



PORTLAND MARKET APARTMENT SALES – SEPT 17

SALES > \$450K IN CLARK (WA), CLACKAMAS (OR), MULTNOMAH (OR) AND WASHINGTON (OR) COUNTIES

DATE	NAME	ADDRESS	CITY	UNITS	PRICE	\$/UNIT	SQFT/UNIT	\$/SQFT	BUILT	CAPRATE*
28-SEP-17		1325 SE NEHALEM ST	PORTLAND - SE	3	\$725,000	\$241,667	1019	\$237.08	1908	
26-SEP-17	VENTURA PARK	10812 SE STARK ST	PORTLAND - SUBE	20	\$2,850,000	\$142,500	821	\$173.61	1966	
25-SEP-17		4740-4748 NE 99TH AVE	PORTLAND - SUBE	9	\$457,200	\$50,800	388	\$130.78	1949	
25-SEP-17	CAMPUS	700-708 N KILLINGSWORTH ST	PORTLAND - N	14	\$2,800,000	\$200,000	746	\$267.94	1912	5.50%
22-SEP-17	ANNE MARIE	11177 NE WEIDLER ST	PORTLAND - SUBE	32	\$4,100,000	\$128,125	1409	\$90.93	1973	6.00%
21-SEP-17	SHERM	1101 SE SHERMAN	PORTLAND - SE	10	\$2,570,000	\$257,000	550	\$467.27	2011	
21-SEP-17	LATITUDE (NEE SEQUOIA VILLAGE)	8411 SE CAUSEY CIR	HAPPY VALLEY	210	\$58,000,000	\$276,190	1190	\$232.00	2007	4.70%
20-SEP-17		535 NE ROSA PARKS WAY	PORTLAND - NE	4	\$797,860	\$199,465	604	\$330.24	1943	5.12%
20-SEP-17		7508 NE 45TH ST	VANCOUVER	2	\$825,000	\$412,500	1400	\$294.64	1961	7.09%
19-SEP-17	WEST END	10285-10305 SW DENNEY RD	BEAVERTON	20	\$3,940,000	\$197,000	1113	\$177.05	1977	5.42%
19-SEP-17	CEDAR MANOR	746 SE 187TH AVE	PORTLAND - SUBE	12	\$1,550,000	\$129,167	640	\$201.82	1964	
18-SEP-17		7029 SE WOODWARD	PORTLAND - SE	10	\$1,650,000	\$165,000	771	\$214.01	1960	
14-SEP-17	WESTBURY COMMONS	1005 SE 136TH AVE	VANCOUVER	45	\$6,050,000	\$134,444	984	\$136.64	2005	4.70%
14-SEP-17	BRYANT	1608 BRYANT ST	VANCOUVER	22	\$3,050,000	\$138,636	900	\$154.04	1977	5.95%
14-SEP-17	ROSEWOOD STATION	312-318 SE 160TH AVE	PORTLAND - SUBE	18	\$2,044,000	\$113,556	917	\$123.88	1997	
14-SEP-17		3912-3916 N GANTENBEIN AVE	PORTLAND - N	4	\$740,000	\$185,000	1280	\$144.53	2017	
13-SEP-17		6203-6221 SE CARLTON ST	PORTLAND - SE	6	\$547,500	\$91,250	600	\$152.08	1954	
13-SEP-17	LIH - ROSE CITY CENTER	6819 NE SANDY BLVD	PORTLAND - NE	55	\$3,100,000	\$56,364	1005	\$56.10	1994	
12-SEP-17		3421-3429 SW 125TH AVE	BEAVERTON	4	\$672,750	\$168,188	1076	\$156.38	1969	
8-SEP-17		1430-1440 NE 73RD AVE	PORTLAND - NE	5	\$635,000	\$127,000	1157	\$109.79	1957	
8-SEP-17	GREENFAIRE	14808 E BURNSIDE ST	PORTLAND - SUBE	13	\$1,475,000	\$113,462	953	\$119.00	1965	6.12%
8-SEP-17	THE LOUIS YORK	9014 N IVANHOE	PORTLAND - N	47	\$7,075,000	\$150,532	570	\$264.05	2007	
7-SEP-17	SIERRA POINT	3359 SE POWELL VALLEY RD	GRESHAM	24	\$4,750,000	\$197,917	1204	\$164.42	2017	5.52%
7-SEP-17		640 SW SHERMAN ST	PORTLAND - W	3	\$935,000	\$311,667	1307	\$238.52	1882	

SALES			UNITS	PRICE	\$/UNIT	SQFT/UNIT	\$/SQFT	BUILT	CAPRATE*	TOTAL SALES
24	SEPTEMBER-17	AVERAGE	37.1	\$6,628,791	\$164,045	900.8	\$187.78	1978.0	5.34%	\$111,339,310
15	SEPTEMBER-16	AVERAGE	38.6	\$6,738,600	\$150,627	873.3	\$174.17	1957.2	5.01%	\$101,079,000
60.0%	CHANGE % SEPT 17 VS. SEPT 16		-3.9%	-1.6%	8.9%	3.1%	7.8%		6.5%	10.2%

YTD 2017 vs. 2016										
157	2017 YTD THRU 31 SEPT 17	AVERAGE	35.6	\$6,572,627	\$171,665	896.2	\$197.70	1973.7	5.33%	\$1,031,902,412
200	2016 YTD THRU 31 SEPT 16	AVERAGE	42.9	\$6,887,939	\$137,358	898.3	\$158.15	1973.5	5.51%	\$1,377,587,795
-21.5%	CHANGE % SEPT 17 YTD vs. SEPT 16 YTD		-17.0%	-4.6%	25.0%	-0.2%	25.0%		-3.3%	-25.1%

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 SEPT 2016 THERE WAS ONE LARGE (>100 UNITS) SALE (390 UNITS IN CLACKAMAS).

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