



PORTLAND METRO MULTI-UNITS SALES – NOV 16

SALES >\$450K IN MULTNOMAH (OR), WASHINGTON (OR), CLACKAMAS (OR) AND CLARK (WA) COUNTIES

DATE	NAME	ADDRESS	CITY	UNITS	PRICE	\$/UNIT	SQFT/UNIT	\$/SQFT	BUILT	CAPRATE*
30-NOV-16	SEVEN WEST AT THE TRAILS	14700 SW SCHOLLS FERRY RD	BEAVERTON	423	\$96,000,000	\$226,950	821	\$276.47	1996	
30-NOV-16		3410-3414 SE 143RD AVE	PORTLAND - SUBE	16	\$2,200,000	\$137,500	1029	\$133.59	2003	7.13%
30-NOV-16		445 SW ELM ST	ESTACADA	18	\$1,195,000	\$66,389	818	\$81.18	1973	6.05%
29-NOV-16		110 SE VISTA AVE	GRESHAM	4	\$596,500	\$149,125	863	\$172.80	1969	
29-NOV-16		5610 N GREELEY AVE	PORTLAND - N	4	\$1,110,000	\$277,500	970	\$286.08	1911	5.36%
22-NOV-16	ELLIS FLATS	4525 N ALBINA AVE	PORTLAND - N	16	\$6,000,000	\$375,000	837	\$447.83	2016	4.70%
18-NOV-16	EDDYLINE @ BRIDGEPORT	18049 SW LOWER BOONES FERRY RD	TUALATIN	367	\$118,100,000	\$321,798	934	\$344.40	2014	4.60%
17-NOV-16	EVERGREEN PARK	12645 SE DIVISION	PORTLAND - SUBE	53	\$5,300,000	\$100,000	689	\$145.05	1972	5.70%
16-NOV-16	FAIRVIEW	1559 NE 201ST AVE	FAIRVIEW	8	\$750,000	\$93,750	866	\$108.32	1973	
16-NOV-16		4418 N MARYLAND AVE	PORTLAND - N	3	\$538,000	\$179,333	675	\$265.68	1947	
16-NOV-16	WHITE PEAKS	907 SE PARK CREST AVE	VANCOUVER	34	\$4,300,000	\$126,471	1160	\$109.05	1991	
15-NOV-16	MT. TABOR VIEW	22-48 SE 80TH AVE	PORTLAND - SE	23	\$2,825,000	\$122,826	717	\$171.26	1968	5.11%
14-NOV-16	ARISTA TOWNHOMES	14012-14026 SE ARISTA DRIVE	MILWAUKIE	8	\$1,275,000	\$159,375	1050	\$151.79	1999	6.54%
11-NOV-16	LASALLE	15021 SW MILLIKAN WAY	BEAVERTON	566	\$140,000,000	\$247,350	1034	\$136.30	1997	4.00%
10-NOV-16	LYNDHURST TERRACE (NEE WILLIAM RIDGE)	3550 SE 130TH AVE	PORTLAND - SUBE	16	\$1,750,000	\$109,375	1072	\$102.01	1969	6.16%
10-NOV-16	MONROE MANOR	423 MONROE ST	OREGON CITY	9	\$1,125,000	\$125,000	800	\$156.25	1966	
10-NOV-16	LOMBARD HEIGHTS	5929 N LOMBARD ST	PORTLAND - N	7	\$850,000	\$121,429	714	\$170.00	1966	6.00%
10-NOV-16		7656 N INTERSTATE AVE	PORTLAND - N	8	\$1,925,000	\$240,625	1202	\$200.23	1945	
4-NOV-16	MADISON SQUARE	5208 NE 78TH AVE	VANCOUVER	32	\$3,600,000	\$112,500	1317	\$85.45	2005	
1-NOV-16	ROSEGATE	110-120 NE 60TH	PORTLAND - NE	8	\$795,000	\$99,375	400	\$248.59	1956	5.03%
1-NOV-16	SUNFIELD LAKES	16100 SW CENTURY DR	SHERWOOD	200	\$43,100,000	\$215,500	1024	\$210.50	1998	5.00%
1-NOV-16		16927 NE GLISAN ST	PORTLAND - SUBE	6	\$812,500	\$135,417	1064	\$127.27	1978	5.79%

SALES			UNITS	PRICE	\$/UNIT	SQFT/UNIT	\$/SQFT	BUILT	CAPRATE*	TOTAL SALES
22	NOVEMBER-16	AVERAGE	83.1	\$19,733,955	\$237,369	947.3	\$250.58	1997.8	5.51%	\$434,147,000
19	NOVEMBER-15	AVERAGE	27.3	\$3,182,515	\$125,308	826.1	\$174.94	1955.8	6.26%	\$60,467,781
15.8%	CHANGE % NOV 16 VS. NOV 15		204.4%	520.1%	89.4%	14.7%	43.2%		-12.0%	618.0%

YTD 2016 VS. 2015										
241	2016 YTD THRU 30 NOV 16	AVERAGE	54.2	\$9,352,074	\$143,094	910.2	\$165.02	1966.7	5.58%	\$2,253,849,869
267	2015 YTD THRU 30 NOV 15	AVERAGE	52.4	\$7,759,411	\$126,966	898.4	\$150.71	1969.6	5.35%	\$2,071,762,862
-9.7%	CHANGE % NOV 16 YTD VS. NOV 15 YTD		3.6%	20.5%	12.7%	1.3%	9.5%		4.4%	8.8%

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 NOV 2015 THERE WAS ONE LARGE SALE (266 UNITS IN PORTLAND-SUBEAST).

DATA FROM PUBLIC RECORDS AND CoStar - PORTLAND (CLARK, CLACKAMAS, MULTNOMAH AND WASHINGTON COUNTIES) SALES > \$450,000