

**Portland Apartment Sales > \$450,000
May 2015 vs. May 2014**

Date	Name	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
29-May-15	The Oswegan	199 East Ave	Lake Oswego	47	\$8,350,000	\$177,660	974.5	\$182.31	1966	
29-May-15	Uptown at Lake Oswego	295 3rd St	Lake Oswego	47	\$8,250,000	\$175,532	770.9	\$227.70	1955	
29-May-15	LIH - Cascadian Terrace	5700 N Kerby Ave	Portland - N	103	\$7,525,000	\$73,058	854.4	\$85.51	1967	
26-May-15		3129 NE 13th St	Gresham	16	\$1,126,000	\$70,375	583.0	\$120.71	1978	
22-May-15	Rio Rita	2361 NW Pettygrove St	Portland - Central	19	\$2,500,000	\$131,579	462.2	\$284.67	1926	3.77%
22-May-15	Lafayette	5330 SE Lafayette St	Portland - SE	7	\$790,000	\$112,857	684.6	\$164.86	1967	5.59%
15-May-15		1805 NE 8th Ave	Portland - NE	6	\$815,000	\$135,833	481.5	\$282.10	1940	
14-May-15		7229 Los Verdes Dr	Gladstone	12	\$1,050,000	\$87,500	851.7	\$102.74	1971	
13-May-15		3223 SW Dolph Ct	Portland - W	4	\$625,000	\$156,250	1104.0	\$141.53	1974	
12-May-15		3305 SE 31st Ave	Portland - SE	4	\$703,000	\$175,750	900.8	\$195.12	1945	
12-May-15		7302-7336 SE Claybourne St	Portland - SE	12	\$950,000	\$79,167	1296.0	\$61.09	1966	
12-May-15	Cape Manor	9801 NE Glisan St	Portland - SubE	17	\$1,325,000	\$77,941	1407.1	\$55.39	1920	
7-May-15	Collins Court	1505 NE 64th Ave	Portland - NE	9	\$875,000	\$97,222	794.4	\$122.38	1948	
7-May-15	Rosewood Place	18155 NE Couch St	Portland - SubE	26	\$1,325,000	\$50,962	752.9	\$67.68	1980	
7-May-15	Woodland Park	1820 NE 104th	Portland - SubE	74	\$6,600,000	\$89,189	962.2	\$92.70	1969	
7-May-15		21-47 SW Bancroft St	Portland - W	6	\$850,000	\$141,667	973.7	\$145.50	1996	3.40%
7-May-15	Clinton	2725 SE 29th Ave	Portland - SE	46	\$6,030,000	\$131,087	518.2	\$252.95	1952	4.98%
6-May-15	Burgess	2051 NW Lovejoy St	Portland - Central	15	\$1,850,000	\$123,333	532.3	\$231.71	1927	
5-May-15	The Corso	5120 N Interstate Ave	Portland - N	46	\$7,750,000	\$168,478	807.0	\$208.78	2014	4.87%
4-May-15		7816 N Portsmouth Ave	Portland - N	8	\$615,000	\$76,875	480.0	\$160.16	1910	

Sales			Units	Price**	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
20	May-15	Average	26.2	\$2,995,200	\$114,321	820.8	\$150.97	1964.5	4.71%	\$59,904,000
12	May-14	Average	13.3	\$1,303,042	\$109,030	1000.4	\$114.04	1965.3	7.07%	\$15,636,500
66.7%		Change % May 15 vs. May 14	96.5%	129.9%	4.9%	-18.0%	32.4%		-33.4%	283.1%

YTD 2014 vs. 2015										
114	2015 YTD thru 31 May 15	Average	43.1	\$5,591,026	\$121,371	909.4	\$142.83	1966.8	5.80%	\$637,376,995
69	2014 YTD thru 31 May 14	Average	41.1	\$4,965,730	\$103,444	986.3	\$106.89	1972.7	6.85%	\$342,635,351
65.2%		Change % May 15 YTD vs. May 14 YTD	5.0%	12.6%	17.3%	-7.8%	33.6%		-15.2%	86.0%

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 May 2014 there were NO large (>100 units) sales.

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