

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

YrSold	Date	Month	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
2013	31-Jul-13		2001-2015 NE Davis St	Portland - NE	4	\$ 613,000	\$ 153,250	\$ 630	\$ 243.25	1927	
2013	29-Jul-13		2431 NE Halsey St	Portland - NE	4	\$ 575,000	\$ 143,750	\$ 648	\$ 221.84	1900	
2013	29-Jul-13		313 SE Warner-Milne Rd	Oregon City	12	\$ 920,000	\$ 76,667	\$ 955	\$ 80.28	1969	
2013	26-Jul-13		2021-2035 SE Oak St	Portland - SE	15	\$ 1,500,000	\$ 100,000	\$ 692	\$ 144.56	1947	
2013	17-Jul-13		624 NW 18th Ave	Portland - Central	6	\$ 1,390,280	\$ 231,713	\$ 534	\$ 434.19	1940	
2013	12-Jul-13	LIH - Marketplace	2900 General Anderson Rd	Vancouver	173	\$ 12,350,000	\$ 71,387	\$ 767	\$ 93.08	1998	
2013	12-Jul-13	Amber East	12550 SE Powell Blvd	Portland - SubE	10	\$ 495,000	\$ 49,500	\$ 844	\$ 58.63	1980	4.58%
2013	11-Jul-13	Carrington Square	637 SE 182nd Ave	Portland - SubE	54	\$ 3,570,000	\$ 66,111	\$ 831	\$ 79.52	1971	7.50%
2013	1-Jul-13		14302 SE Division St	Portland - SubE	11	\$ 825,000	\$ 75,000	\$ 1,015	\$ 73.92	1973	6.80%

Sales			Units	Price**	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
9	July-13	Average	32.1	\$ 2,470,920	\$ 76,949	786.6	\$ 158.81	1984.0	7.01%
25	July-12	Average	41.6	\$ 3,372,260	\$ 80,986	873.5	\$ 93.18	1981.3	5.92%
-64.0%	Change % July 13 vs. July 12		-22.9%	-26.7%	-5.0%	-9.9%	70.4%		18.3%

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.

** In July 12 there were two large sales (400 units in Vanouever and 160 untis in Troutdale)/Gresham

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