

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

Date	Name	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
30-Jun-15	Ghim Village	1304 NE 88th St	Vancouver	56	\$3,655,000	\$65,268	913.4	\$71.46		6.80%
30-Jun-15	Andover Park	15282 SW Teal Blvd	Beaverton	240	\$45,250,000	\$188,542	949.2	\$198.64	1989	5.89%
29-Jun-15	Alder Village	16000 SE Alder St	Portland - SubE	50	\$3,650,000	\$73,000	716.6	\$101.87	1971	6.71%
29-Jun-15	Lair Hill Tri-Plex	3304 SW Corbett Ave	Portland - W	3	\$785,500	\$261,833	1165.3	\$224.69	1892	
29-Jun-15	Bradley	4555 SW Erickson Ave	Beaverton	16	\$995,000	\$62,188	480.9	\$129.32		
29-Jun-15		586 2nd St	Lake Oswego	14	\$1,575,000	\$112,500	1000.0	\$112.50	1961	
26-Jun-15		6531 N Vancouver Ave	Portland - N	4	\$693,550	\$173,388	612.5	\$283.08	1945	
25-Jun-15	The 206	2499 NW 206th Ave	Hillsboro	203	\$45,000,000	\$221,675	1207.1	\$183.64	2014	
23-Jun-15	Domaine at Villebois	28900 SW Villebois Dr	Wilsonville	274	\$48,025,000	\$175,274	971.7	\$180.38	2008	
19-Jun-15	Museum Place	1010-1030 SW Jefferson St	Portland - Central	140	\$59,500,000	\$425,000	1090.4	\$389.78	2003	
19-Jun-15	Walnut Grove	3803-3891 NE 152nd Ave	Portland - SubE	32	\$2,450,100	\$76,566	777.7	\$98.45	1978	
19-Jun-15	Mall Street	3911 SE Mall St	Portland - SE	10	\$1,300,000	\$130,000	540.0	\$240.74	2000	6.07%
19-Jun-15	(Broken Condo)	7701-7820 NW Quinalt St	Camas	32	\$10,052,000	\$314,125	964.3	\$372.30	2006	
18-Jun-15		5925 SW Main Ave	Beaverton	8	\$563,000	\$70,375	812.5	\$86.62	1970	
17-Jun-15	Sherwood Manor	2736 N Main St	Forest Grove	48	\$3,250,000	\$67,708	908.3	\$74.54	1973	
17-Jun-15	Summerlinn (Broken Condo)	400 Springtree Ln	West Linn	94	\$19,200,000	\$204,255	1027.2	\$198.85	1999	5.80%
16-Jun-15	Maple Place	2314-2318 NE Multnomah St	Portland - NE	13	\$1,950,000	\$150,000	948.2	\$158.19	1968	5.56%
15-Jun-15	Cherry Park	10324 SE Division	Portland - SubE	8	\$760,000	\$95,000	980.0	\$96.94	1997	5.46%
15-Jun-15	Powell Valley Farms	1500 SW Pleasant View Dr	Gresham	228	\$27,750,000	\$121,711	876.1	\$138.92	1999	
15-Jun-15	Lanning Court	4263 SE Belmont St	Portland - SE	19	\$2,700,000	\$142,105	419.9	\$338.43	1927	4.12%
11-Jun-15	West Slope Terrace	8585 SW Canyon Ln	Portland - W	96	\$12,700,000	\$132,292	1006.0	\$131.50	1968	
11-Jun-15		8737-8807 SE Flavel St	Portland - SubE	18	\$1,600,000	\$88,889	1008.0	\$88.18	1978	7.40%
10-Jun-15	Mitchell Court	5214 SE 72nd Ave	Portland - SE	68	\$5,300,000	\$77,941	566.5	\$137.57	1972	5.21%
9-Jun-15		4606-4612 NE Portland Hwy	Portland - NE	6	\$740,000	\$123,333	960.0	\$128.47	1999	5.93%
8-Jun-15	The Leeds	1330-1338 NE 22nd Ave	Portland - NE	5	\$869,400	\$173,880	955.2	\$182.04	1967	
5-Jun-15	Pebble Creek (Broken Condo)	5313 NE 66th Ave	Vancouver	42	\$3,900,000	\$92,857	952.4	\$97.50	2003	
4-Jun-15	Haven at Charbonneau	8755-8805 SW Illahee Ct	Wilsonville	126	\$16,250,000	\$128,968	839.0	\$153.72	1989	
1-Jun-15	Wyndham Park	14790 SW Scholls Ferry Road	Beaverton	228	\$34,442,592	\$151,064	845.4	\$178.70	1996	
1-Jun-15	Wyndham Park II (nee Clocktower)	11600 SW 147th Terrace	Beaverton	195	\$29,457,480	\$151,064	835.9	\$180.71	1996	

Sales			Units	Price**	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
29	June-15	Average	78.5	\$13,253,918	\$168,877	925.9	\$179.94	1994.4	5.93%	\$384,363,622
12	June-14	Average	75.3	\$16,195,021	\$142,230	883.1	\$163.80	1973.0	6.46%	\$194,340,250
141.7%	Change % June 15 vs. June 14		4.3%	-18.2%	18.7%	4.8%	9.9%		-8.2%	97.8%

YTD 2014 vs. 2015										
142	2015 YTD thru 31 June 15	Average	52.7	\$6,991,349	\$125,113	900.6	\$147.41	1969.2	5.79%	\$992,771,545
81	2014 YTD thru 31 June 14	Average	46.1	\$6,629,328	\$109,335	970.6	\$115.53	1972.8	6.85%	\$536,975,601
75.3%	Change % June 15 YTD vs. June 14 YTD		14.2%	5.5%	14.4%	-7.2%	27.6%		-15.5%	84.9%

CapRate, Built, \$/unit, Sqft/unit and \$/SqFt averages are WEIGHED averages.

\* CapRate - NOTE: CapRate is REPORTED and June or June not represent actual CapRate at time of sale.

\*\* In June 2014 there were THREE large (>100 units) sales. 156 units in Clackamas, 231 in NW Portland and 347 in Lake Oswego.

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