

**Portland Apartment Sales > \$450,000
Feb 2011 vs. Feb 2012 - Portland - Area**

Date	Month	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
29-Feb-12	Hampton Heights	496-518 SW 257th Ave	Troutdale	64	\$ 4,900,000	\$ 76,563	890.6	\$ 85.96	1996	6.75%
28-Feb-12	Christine Court	2295 SE Courtney Rd	Milwaukie	30	\$ 1,600,000	\$ 53,333	1077.3	\$ 49.50	1972	
28-Feb-12	Domaine at Villebois (Alexan Villebois)	28900 SW Villebois Dr	Wilsonville	274	\$ 30,400,000	\$ 110,949	1094.9	\$ 101.33	2008	5.75%
24-Feb-12	Killingsworth Plaza	1601-1621 NE Killingsworth St	Portland - NE	10	\$ 797,400	\$ 79,740	1670.0	\$ 47.75	1946	
23-Feb-12		2211 NE Pacific St	Portland - NE	10	\$ 959,000	\$ 95,900	631.8	\$ 151.79	1940	
22-Feb-12		6924 N Greenwich Ave	Portland - N	5	\$ 615,000	\$ 123,000	1104.4	\$ 111.37	2011	
16-Feb-12	LIH - Wilsonville Heights	30125 SW Brown Rd	Wilsonville	24	\$ 1,480,000	\$ 61,667	1186.5	\$ 51.97	1985	
16-Feb-12	LIH - Linwood	23455 SW Main St	Sherwood	24	\$ 1,580,000	\$ 65,833	1306.3	\$ 50.40		
15-Feb-12	Parkside	2831 SE Palmquist Rd	Gresham	225	\$ 16,450,000	\$ 73,111	889.1	\$ 82.23	1999	6.78%
13-Feb-12		2703 SE 125th Ave	Portland - SubE	10	\$ 475,000	\$ 47,500	644.8	\$ 73.67	1956	10.34%
13-Feb-12		6640 E Burnside St	Portland - NE	6	\$ 555,000	\$ 92,500	1071.3	\$ 86.34	1992	
9-Feb-12	Canyon Creek	2615 E Neals Lane	Vancouver	35	\$ 1,544,943	\$ 44,141	672.0	\$ 65.69	1965	
9-Feb-12	Madrona	5543 N Greeley Ave	Portland - N	10	\$ 1,478,000	\$ 147,800	631.4	\$ 234.08	1978	5.86%
2-Feb-12		2161 SW Yamhill St	Portland - Central	4	\$ 875,000	\$ 218,750	2103.0	\$ 104.02	1909	
Sales				Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
14	February-12	Average		52.2	\$ 4,550,667	\$ 87,154	997.1	\$ 92.58	1993.3	6.34%
6	February-11	Average		66.8	\$ 5,265,250	\$ 78,782	982.3	\$ 80.20	1975.2	6.90%
133.3%	Change % Feb 12 vs. Feb 11			-21.9%	-13.6%	10.6%	1.5%	15.4%		-8.1%

* CapRate - NOTE: CapRate is reported and may or may not represent actual CapRate at time of sale.

CapRate, \$/unit, Sqft/unit and \$/SqFt averages are weighed averages.

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