

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

Date	Name	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
30-Oct-15	Avalon	20300 SE Morrison Ter	Gresham	225	\$32,630,000	\$145,022	867.7	\$167.13	2004	
29-Oct-15		2229 NW Everett St	Portland - Central	9	\$1,200,000	\$133,333	362.2	\$368.10	1899	
29-Oct-15	Montclair Terrace	4824 SW Oleson Rd	Portland - W	188	\$32,750,000	\$174,202	917.7	\$189.83	1968	4.93%
28-Oct-15	Fairmount	1920 NW 26th Ave	Portland - Central	79	\$5,200,000	\$65,823	684.8	\$96.11	1904	
27-Oct-15		14368 SE Lee St	Milwaukie	6	\$689,000	\$114,833	1105.3	\$103.89	1967	6.64%
27-Oct-15	Greenlane	5516 NE 48th Ave	Portland - NE	7	\$798,750	\$114,107	860.0	\$132.68	1975	4.81%
26-Oct-15	Tree Hill Commons	4004-4050 SW Beaverton Hillsdale Hwy	Portland - W	20	\$2,500,000	\$125,000	934.8	\$133.72	1993	6.71%
23-Oct-15	West Bay	4501 Lakeview Blvd	Lake Oswego	13	\$1,600,000	\$123,077	1051.8	\$117.01	1966	
23-Oct-15	Raleigh	4540 SW Dogwood Ln	Portland - W	17	\$2,200,000	\$129,412	872.5	\$148.33	1958	4.80%
21-Oct-15	Crown West	11655 SW Allen	Beaverton	32	\$2,950,000	\$92,188			1988	
19-Oct-15	Woodcreek	20347 NE Halsey St	Fairview	70	\$7,742,000	\$110,600	989.0	\$111.83	1993	
16-Oct-15		2155 NW Glisan St	Portland - Central	5	\$1,095,000	\$219,000	886.8	\$246.96	1886	
16-Oct-15	Marion Court	3334 SE Hawthorne Blvd	Portland - SE	15	\$2,450,000	\$163,333	720.0	\$226.85	1928	
16-Oct-15	Pacific Crest	5235 SE Lambert St	Portland - SE	16	\$2,040,000	\$127,500	701.3	\$181.82	1966	
15-Oct-15	The Raleigh	2465 NW Raleigh St	Portland - Central	17	\$2,225,000	\$130,882	727.1	\$180.02	1927	
15-Oct-15	Fircrest	803 SE 187th Ave	Gresham	24	\$2,060,000	\$85,833	920.0	\$93.30	1999	6.70%
14-Oct-15	Cambridge Park	17145 SW Heritage Ct	Beaverton	24	\$2,450,000	\$102,083	1106.1	\$92.29	1972	
14-Oct-15	Fieldstone	20650 NE Halsey St	Fairview	154	\$20,800,000	\$135,065	993.8	\$135.91	1997	
9-Oct-15		4125-4149 NE 82nd Ave	Portland - SubE	13	\$1,035,000	\$79,615	812.9	\$97.94	1974	
9-Oct-15		4355 Riverview Ave	West Linn		\$1,270,000			\$230.91	1972	
9-Oct-15	Glendoveer Estates	601 NE 162nd Ave	Portland - SubE	79	\$6,225,000	\$78,797	738.9	\$106.65	1973	6.68%
8-Oct-15	Sofi Lake Oswego (The Mark /	15000 SW Davis Ln	Lake Oswego	82	\$15,500,000	\$189,024	903.4	\$209.23	1987	5.00%
8-Oct-15	Donna's Place	3118-3124 19th Pl	Forest Grove	8	\$587,000	\$73,375	793.5	\$92.47	1972	
8-Oct-15	Aspen Grove	5992 SE Drake St	Hillsboro	40	\$4,650,000	\$116,250	922.0	\$126.08	1998	
8-Oct-15	Quail Park Townhomes	8255-8333 SW Durham Rd	Tigard	24	\$2,200,000	\$91,667	1071.8	\$85.53	1948	
7-Oct-15		812-818 NE Broadway St (2 Properties)	Portland - NE	4	\$839,620	\$209,905	1250.0	\$167.92	1912	
5-Oct-15	Carriage Estates	10305 Wilsonville Rd	Wilsonville	37	\$4,200,000	\$113,514	1023.4	\$110.92	1979	
5-Oct-15	Waterhouse Place	600 NW 158th Ave	Beaverton	279	\$50,000,000	\$179,211	935.5	\$191.57	1990	
1-Oct-15	Albina Gardens	5922-5926 N Albina Ave	Portland - N	9	\$860,000	\$95,556	583.6	\$163.75	1926	5.71%

Sales			Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
29	October-15	Average	53.4	\$7,267,116	\$140,873	879.5	\$154.20	1979.7	5.48%	\$210,746,370
21	October-14	Average	98.2	\$10,961,534	\$111,141	1024.5	\$111.89	1987.4	6.17%	\$230,192,209
38.1%		Change % Oct 15 vs. Oct 14	-45.6%	-33.7%	26.8%	-14.2%	37.8%		-11.2%	-8.4%

YTD 2014 vs. 2015										
244	2015 YTD thru 31 Oct 15	Average	55.7	\$8,176,404	\$126,214	901.4	\$147.84	1970.0	5.85%	\$1,995,042,581
163	2014 YTD thru 31 Oct 14	Average	57.6	\$7,886,752	\$112,196	967.6	\$126.61	1976.9	6.53%	\$1,285,540,644
49.7%		Change % Oct 15 YTD vs. Oct 14 YTD	-3.4%	3.7%	12.5%	-6.8%	16.8%		-10.4%	55.2%

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 Oct 2014 there were FIVE large (440 units in Gresham, 440 in Beaverton, 348 in Tigard, 159 in Tigard and 240 in Tualatin) sales.

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