

**Portland Apartment Sales > \$450,000
Feb 2013 vs. Feb 2012 - Portland - Area**

Date	Month	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
28-Feb-13	Colony Square	18181 SE Arista Dr	Milwaukie	16	\$ 825,000	\$ 51,563	640	\$ 80.57	1967	7.81%
27-Feb-13		4815 N Minnesota Ave	Portland - N	12	\$ 1,500,000	\$ 125,000	675	\$ 185.19	1947	5.10%
26-Feb-13	Castle	13708 NE 18th St	Vancouver	20	\$ 1,615,000	\$ 80,750	1050	\$ 76.90	1996	6.20%
20-Feb-13	Cedar Breaks	4032-4050 SE Holgate Blvd	Portland - SE	10	\$ 875,000	\$ 87,500	817	\$ 107.11	1973	
19-Feb-13	Yamhill	1235 SE Yamhill St	Portland - SE	12	\$ 1,108,500	\$ 92,375	546	\$ 169.24	1905	6.71%
15-Feb-13	Maple Meadows	400-452 SE 169th Ave	Portland - SubE	20	\$ 870,000	\$ 43,500	826	\$ 52.66	1982	
12-Feb-13		5601-5635 NE Killingsworth St	Portland - NE	12	\$ 600,000	\$ 50,000	871	\$ 57.43	1962	
11-Feb-13		1524 NE Hancock St	Portland - NE	5	\$ 555,300	\$ 111,060	672	\$ 165.27	1967	5.48%
1-Feb-13	Tigard Terrace	12345 SW Hall Blvd	Tigard	24	\$ 1,000,000	\$ 41,667	488	\$ 85.36	1963	5.03%

Sales				Units	Price**	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
9	February-13	Average		14.6	\$ 994,311	\$ 68,311	733.6	\$ 108.86	1965.5	6.05%
16	February-12	Average		51.3	\$ 4,274,021	\$ 83,396	947.0	\$ 89.42	1986.3	6.43%

-43.8%	Change % Feb 13 vs. Feb 12			-71.6%	-76.7%	-18.1%	-22.5%	21.7%		-5.8%
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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.

** Feb 12 had 2 large sales of 274 and 225 units which skews the weighed averages

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