

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

YrSold	Date	Month	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
2013	30-May-13		4360 NE Portland Hwy	Portland - NE	15	\$ 925,000	\$ 61,667	\$ 1,158	\$ 53.27	1975	6.20%
2013	29-May-13	Countrywood	17700 SW Shaw St	Beaverton	31	\$ 2,000,000	\$ 64,516	\$ 800	\$ 80.65	1974	6.94%
2013	24-May-13	Park Place	2628 NE Red Sunset Dr	Gresham	20	\$ 1,275,000	\$ 63,750	\$ 990	\$ 64.39	1991	7.10%
2013	24-May-13	Loreto	4045-4085 N Alaska St	Portland - N	21	\$ 1,865,000	\$ 88,810	\$ 840	\$ 105.69	1974	6.83%
2013	23-May-13	West Royal	6170 SW Lombard Ave	Beaverton	45	\$ 3,385,000	\$ 75,222	\$ 943	\$ 79.74	1967	
2013	20-May-13		14012 SE Arista Dr	Milwaukie	6	\$ 750,000	\$ 125,000	\$ 1,008	\$ 124.01	1997	5.10%
2013	20-May-13	Cyan PDX***	1720 SW 4th Ave	Portland - Central	352	\$ 95,750,000	\$ 272,017	\$ 1,073	\$ 253.42	2009	4.25%
2013	20-May-13	Raleigh Manor	4925 SW 56th Ave	Portland - W	32	\$ 2,130,000	\$ 66,563	\$ 1,517	\$ 43.88	1966	6.00%
2013	10-May-13		3015 N Willis Blvd	Portland - N	6	\$ 452,500	\$ 75,417	\$ 579	\$ 130.22	1957	
2013	10-May-13	Hilltop Manor	469 Hilltop Ave	Oregon City	25	\$ 1,400,000	\$ 56,000	\$ 852	\$ 65.76	1976	7.51%
2013	3-May-13	Crestwood Court	3822-3830 SW Plum St	Portland - W	63	\$ 4,200,000	\$ 66,667	\$ 744	\$ 89.56	1974	6.57%
2013	1-May-13		6504 SE 122nd Ave	Portland - SE	16	\$ 917,000	\$ 57,313	\$ 864	\$ 66.33	1996	5.90%

Sales			Units	Price**	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
12	May-13	Average	52.7	\$ 9,587,458	\$ 182,040	1012.6	\$ 96.41	1993.8	5.18%
22	May-12	Average	27.1	\$ 3,533,619	\$ 116,346	845.6	\$ 138.13	1981.9	5.65%
-45.5%	Change % May 13 vs. May 12		94.4%	171.3%	56.5%	19.7%	-30.2%		-8.4%

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.

** May 12 had 1 large sale of 300 units which skews the weighed averages

*** Cyan PDX was part of large portfolio sale and pricing is average for portfolio which included retail space!

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