

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

Date	Name	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
30-Mar-15	Brookside Village	19535 River Rd	Gladstone	12	\$800,000	\$66,667	764.0	\$87.26	1969	
27-Mar-15	The Courtyard on Stark	13401 SE Stark St	Portland - SubE	24	\$1,780,000	\$74,167	812.5	\$91.28	1971	
26-Mar-15	Parkside	2831 SE Palmquist Rd	Gresham	225	\$23,100,000	\$102,667	902.6	\$113.74	1999	
25-Mar-15	Forest & Garden	1955 NW Hoyt St	Portland - Central	51	\$9,347,000	\$183,275	676.4	\$270.96	1925	
23-Mar-15		1737 NE 22nd Ave	Portland - NE	4	\$816,525	\$204,131	960.0	\$212.64	1952	
19-Mar-15		1346 SE Center St	Portland - SE	9	\$770,000	\$85,556	912.8	\$93.73	1967	
19-Mar-15	Royal Villa	19695 SE Stark St	Portland - SubE	7	\$800,000	\$114,286	1024.0	\$111.61	1994	
19-Mar-15	Melissa Dawn Luxury	710-730 SE 212th Ave	Gresham	6	\$570,000	\$95,000	1198.7	\$79.25	1990	
18-Mar-15	Meadow Park	14026 SW Downing St	Beaverton	40	\$3,900,000	\$97,500	1173.3	\$83.10		
18-Mar-15	Woodard Park	9685 SW Johnson St	Tigard	39	\$2,950,000	\$75,641	820.7	\$92.16	1964	
17-Mar-15	Hidden Pines	3002 19th Ave	Forest Grove	15	\$1,150,000	\$76,667	980.0	\$78.23	1957	
17-Mar-15		6345 N Albina Ave	Portland - N	17	\$1,125,000	\$66,176	573.5	\$115.38	1943	
17-Mar-15		608 R St	Vancouver	6	\$480,000	\$80,000	1024.0	\$78.13	1972	6.50%
12-Mar-15	Monterey	1963 NW Irving St	Portland - Central	13	\$2,230,000	\$171,538	615.4	\$278.75	1928	
9-Mar-15		4131 SW View Point Ter	Portland - W	5	\$744,000	\$148,800	883.2	\$168.48	1892	
6-Mar-15	Sellwood	1721 SE Tacoma	Portland - SE	46	\$8,100,000	\$176,087	490.9	\$358.68	2014	
6-Mar-15	Harbour Court	910 N Harbour	Portland - N	99	\$17,700,000	\$178,788	960.5	\$186.15	1999	5.00%
6-Mar-15	Fifth Street Place	2100-2110 E 5th St	Vancouver	6	\$650,000	\$108,333	1985.0	\$54.58		
5-Mar-15		2171 NE Weidler	Portland - NE	5	\$539,500	\$107,900	644.4	\$167.44	1907	
4-Mar-15	Tristy Ann	22920 NE Halsey St	Troutdale	9	\$585,000	\$65,000	784.0	\$82.91	1975	
1-Mar-15	Canyon Creek	26310 SW Canyon Creek Road	Wilsonville	372	\$48,360,000	\$130,000	976.5	\$133.13	1999	5.25%

Sales			Units	Price**	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
21	March-15	Average	48.1	\$6,023,668	\$125,245	908.6	\$145.50	1988.7	5.21%	\$126,497,025
13	March-14	Average	50.8	\$4,107,670	\$83,776	969.7	\$86.91		6.73%	\$53,399,716
61.5%	Change % Mar 15 vs. Mar 14		-5.4%	46.6%	49.5%	-6.3%	67.4%		-22.6%	136.9%

YTD 2014 vs. 2015										
74	2015 YTD thru 31 Mar 15	Average	44.9	\$6,332,738	\$140,982	981.7	\$143.61	1990.8	6.22%	\$468,622,575
39	2014 YTD thru 31 Mar 14	Average	44.5	\$5,722,099	\$107,316	982.6	\$111.31		6.64%	\$223,161,851
89.7%	Change % Mar 15 YTD vs. Mar 14 YTD		0.9%	10.7%	31.4%	-0.1%	29.0%		-6.3%	110.0%

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 Mar 2014 there were THREE large (>100 units) sale (278 units in Gresham, 145 units in Beaverton and 111 LIH units in Hillsboro).

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