

Portland Apartment Sales > \$450,000
Jan 2015 vs. Jan 2014

Date	Name	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
2-Jan-15		1818 NE 17th Ave	Portland - NE	12	\$2,660,000	\$221,667	801.8	\$276.45	1949	5.34%
4-Jan-15	Central Eastside (+ retail)	111 NE 6th	Portland - NE	70	\$18,945,000	\$270,643	869.3	\$311.34	2012	
5-Jan-15	Manor Gate II	18415 SE Ewen	Beaverton	8	\$750,000	\$93,750	1249.5	\$75.03		
5-Jan-15	Manor Gate I	2165 SW 184th Ter (2 Properties)	Beaverton	8	\$750,000	\$93,750	1343.5	\$69.78		
7-Jan-15	The Timbers	608-614 NE 86th St	Vancouver	45	\$7,830,000	\$174,000	1385.9	\$125.55	2013	5.54%
7-Jan-15	Halsey Summit	17014-17062 NE Halsey St	Portland - SubE	62	\$4,600,000	\$74,194	750.0	\$98.92	1970	7.00%
7-Jan-15	Durham Estates	8335-8371 SW Durham Rd	Tigard	16	\$1,775,500	\$110,969	889.4	\$124.77	1991	6.31%
9-Jan-15		6814 SW Capitol Hwy	Portland		\$600,000			\$171.43	1990	
12-Jan-15	2121 Belmont	2121 SE Belmont	Portland - SE	123	\$42,300,000	\$343,902	1798.1	\$191.26	2008	
16-Jan-15		1830 NW 24th Pl	Portland - Central	12	\$2,300,000	\$191,667	1116.0	\$171.74	1912	
16-Jan-15	Vanguard	7974 SW 45th Ave	Portland - W	6	\$850,000	\$141,667	718.2	\$197.26	2008	
18-Jan-15	Washington Square Court	7375 SW Scholls Ferry	Beaverton	8	\$750,000	\$93,750	1217.8	\$76.99	1963	
20-Jan-15		12130 SW Gingham Lane	Beaverton	9	\$600,000	\$66,667	1024.0	\$65.10		7.06%
22-Jan-15	Bardon	14021 SE Stark St	Portland - SubE	17	\$1,210,000	\$71,176	887.1	\$80.24	1969	6.44%
23-Jan-15	Loreto	4045-4085 N Alaska St	Portland	21	\$2,315,000	\$110,238	840.3	\$131.19	1974	6.93%
26-Jan-15		031-037 Whitaker St	Portland - W	4	\$819,070	\$204,768	825.5	\$248.05	1909	
27-Jan-15	Jory Trail at the Grove	8520-8750 SW Ash Meadows Blvd	Wilsonville	324	\$59,000,000	\$182,099	1263.9	\$144.08	2012	5.00%
27-Jan-15	The Pines	301 NE 104th Ave	Vancouver	24	\$1,500,000	\$62,500	912.4	\$68.50	1965	6.26%
28-Jan-15	Division Street	16804-16918 SE Division St	Portland - SubE	15	\$828,000	\$55,200	810.7	\$68.09	2003	
29-Jan-15	Pacific Court	18120-18176 NE Pacific Ct	Portland	28	\$1,900,000	\$67,857	740.5	\$91.64	1972	7.70%
30-Jan-15	Red Tail	8200 SE Aspen Summit	Clackamas	73	\$12,007,000	\$164,479	1254.9	\$131.07	1995	5.00%

Sales			Units	Price**	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
21	January-15	Average	44.3	\$7,823,313	\$184,960	1202.3	\$152.10	1998.8	5.57%	\$164,289,570
18	January-14	Average	43.9	\$6,006,508	\$135,006	1013.6	\$136.23	1986.3	6.46%	\$108,117,135
16.7%	Change % Jan 15 vs. Jan 14		0.8%	30.2%	37.0%	18.6%	11.7%		-13.7%	52.0%
197	2015 YTD thru 31 Jan 15	Average	44.3	\$7,823,313	\$184,960	1202.3	\$152.10	1998.8	5.57%	\$164,289,570
195	2014 YTD thru 31 Jan 14	Average	43.9	\$6,006,508	\$135,006	1013.6	\$136.23	1986.3	6.46%	\$108,117,135
1.0%	Change % Jan 15 YTD vs. Jan 14 YTD		0.8%	30.2%	37.0%	18.6%	11.7%		-13.7%	52.0%

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 2014 there were TWO large (>100 units) sales (340 units in Hillsboro and 129 units in Lake Oswego).

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