

Portland Apartment Sales > \$450,000

Feb 2015 vs. Feb 2014

Date	Name	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
27-Feb-15	Garden View	117 NE 102nd Ave	Vancouver	38	\$3,340,000	\$87,895	1326.3	\$66.27	1977	
27-Feb-15	Colonial Gardens	905-925 NE 47th Ave	Portland - NE	72	\$9,250,000	\$128,472	891.5	\$144.11	1945	
26-Feb-15	Pine Garden	11101-11115 SE Holgate Blvd	Portland - SubE	26	\$1,997,000	\$76,808	785.4	\$97.80	1975	6.34%
26-Feb-15		2202-2450 SW Bertha Blvd	Portland - W		\$3,300,000			\$73.00	1962	
26-Feb-15	The Easton	4204 SE 39th Ave	Portland - SE	15	\$2,230,000	\$148,667	750.7	\$198.03	1968	5.54%
26-Feb-15	Theresa Terrace	4633 SW Barbur Blvd	Portland - W	12	\$1,200,000	\$100,000	932.8	\$107.20	1969	
26-Feb-15	Element 170	1563 SW 172 Terrace	Beaverton	244	\$39,000,000	\$159,836	796.7	\$200.62	2014	
25-Feb-15	Bayberry	16340-16346 NE Glisan St	Gresham	11	\$862,500	\$78,409	800.0	\$98.01	1978	6.25%
25-Feb-15	Elephant Court	1946-1960 NW Lovejoy St	Portland - Central	12	\$2,200,000	\$183,333	878.3	\$208.75	1943	
25-Feb-15	Kelton Court	322-342 NW 22nd Ave	Portland - Central	6	\$1,200,000	\$200,000	514.3	\$388.85	1941	
25-Feb-15	Beaumont Village	4419-4439 NE Fremont St	Portland - NE	50	\$11,500,000	\$230,000	617.6	\$372.42	2014	5.25%
24-Feb-15	Westover Tower	930 NW 25th Pl	Portland - Central	70	\$12,400,000	\$177,143	793.9	\$223.12	1950	
23-Feb-15	Greenfaire	14808 E Burnside St	Portland - SubE	13	\$1,040,000	\$80,000	953.5	\$83.90	1965	
23-Feb-15	Connery Place (nee The Hermitage)	8110-8136 SE Mill St	Portland - SE	72	\$7,067,000	\$98,153	746.7	\$131.45	1978	6.00%
23-Feb-15	Gardenbrook	3950 SW 102nd Ave	Beaverton	120	\$9,800,000	\$81,667	511.0	\$159.82	1972	
20-Feb-15		822 SE 15th Ave	Portland - SE	4	\$925,100	\$231,275	1200.0	\$192.73	1891	
19-Feb-15	Westwood	14950 SE Webster	Milwaukie	19	\$1,800,000	\$94,737	1066.3	\$88.85	1991	6.60%
17-Feb-15		16820 NW Bruggar Rd	Beaverton	38	\$4,000,000	\$105,263	534.6	\$196.89	1998	
17-Feb-15	Meridian Village	19655 SW 65th Ave	Tualatin	78	\$7,600,000	\$97,436	985.2	\$98.90	1988	
17-Feb-15	Willowcreek	901-999 SW 185th Ave	Beaverton	77	\$8,300,000	\$107,792	1200.5	\$89.79	1989	
12-Feb-15	Ladd's Addition	2014 SE 12th Ave	Portland - SE	20	\$2,250,000	\$112,500	765.0	\$147.06	1926	
11-Feb-15		2062-2122 SE 122nd Ave	Portland - SubE	22	\$1,520,000	\$69,091	878.9	\$78.61	1983	
6-Feb-15		2224-2238 SE Ash St	Portland - SE	6	\$1,250,000	\$208,333	1054.8	\$197.50	1954	
5-Feb-15	Gray Eagle (nee Vista Highlands)	4849 SW 11th	Gresham	70	\$7,200,000	\$102,857	1088.6	\$94.49	1997	6.44%
3-Feb-15		2809 E 19th St	Vancouver	14	\$1,050,000	\$75,000	785.7	\$95.45	1977	7.80%

Sales			Units	Price**	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
25	February-15	Average	46.2	\$5,691,264	\$128,297	839.5	\$159.52	1984.2	6.12%	\$142,281,600
8	February-14	Average	38.7	\$6,021,258	\$120,336	1001.9	\$109.59	1982.9	6.92%	\$48,170,067
212.5%	Change % Feb 15 vs. Feb 14		19.5%	-5.5%	6.6%	-16.2%	45.6%		-11.5%	195.4%

YTD 2014 vs. 2015										
49	2015 YTD thru 28 Feb 15	Average	40.9	\$6,295,915	\$129,617	1063.0	\$144.53	1991.8	6.22%	\$308,191,170
26	2014 YTD thru 28 Feb 14	Average	41.3	\$6,529,313	\$156,558	1035.6	\$148.97	1989.9	6.58%	\$169,762,135
88.5%	Change % Feb 15 YTD vs. Feb 14 YTD		-1.1%	-3.6%	-17.2%	2.6%	-3.0%		-5.4%	81.5%

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 Feb 2014 there was ONE large (>100 units) sale (188 units in Portland-N).

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