



# PORTLAND METRO MULTI-UNITS SALES – FEB 17

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*
28-FEB-17	STONE RIDGE AT CORNELL (PORTFOLIO)	14800 NW CORNELL RD	BEAVERTON	233	\$46,500,000	\$199,571	816	\$244.72	1985	
28-FEB-17	SEDONA AT BRIDGECREEK (PORTFOLIO)	2220 NE BRIDGECREEK AVE (PART OF POR	VANCOUVER	200	\$31,046,220	\$155,231	878	\$176.84	1989	
28-FEB-17	LARKSPUR PLACE (PORTFOLIO)	7609 NE VANCOUVER MALL DR (PART OF	VANCOUVER	100	\$18,092,624	\$180,926	1008	\$179.41	1994	
28-FEB-17	SILVER OAK (PORTFOLIO)	8701 NE 54TH ST	VANCOUVER	204	\$35,150,552	\$172,307	968	\$178.07	1989	
27-FEB-17		5222 SE HOLGATE BLVD	PORTLAND - SE	4	\$580,000	\$145,000	578	\$250.87	2000	
21-FEB-17	CHRISTINE COURT	2295 SE COURTNEY RD	MILWAUKIE	30	\$4,000,000	\$133,333	1077	\$123.76	1972	6.04%
17-FEB-17	FOREST RIDGE	12600 SE RIVER RD	MILWAUKIE	50	\$6,350,000	\$127,000			1967	5.75%
16-FEB-17	WATER WORKS PARK	2008-2010 E FOURTH PLAIN BLVD	VANCOUVER	40	\$3,300,000	\$82,500	522	\$158.12	1976	6.30%
14-FEB-17	COLONY SQUARE	18181 SE ARISTA DR	MILWAUKIE	16	\$1,750,000	\$109,375	640	\$170.90	1967	6.80%
8-FEB-17	MCLOUGHLIN COURTYARD	15919 SE MCLOUGHLIN BLVD	MILWAUKIE	20	\$1,700,000	\$85,000	458	\$185.41	1946	
8-FEB-17	POWELL BUTTE TOWNHOUSES	3540-3544 SE 157TH AVE	PORTLAND - SUBE	8	\$1,515,000	\$189,375			2004	
6-FEB-17	LIH - THE ELLINGTON	1610 NE 66TH AVE	PORTLAND - NE	263	\$47,000,000	\$178,707	1283	\$139.27	1950	
3-FEB-17	COLLECTIVE PORTLAND	2073 SW PARK AVE	PORTLAND - CENTRAL	52	\$10,650,000	\$204,808	705	\$290.42	1945	
3-FEB-17	MARQUAM HILL	3233 SW 10TH AVE	PORTLAND - CENTRAL	7	\$1,200,000	\$171,429	593	\$289.16	1947	5.00%

SALES			UNITS	PRICE	\$/UNIT	SQFT/UNIT	\$/SQFT	BUILT	CAPRATE*	TOTAL SALES
14	FEBRUARY-17	AVERAGE	87.6	\$14,916,743	\$152,469	793.8	\$198.91	1973.6	5.98%	\$208,834,396
21	FEBRUARY-16	AVERAGE	49.6	\$8,411,396	\$124,139	875.1	\$145.77	1975.8	5.97%	\$176,639,310
-33.3%	CHANGE % FEB 17 VS. FEB 16		76.6%	77.3%	22.8%	-9.3%	36.5%		0.1%	18.2%

## YTD 2017 VS. 2016

27	2017 YTD THRU 28 FEB 17	AVERAGE	61.6	\$11,185,810	\$171,152	841.1	\$210.96	1978.4	5.35%	\$302,016,861
48	2016 YTD THRU 28 FEB 16	AVERAGE	46.9	\$6,942,921	\$126,854	920.6	\$148.53	1975.6	5.80%	\$333,260,195
-43.8%	CHANGE % FEB 17 YTD VS. FEB 16 YTD		31.5%	61.1%	34.9%	-8.6%	42.0%		-7.8%	-9.4%

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 2016 THERE WERE THREE LARGE SALES (198 & 120 UNITS IN VANCOUVER AND 283 UNITS IN GRESHAM).

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

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