

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

Date	Month	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
30-May-12		534 SE 19th Ave	Portland - SE	4	\$ 669,000	\$ 167,250	693.0	\$ 241.34	1888	
30-May-12		8625 N Leonard St	Portland - N	6	\$ 710,000	\$ 118,333	654.2	\$ 180.89	1942	
25-May-12	Tek View	13023 SW Jenkins Rd	Beaverton	8	\$ 750,000	\$ 93,750	1000.0	\$ 93.75	1975	6.93%
25-May-12	The Valley Woods	20005-20125 SW Tualatin V	Aloha	28	\$ 1,875,000	\$ 66,964	757.1	\$ 88.44	1981	6.30%
25-May-12		2031 N Watts St	Portland - N	13	\$ 800,000	\$ 61,538	715.1	\$ 86.06	1927	
24-May-12	Mari-Ern Manor	11445 SW Greenburg Rd	Tigard	8	\$ 568,000	\$ 71,000	909.0	\$ 78.11	1967	
24-May-12		1931 NW 29th Ave	Portland - Central	14	\$ 1,800,000	\$ 128,571	671.9	\$ 191.37	1938	
24-May-12	Charlotte Rose	2235 NW Johnson St	Portland - Central	16	\$ 1,400,000	\$ 87,500	1032.4	\$ 84.76	1927	
24-May-12	Sara Ann	2255 NW Johnson St	Portland - Central	17	\$ 1,450,000	\$ 85,294	635.3	\$ 134.26	1927	
24-May-12		3138 Pringle Rd SE	Salem	17	\$ 1,350,000	\$ 79,412	664.0	\$ 119.60	2008	7.20%
21-May-12		1510 SE 44th Ave	Portland - SE	27	\$ 5,500,000	\$ 203,704	1200.0	\$ 169.75	2009	
21-May-12		8423-8451 SE Brooklyn St	Portland - SE	8	\$ 900,000	\$ 112,500	1528.0	\$ 73.63	2006	
18-May-12		5110-5118 NE Couch St	Portland - NE	5	\$ 585,000	\$ 117,000	972.8	\$ 120.27	1960	4.84%
17-May-12	LIH - Timber Grove	39546 Evans St	Sandy	22	\$ 1,210,000	\$ 55,000	876.5	\$ 62.75	1984	
17-May-12	LaSalle Crossing	630-698 S Sixth St	Harrisburg	34	\$ 2,197,000	\$ 64,618	933.6	\$ 69.21	1999	
17-May-12		855 NE Hill Way	Estacada	48	\$ 2,800,000	\$ 58,333	738.2	\$ 79.02	1980	
14-May-12	The Maynard	3665 SW 104th Ave	Beaverton	7	\$ 460,000	\$ 65,714	535.0	\$ 122.83	1975	6.96%
11-May-12	Griffin Court	15301-15353 SE Division St	Portland - SubE	27	\$ 1,589,000	\$ 58,852	915.6	\$ 64.28	1972	
9-May-12		1104 Washington St	Oregon City	5	\$ 480,000	\$ 96,000	907.4	\$ 105.80	1927	8.15%
3-May-12		2204 SE 50th Ave	Portland - SE	6	\$ 505,000	\$ 84,167	680.0	\$ 123.77	1954	
Sales				Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
20	April-12	Average		16.0	\$ 1,379,900	\$ 86,244	854.7	\$ 114.49	1972.8	6.68%
9	April-11	Average		11.6	\$ 1,241,346	\$ 77,644	767.9	\$ 104.92	1952.7	6.85%

122.2%	Change % May 12 vs. May 11	38.5%	11.2%	11.1%	11.3%	9.1%	-2.4%
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* CapRate - NOTE: CapRate is reported and may or may not represent actual CapRate at time of sale.
CapRate, Built, \$/unit, Sqft/unit and \$/SqFt averages are weighed averages.