

**Portland Apartment Sales > \$450,000  
July 2016 vs. July 2015**

Date	Name	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
29-Jul-16		3604-3624 SE 88th Ave	Portland - SubE	6	\$764,000	\$127,333	2048.7	\$62.15	1996	
28-Jul-16		1636 SE Harold St	Portland - SE	14	\$3,500,000	\$250,000	571.4	\$437.50	2016	5.00%
28-Jul-16	Heather Joy	738 SE 148th Ave	Portland - SubE	8	\$995,000	\$124,375	832.6	\$149.38	1979	
26-Jul-16	Powell Terrace	11710-11714 SE Powell Blvd	Portland - SubE	28	\$3,300,000	\$117,857	811.3	\$145.27	2004	5.10%
25-Jul-16	Canby West	621 N Douglas Ln	Canby	24	\$1,612,000	\$67,167	1000.0	\$67.17	1981	
22-Jul-16	Kenton Supply	8212-8216 N Denver Ave	Portland - N	13	\$1,200,000	\$92,308	723.1	\$127.66	1911	
21-Jul-16		1806 Elm St	Forest Grove	5	\$613,500	\$122,700	1684.4	\$72.84	1910	
19-Jul-16	Powell Butte Townhomes	15139 SE Powell Blvd	Portland - SubE	22	\$2,150,000	\$97,727	801.8	\$121.88	1966	
18-Jul-16	Golfside Village	2275 NE Division St	Gresham	18	\$1,950,000	\$108,333	1005.3	\$107.76	1970	
15-Jul-16		6212 NE 11th Ave	Vancouver	8	\$725,000	\$90,625	686.0	\$132.11	1966	5.74%
14-Jul-16	The Roux	4326 N Mississippi Ave	Portland - NE	21	\$6,350,000	\$302,381	739.3	\$409.02	2015	
14-Jul-16		7226 SE Crystal Springs Blvd	Portland - SE	4	\$600,000	\$150,000	636.0	\$235.85	1942	
12-Jul-16	The Vue (nee Ione Plaza)	1717 SW Park	Portland - Central	308	\$63,950,000	\$207,630	853.8	\$243.17	1951	5.37%
12-Jul-16	The Patrician	18000 SW Shaw	Aloha	63	\$7,000,000	\$111,111	774.7	\$143.42	1974	
12-Jul-16	Sienna Lofts	22744-22766 SE Stark St	Gresham	75	\$9,055,000	\$120,733	746.5	\$161.73	2004	
11-Jul-16	Walnut Tree	11255 SW Greenburg Rd	Tigard	36	\$3,800,000	\$105,556	892.5	\$118.27	1940	4.50%
11-Jul-16		12021 SE Foster Rd	Portland - SubE	10	\$950,000	\$95,000	707.2	\$134.33	1968	
8-Jul-16		2414 SE 143rd Ave	Portland - SubE	8	\$695,000	\$86,875	888.3	\$97.80	1963	6.00%
7-Jul-16	The Clarketon	2514 SE Ankeny St	Portland - SE	9	\$700,000	\$77,778	711.1	\$109.38	1913	
7-Jul-16	Canby Square	341-371 SE 2nd Ave	Canby	14	\$1,175,750	\$83,982	614.3	\$136.72	1965	6.49%

Sales			Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
20	July-16	Average	32.8	\$4,143,132	\$133,947	876.4	\$168.96	1980.1	5.58%	\$111,085,250
21	July-15	Average	71.8	\$10,663,219	\$130,510	890.9	\$151.71	1971.1	6.66%	\$223,927,600
-4.8%	Change % July 16 vs. July 15		-54.4%	-61.1%	2.6%	-1.6%	11.4%		-16.2%	-50.4%

YTD 2016 vs. 2015											
159	2016 YTD thru 31 July 16		Average	43.5	\$6,773,093	\$135,776	901.3	\$160.01	1960.8	5.52%	\$1,076,921,795
163	2015 YTD thru 31 July 15		Average	53.4	\$7,680,597	\$126,889	900.2	\$149.78	1970.2	5.88%	\$1,251,937,323
-2.5%	Change % July 16 YTD vs. July 15 YTD		-18.5%	-11.8%	7.0%	0.1%	6.8%		-6.1%	-14.0%	

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 July 2015 there were SEVEN large (145 units in Beaverton, 231/136 in Milwaukie, 264 in Gresham, 210 in Tualatin, 172 in Tigard and 135 in Portland-Central) sales.

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