

Portland Apartment Sales > \$450,000
February 2016 vs. February 2015

Date	Name	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
29-Feb-16	The Courtyard at Park Place	2755 NE Hogan Dr	Gresham	13	\$1,300,000	\$100,000	861.6	\$116.06	1974	6.32%
26-Feb-16	Russellville Commons	10320 SE Pine St	Portland - SubE	283	\$57,850,000	\$204,417	872.8	\$234.21	1999	
26-Feb-16	Collins Court	1505 NE 64th Ave	Portland - NE	9	\$1,695,000	\$188,333	794.4	\$237.06	1948	5.03%
26-Feb-16	Merlo	17357 SW Merlo Rd	Beaverton	8	\$850,000	\$106,250	1123.5	\$94.57	1976	
26-Feb-16	Brentwood Townhomes	410-470 S Knott St	Canby	13	\$1,032,500	\$79,423	925.0	\$85.86	1977	
25-Feb-16	Crown Plaza	10117 NE 9th Ave	Vancouver	120	\$13,599,269	\$113,327	811.7	\$139.62	1982	
23-Feb-16	The Meadows	1184 NE Turner Dr	Hillsboro	10	\$795,000	\$79,500	829.2	\$95.88	1969	
19-Feb-16	Ladd's Addition	2014 SE 12th Ave	Portland - SE	20	\$2,250,000	\$112,500	765.0	\$147.06	1926	
16-Feb-16	Green Tree	100 NE 162nd Ave	Portland - SubE	12	\$1,150,000	\$95,833	845.0	\$113.41	1970	
16-Feb-16	Hidden Villa	618 SE 187th Ave	Portland - SubE	16	\$1,487,500	\$92,969	808.0	\$115.06	1971	
16-Feb-16	Evergreen Meadows	911 SE 187th Ave	Portland - SubE	16	\$1,487,500	\$92,969	808.0	\$115.06	1971	6.00%
12-Feb-16		1500 SE Hawthorne Blvd	Portland - SE	8	\$960,000	\$120,000	475.4	\$252.43	1912	
12-Feb-16	The Dolphin	3200 SW Dolph Ct	Portland - W	12	\$1,275,000	\$106,250	872.9	\$121.72	1967	
12-Feb-16	The Crossings @ Gresham Station	773 NW 13th St	Gresham	82	\$9,900,000	\$120,732	1067.1	\$113.14	2006	
9-Feb-16	Meadows at Cascade Park	13314 SE 19th St	Vancouver	198	\$35,200,000	\$177,778	1002.8	\$177.27	1989	
4-Feb-16	Platform 14	1030 NE Orenco Station Pky	Hillsboro	177	\$45,000,000	\$254,237	1106.2	\$229.83	2012	
4-Feb-16	West Cliff	5000 Broadway St	West Linn	10	\$872,540	\$87,254	1000.0	\$87.25	1963	
3-Feb-16	Rockrose	3942 SE 174th Ave	Portland - SubE	16	\$1,480,000	\$92,500	1084.5	\$85.29	1981	
2-Feb-16	Rancho Real	290 SE 2nd Ave	Canby	16	\$1,065,000	\$66,563	684.8	\$97.21	1963	7.40%
2-Feb-16		8112-8120 SE Francis St	Portland - SE	5	\$452,500	\$90,500	882.0	\$102.61	1974	
1-Feb-16	Heather Glenn	2459-2547 SE 174th Ave	Portland - SubE	20	\$1,687,501	\$84,375	806.3	\$104.65	1970	6.77%
1-Feb-16	Lower Burnside Lofts	30 SE 10th Ave	Portland - SE	63	\$18,500,000	\$293,651	815.7	\$360.01	2015	4.30%

Sales			Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
22	February-16	Average	51.2	\$9,085,878	\$177,364	931.4	\$190.87	1992.4	5.46%	\$199,889,310
29	February-15	Average	51.0	\$6,489,728	\$120,737	848.4	\$156.01	1971.8	4.60%	\$188,202,100
-24.1%	Change % Feb 16 vs. Feb 15		0.4%	40.0%	46.9%	9.8%	22.3%		18.8%	6.2%

YTD 2014 vs. 2015										
47	2016 YTD thru 31 Feb 16	Average	49.1	\$7,532,345	\$127,789	936.0	\$148.72	1974.4	6.04%	\$354,020,195
53	2015 YTD thru 31 Feb 15	Average	45.1	\$6,680,786	\$125,808	919.6	\$146.14	1972.3	5.06%	\$354,081,670
-11.3%	Change % Feb 16 YTD vs. Feb 15 YTD		8.9%	12.7%	1.6%	1.8%	1.8%		19.4%	0.0%

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 Feb 2015 there were FOUR large (244, 120, 119 & 100 units - all in Beaverton) sales.

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