

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

Date	Name	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
31-Mar-16	Waterline	2080 NW Front Ave	Portland - Central	243	\$94,000,000	\$386,831	1436.8	\$269.23	2015	
31-Mar-16		890 NW Division St	Gresham	19	\$1,950,000	\$102,632	1073.7	\$95.59	1965	5.17%
29-Mar-16	King Meadows	1973-2085 SW 257th	Troutdale	48	\$5,700,000	\$118,750	433.2	\$274.14	1972	
29-Mar-16	Greenview	14948-14998 SE Stark St	Portland - SubE	24	\$1,785,000	\$74,375	866.3	\$85.85	1972	
29-Mar-16	Country Square	15151 SE Stark St	Portland - SubE	20	\$1,771,000	\$88,550	900.0	\$98.39	1967	
29-Mar-16	Glendoveer Heights	15850 NE Glisan St	Portland - SubE	22	\$1,760,000	\$80,000	751.5	\$106.45	1967	
29-Mar-16		18411 SE Burnside St	Portland - SubE	30	\$995,000	\$33,167	770.7	\$43.04	1964	
28-Mar-16	Shalom Villa	10285-10305 SW Denney Rd	Beaverton	25	\$1,695,000	\$67,800	890.2	\$76.17		
28-Mar-16		3241-3305 NE 70th Ave	Portland - NE	5	\$995,000	\$199,000	1200.0	\$165.83	1979	4.23%
28-Mar-16	Northridge Plaza	6719-6731 SE 82nd Ave	Portland - SubE	20	\$1,442,000	\$72,100	1008.0	\$71.53	1911	
25-Mar-16		5195 SW Lombard Ave	Beaverton	12	\$1,430,000	\$119,167	1313.8	\$90.70		
25-Mar-16		7215 SE Powell Blvd	Portland - SE	4	\$715,000	\$178,750	874.0	\$204.52	1976	
24-Mar-16	Stark Street	13400 SE Stark St	Portland - SubE	20	\$1,560,000	\$78,000	645.2	\$120.89	1962	5.73%
24-Mar-16	Oak Villa	18100 SW Shaw St	Beaverton	8	\$749,000	\$93,625	1082.9	\$86.46	1980	
23-Mar-16	Terra at Murrayhill	14305 SW Sexton Mountain Dr	Beaverton	137	\$25,350,000	\$185,036	890.9	\$207.69	1985	
18-Mar-16		3815 SE 122nd Ave	Portland - SubE	9	\$555,000	\$61,667	728.9	\$84.60	1964	7.00%
16-Mar-16	Willow Creek	3624 SE Westview Ave	Milwaukie	40	\$4,600,000	\$115,000	1032.0	\$111.44	1990	
15-Mar-16		6240-6324 SW Beaverton-Hillsdale Hwy	Portland - W	4	\$517,500	\$129,375	768.0	\$168.46	1983	
15-Mar-16		7605 NE 99th Ave	Vancouver	9	\$500,000	\$55,556	1694.3	\$32.79	2015	6.02%
14-Mar-16	Village 185	18460 NW Heritage	Beaverton	93	\$13,100,000	\$140,860	866.7	\$162.53	1982	
9-Mar-16	Hawthorne Villa (LIH)	7705 SW Pfaffle St	Tigard	118	\$8,000,000	\$67,797	621.9	\$109.02	1969	
7-Mar-16		4632 NE Broadway St	Portland - NE	2	\$515,000	\$257,500	690.0	\$373.19	1925	
3-Mar-16	Ventura Park	10812 SE Stark	Portland - SubE	20	\$1,700,000	\$85,000	800.0	\$106.25	1966	
2-Mar-16	Martin	2955 NE Martin Luther King Jr Blvd	Portland - NE	14	\$3,000,000	\$214,286	875.0	\$244.90	2013	5.56%
2-Mar-16	The Louie	312 NE Monroe St	Portland - NE	12	\$2,850,000	\$237,500	573.1	\$414.42	2015	5.41%
2-Mar-16	Redwood Court	3717 SW Corbett	Portland - W	36	\$5,850,000	\$162,500	645.8	\$251.65	1954	
2-Mar-16	Foxpointe	4616 SE Roethe Rd	Milwaukie	96	\$6,200,100	\$64,584	1018.6	\$63.41	1972	
1-Mar-16		4241 N Massachusetts Ave	Portland - N	12	\$3,000,000	\$250,000	665.0	\$375.94	2016	
1-Mar-16	Centre Pointe	7401-7439 NE 13th Ave	Vancouver	20	\$1,812,000	\$90,600	873.6	\$103.71	1977	

Sales			Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
29	March-16	Average	32.8	\$4,143,132	\$133,947	876.4	\$168.96	1980.1	5.58%	\$194,096,600
21	March-15	Average	30.8	\$3,758,763	\$113,229	915.4	\$138.89	1962.1	6.15%	\$78,934,025
38.1%	Change % Mar 16 vs. Mar 15		6.6%	10.2%	18.3%	-4.3%	21.7%		-9.3%	145.9%

YTD 2014 vs. 2015										
76	2016 YTD thru 31 Mar 16	Average	44.9	\$7,188,379	\$128,666	921.4	\$151.76	1975.8	5.73%	\$546,316,795
74	2015 YTD thru 31 Mar 15	Average	41.0	\$5,851,563	\$122,238	918.4	\$144.16	1969.6	6.08%	\$433,015,695
2.7%	Change % Mar 16 YTD vs. Mar 15 YTD		9.6%	22.8%	5.3%	0.3%	5.3%		-5.8%	26.2%

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 2015 there were TWO large (225 units in Gresham & 99 in Portland - N) sales.

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