 204.76	1944	
27-Dec-13	Calico Place Townhomes	531-627 SE 128th Ave	Portland - SubE	18	\$ 2,640,000	\$ 146,667	1947.3	\$ 75.32	2008	5.77%
20-Dec-13	The Village on Seventh Street	12800 SE 7th St	Vancouver	104	\$ 9,100,000	\$ 87,500	1036.0	\$ 84.46	1991	
18-Dec-13	The Villas at Bridge Creek	2011 Brandt Rd	Vancouver	103	\$ 5,345,000	\$ 51,893	852.4	\$ 60.88	1975	7.75%
17-Dec-13	Davis Street	1100 N Davis St	Cornelius	46	\$ 3,200,000	\$ 69,565	847.4	\$ 82.10	2004	6.72%
17-Dec-13	Lafayette Place Condos	8626 SE Lafayette St	Portland - SubE	13	\$ 1,800,000	\$ 138,462	1514.1	\$ 91.45	2008	
16-Dec-13	Reflections at Happy Valley	8800 SE Causey Loop	Happy Valley	372	\$ 35,500,000	\$ 95,430	665.0	\$ 143.50	1986	
13-Dec-13	Reynolds Garden Court	19956 NE Halsey	Portland - SubE	12	\$ 690,000	\$ 57,500	1120.8	\$ 51.30	1962	
12-Dec-13	Irvington Condominiums	1609-1623 SW Montgomery St	Portland - W	8	\$ 775,000	\$ 96,875	2277.3	\$ 42.54	1977	
12-Dec-13	Highland Hills	2406 NE 139th St	Vancouver	400	\$ 49,325,000	\$ 123,313	1122.1	\$ 109.89	2001	
10-Dec-13	Reedville Meadows	2855 SW 209th Ave	Aloha	28	\$ 2,395,000	\$ 85,536	733.0	\$ 116.69	1997	
10-Dec-13	Altamont Summit	9701 SE Johnson Creek Blvd	Happy Valley	439	\$ 54,250,000	\$ 123,576	951.5	\$ 129.88	1970	
06-Dec-13		1555 N Willis Blvd	Portland - N	6	\$ 930,000	\$ 155,000	1200.0	\$ 129.17	2013	6.56%
06-Dec-13	Fircrest Court	100-117 SE 96th Ave	Vancouver	24	\$ 1,310,000	\$ 54,583	600.0	\$ 90.97	1960	8.13%
06-Dec-13	Waters Edge (Forest Creek)	12730 SE McLoughlin	Milwaukie	36	\$ 3,250,000	\$ 90,278	1004.2	\$ 89.90	1984	6.60%
05-Dec-13	Penton	21800 SE Alder Dr	Gresham	14	\$ 630,000	\$ 45,000	925.7	\$ 48.61	1968	
05-Dec-13	Savner Flats	2244 NW Savner St	Portland - Central	179	\$ 61,400,000	\$ 343,017	793.3	\$ 432.39	2013	3.90%
05-Dec-13	Lizann Terrace	3727-3779 SE 40th Ave	Portland - SE	47	\$ 4,000,000	\$ 85,106	873.6	\$ 97.42	1969	
05-Dec-13		830 NE Killingsworth	Portland - NE	10	\$ 700,000	\$ 70,000	822.4	\$ 85.12	1951	
04-Dec-13	Shannon	911 SW 21st Ave	Portland - Central	42	\$ 4,750,000	\$ 113,095	776.9	\$ 145.58	1926	
02-Dec-13		9025-9043 SE Stark St	Portland - SubE	10	\$ 905,000	\$ 90,500	937.8	\$ 96.50	1972	6.80%
01-Dec-13	Orchard Pointe	3508 NE 109th Ave	Vancouver	388	\$ 39,500,000	\$ 101,804	877.6	\$ 116.01	1994	

Sales			Units	Price**	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
22	December-13	Average	104.7	\$ 12,858,139	\$ 122,831	912.8	\$ 140.06	1987	5.80%
31	December-12	Average	71.0	\$ 6,673,509	\$ 93,735	867.6	\$ 109.31	1980	6.38%

-29.0%	Change % Dec 13 vs. Dec 12		47.4%	92.7%	31.0%	5.2%	28.1%		-9.0%
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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 Dec 12 there were SIX large sales (406 & 228 units in Beaverton, 262 units in Gresham, 192 units in Tigard, 164 units in N Portland and 162 units in CBD Portland)

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