



PORTLAND METRO MULTI-UNITS SALES – MARCH 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*
29-MAR-17	WASHINGTON SQUARE COURT	7375 SW SCHOLLS FERRY RD	BEAVERTON	8	\$935,000	\$116,875	1218	\$95.98	1963	
23-MAR-17	MODERA GOOSE HOLLOW	2004 SW JEFFERSON ST	PORTLAND - CENTRAL	134	\$47,500,000	\$354,478	1123	\$315.70	2015	
15-MAR-17	MOUNTAIN CREST	1519 SE ROBERTS DR	GRESHAM	24	\$2,860,000	\$119,167	801	\$148.81	1998	5.76%
13-MAR-17		4707 SE INA AVE	MILWAUKIE	6	\$895,000	\$149,167	1324	\$112.71	1995	
10-MAR-17	FIRCREST (LIH)	13755 SW ALLEN	BEAVERTON	59	\$5,645,000	\$95,678	824	\$116.15	1972	
3-MAR-17	MARQUAM HILL	3233 SW 10TH AVE	PORTLAND - CENTRAL	7	\$1,200,000	\$171,429	593	\$289.16	1947	5.00%
2-MAR-17	COLLECTIVE PORTLAND	2073 SW PARK AVE	PORTLAND - CENTRAL	52	\$10,650,000	\$204,808	705	\$290.42	1945	
1-MAR-17	PIONEER VISTA	16501 NE 15TH AVE	RIDGEFIELD	109	\$21,922,696	\$201,126	1101	\$182.69	2016	

SALES			UNITS	PRICE	\$/UNIT	SQFT/UNIT	\$/SQFT	BUILT	CAPRATE*	TOTAL SALES
8	MARCH-17	AVERAGE	49.9	\$11,450,962	\$176,591	960.9	\$193.95	1981.4	5.38%	\$91,607,696
29	MARCH-16	AVERAGE	42.3	\$8,213,469	\$145,533	895.3	\$168.88	1978.7	5.10%	\$238,190,600
-72.4%	CHANGE % MAR 17 VS. MAR 16		18.0%	39.4%	21.3%	7.3%	14.8%		5.5%	-61.5%

YTD 2017 vs. 2016										
33	2017 YTD THRU 28 MAR 17	AVERAGE	60.7	\$11,568,926	\$171,442	896.7	\$198.12	1981.1	5.38%	\$381,774,557
77	2016 YTD THRU 28 MAR 16	AVERAGE	45.2	\$7,421,439	\$133,736	911.3	\$156.20	1976.7	5.50%	\$571,450,795
-57.1%	CHANGE % MAR 17 YTD vs. MAR 16 YTD		34.5%	55.9%	28.2%	-1.6%	26.8%		-2.1%	-33.2%

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 2016 THERE WERE FOUR LARGE SALES (118 UNITS IN TIGARD, 103 & 243 UNITS IN PORTLAND-CENTRAL AND 137 UNITS IN BEAVERTON).

COLLECTIVE PORTLAND AND MARQUAM HILL REFLECT ACTUAL SALES DATE (WERE REPORTED INCORRECTLY IN FEB 17.)

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