

Portland Apartment Sales > \$450,000
January 2014 vs. January 2013

Date	Month	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
31-Jan-14		2110 NW Flanders St	Portland - Central	13	\$ 2,215,000	\$ 170,385	1631	\$ 104.49	1906	
31-Jan-14	Marquam Trail	1129 SW Gaines St	Portland - W	8	\$ 1,735,000	\$ 216,875	2175	\$ 99.73	1999	
31-Jan-14		2110 NW Flanders St	Portland - Central	13	\$ 2,200,000	\$ 169,231	1631	\$ 103.78	1906	
30-Jan-14	Garden Glen Manor	13024 SE Foster Rd	Portland - SubE	22	\$ 1,900,000	\$ 86,364	835	\$ 103.38	1999	
27-Jan-14		4342 SE 27th Ave	Portland - SE	14	\$ 1,300,000	\$ 92,857	594	\$ 156.25	1960	
27-Jan-14	Lindsey Anne	5702 NE Prescott St	Portland - NE	19	\$ 1,763,000	\$ 92,789	799	\$ 116.16	1928	6.24%
24-Jan-14	Monroe Manor	423 Monroe St	Oregon City	9	\$ 612,000	\$ 68,000	857	\$ 79.34	1966	
23-Jan-14	Thorncroft Farms	2120 NW Thorncroft Dr	Hillsboro	340	\$ 58,000,000	\$ 170,588	1099	\$ 155.27	1998	
22-Jan-14	Raymond	8104-8110 SE Raymond St	Portland - SE	16	\$ 850,000	\$ 53,125	577	\$ 92.07	1964	7.00%
21-Jan-14		2256 NW Johnson St	Portland - Central	5	\$ 878,000	\$ 175,600	1531	\$ 114.68	1906	
17-Jan-14	Tabor East	7298 SE Division St	Portland - SE	72	\$ 7,295,000	\$ 101,319	1325	\$ 76.47	1968	6.33%
13-Jan-14		1201 Leonard St	Oregon City	10	\$ 575,000	\$ 57,500	828	\$ 69.48	1974	
10-Jan-14	The Gables at Mountain Park	2 Jefferson Pky	Lake Oswego	129	\$ 19,500,000	\$ 151,163	969	\$ 155.95	1991	
07-Jan-14		2420 NW Quimby St	Portland - Central	15	\$ 4,275,000	\$ 285,000	1095	\$ 260.23	1944	
07-Jan-14		14950 SE Webster Rd	Milwaukie	8	\$ 655,000	\$ 81,875	625	\$ 131.00		
03-Jan-14	Allenwood	12305-12325 SW Allen	Beaverton	16	\$ 950,000	\$ 59,375	802	\$ 74.03	1961	6.67%
02-Jan-14		3240-3320 NE 8th St	Gresham	10	\$ 795,000	\$ 79,500	860	\$ 92.44	1972	7.10%

Sales			Units	Price**	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
17	January-14	Average	42.3	\$ 6,205,765	\$ 146,729	1072.9	\$ 137.84	1983.3	6.50%
16	January-13	Average	66.0	\$ 6,758,919	\$ 102,408	972.4	\$ 103.91	1986.2	6.13%
6.3%	Change % Jan 14 vs. Jan 13		-35.9%	-8.2%	43.3%	10.3%	32.6%		5.9%

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 Jan 13 there were THREE large sales (338 units in Tualatin, 260 units in Beaverton and 102 units in Vancouver)

Data from public records and CoStar - Portland (Clark, Clackamas, Multnomah and Washington counties) Sales > \$450,000