

Portland Apartment Sales > \$450,000

July 2014 vs. July 2013

Date	Month	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
29-Jul-14	Waukeena	1904 NE Couch St	Portland - NE	19	\$ 2,525,000	\$ 132,895	502	\$ 264.79	1927	
25-Jul-14		5601-5631 SE 119th Ave	Portland - SubE	16	\$ 1,988,800	\$ 124,300	1937	\$ 64.17	2008	6.30%
23-Jul-14	Emerald Park (Villa on 148th)	646 SE 148th	Portland - SubE	44	\$ 2,925,000	\$ 66,477	758	\$ 87.65	1976	7.60%
23-Jul-14		723 SE 190th Ave	Portland - SubE	8	\$ 495,000	\$ 61,875	780	\$ 79.33	1970	
23-Jul-14		723-737 SE 190th Ave	Portland - SubE	8	\$ 495,000	\$ 61,875	780	\$ 79.33	1970	
22-Jul-14	Sunnyside Place	13300 SE 122nd Ave	Clackamas	108	\$ 14,100,000	\$ 130,556	998	\$ 130.83	1991	5.75%
21-Jul-14	Park Place East	220-244 NE 143rd Ave	Portland - SubE	13	\$ 1,300,000	\$ 100,000	872	\$ 114.68	1981	
17-Jul-14	Autumn House	1100-1124 NE Minnehaha St	Vancouver	16	\$ 1,170,000	\$ 73,125	1250	\$ 58.50	1972	6.90%
17-Jul-14	Sunset Terrace	3102-3108 Kauffman Ave	Vancouver	16	\$ 1,045,000	\$ 65,313	850	\$ 76.84	1965	7.20%
16-Jul-14	Highlander	1217 NE 122nd Ave	Portland - SubE	38	\$ 2,975,000	\$ 78,289	895	\$ 87.51	1960	
15-Jul-14	Carrington Square	637 SE 182nd	Portland - SubE	54	\$ 3,900,000	\$ 72,222	831	\$ 86.87	1971	6.59%
9-Jul-14	Broadstone	62 NW Bryn Mawr Way	Gresham	30	\$ 4,485,000	\$ 149,500	1151	\$ 129.91	2010	5.50%
7-Jul-14	Windows on MLK***	7100 NE Martin Luther King Blvd	Portland - NE	8	\$ 1,550,000	\$ 193,750	1675	\$ 115.67	2011	6.91%
1-Jul-14	Sequoia Village****	8411 SE Causey Cir	Happy Valley	72	\$ 13,500,000	\$ 187,500	1363	\$ 137.55	2007	

Sales			Units	Price**	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
14	July-14	Average	32.1	\$ 3,746,700	\$ 116,564	1031.2	\$ 114.92	1984.0	6.36%
9	July-13	Average	32.1	\$ 2,470,920	\$ 76,949	787	\$ 101.70	1984.0	7.01%
55.6%	Change % July 14 vs. July 13		0.1%	51.6%	51.5%	31.1%	13.0%		-9.2%

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 July 2013 there was ONE large (173 units in Vancouver) sale.

*** Windows on MLK contains one floor of retail out of three floors total

**** Sequoia Village listed as SOLD only completed units. Some unfinished or pads also sold.

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