

Portland Apartment Sales > \$450,000
August 2013 vs. August 2012 - Portland - Area

Date	Month	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
30-Aug-13	Tierra Vista	935 NW 2nd St	Mcminville	32	\$ 2,160,000	\$ 67,500	826	\$ 81.72	1974	
30-Aug-13	Sunwood	755 SE Hogan Rd	Gresham	25	\$ 1,800,000	\$ 72,000	993	\$ 72.51	1970	7.32%
27-Aug-13	Lealan	4918-4936 SW 60th Pl	Portland - W	8	\$ 876,000	\$ 109,500	981	\$ 111.59	1969	5.78%
22-Aug-13	Xanadu	15220 SE East Ave	Milwaukie	13	\$ 930,000	\$ 71,538	1102	\$ 64.91	1977	7.18%
21-Aug-13		13327 SE Stark St	Portland - SubE	11	\$ 540,000	\$ 49,091	599	\$ 81.94	1932	
20-Aug-13	Parker Place	621 SE 162nd Ave	Portland - SubE	10	\$ 800,000	\$ 80,000	1500	\$ 53.33	2008	
19-Aug-13		623-637 NE 21st Ave	Portland - NE	8	\$ 835,000	\$ 104,375	806	\$ 129.58	1925	8.24%
15-Aug-13	Meadow Park	13963 SW Butner	Beaverton	40	\$ 2,868,960	\$ 71,724			0	
15-Aug-13	Everett Micro Lofts (+ Retail)	306-318 NW Broadway	Portland - Central	18	\$ 3,000,000	\$ 166,667	629	\$ 265.11	1914	
15-Aug-13	Royal Ascot	700 SE 5th	Canby	92	\$ 6,300,000	\$ 68,478	1002	\$ 68.35	1995	
14-Aug-13		2210 NE Weidler St	Portland - NE	7	\$ 650,000	\$ 92,857	1033	\$ 89.93	1908	
9-Aug-13		12202-12264 SE Ramona St	Portland - SubE	32	\$ 4,262,500	\$ 133,203	1435	\$ 92.82	2009	
9-Aug-13	Rosewood Place	18155 NE Couch St	Portland - SubE	26	\$ 1,380,000	\$ 53,077	753	\$ 70.49	1980	
9-Aug-13	Hillside Terrace	691 Molalla	Oregon City	18	\$ 950,000	\$ 52,778	833	\$ 63.33	0	
8-Aug-13	The Maples	3341 NE 57th Ave	Vancouver	12	\$ 730,000	\$ 60,833	950	\$ 64.04	1978	8.28%
5-Aug-13	The 20 on Hawthorne	1550 SE 20th Ave	Portland - SE	51	\$ 14,950,000	\$ 293,137	1036	\$ 282.93	2009	
2-Aug-13	Walnut Grove	3803-3891 NE 152nd Ave	Portland - SubE	32	\$ 1,650,000	\$ 51,563	778	\$ 66.30	1978	6.70%
1-Aug-13		2305-2315 SE Ash St	Portland - SE	6	\$ 1,130,000	\$ 188,333	1183	\$ 159.20	1927	

Sales			Units	Price**	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
18	August-13	Average	24.5	\$ 2,545,137	\$ 103,883	881.9	\$ 106.95	1981.1	7.17%
25	August-12	Average	41.5	\$ 6,927,212	\$ 142,891	988.8	\$ 142.47	1972.2	5.67%

-28.0%	Change % Aug 13 vs. Aug 12			-40.9%	-63.3%	-27.3%	-10.8%	-24.9%	26.3%
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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 July 12 there were two large sales (400 units in Vanouever and 160 units in Troutdale)/Gresham

Data courtesy of CoStar - Portland (Clark, Clackamas, Multnomah and Washington counties) Sales > \$450,000