

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

Date	Month	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
30-Jan-13	Westbury	4900 SW Greensboro Way	Beaverton	260	\$ 28,500,000	\$ 109,615	850	\$ 128.96	1991	5.35%
30-Jan-13	Rivercrest Meadows	11795-11865 SW Tualatin Rd	Tualatin	338	\$ 46,650,000	\$ 138,018	1104	\$ 125.07	1991	
29-Jan-13	Swan Court	13718 SE Division St	Portland - SubE	20	\$ 750,000	\$ 37,500	385	\$ 97.40	1942	9.37%
28-Jan-13		3120-3130 SE Belmont St	Portland - SE	7	\$ 630,000	\$ 90,000	929	\$ 96.92	1966	5.00%
24-Jan-13	Stanford	2013 SE Courtney Rd	Milwaukie	29	\$ 1,575,000	\$ 54,310	819	\$ 66.32	1977	
22-Jan-13	Skylark	2345-2473 SE 135th Ave	Portland - SubE	30	\$ 1,845,000	\$ 61,500	912	\$ 67.43	1972	7.59%
18-Jan-13	Powell Court	16916-16936 SE Powell Blvd	Portland - SubE	72	\$ 6,425,000	\$ 89,236	980	\$ 91.03	1998	
15-Jan-13	Capitol Terrace	7945-7985 SW 19th Ave	Portland - W	21	\$ 1,635,000	\$ 77,857	993	\$ 78.42	1963	7.00%
15-Jan-13	Atherton Wood	4719 NE 72nd Ave	Vancouver	102	\$ 6,640,710	\$ 65,105	937	\$ 69.47	1994	
11-Jan-13		2041 SW Camelot Ct	Portland - W	10	\$ 1,450,000	\$ 145,000	1600	\$ 90.63	1964	
11-Jan-13		4805 Chestnut St	West Linn	10	\$ 595,000	\$ 59,500			1961	
9-Jan-13	Gresham Golf	2275 NE Division St	Gresham	18	\$ 1,185,000	\$ 65,833	1005	\$ 65.48	1970	
7-Jan-13		6611 SW Canyon Ln	Portland - W	5	\$ 520,000	\$ 104,000	1250	\$ 83.20	1975	6.40%
2-Jan-13	Covington Estates	7020 NE 100th Ave	Vancouver	16	\$ 912,000	\$ 57,000	950	\$ 60.00	1997	6.86%

Sales				Units	Price**	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
14	January-13	Average		67.0	\$ 7,093,765	\$ 105,877	961.5	\$ 86.18	1988.0	5.93%
16	January-12	Average		32.8	\$ 7,969,889	\$ 219,641	1109.7	\$ 170.92	1985.5	6.56%

-12.5%	Change % Jan 13 vs. Jan 12			104.4%	-11.0%	-51.8%	-13.4%	-49.6%		-9.6%
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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.

** Jan 12 had 1 large sale (\$55M) of 140 units which skews weighed averages