

**Portland Apartment Sales > \$450,000
November 2015 vs. November 2014**

Date	Name	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
30-Nov-15	The Halsey	1670 SE Walnut St	Hillsboro	17	\$1,600,000	\$94,118	776.5	\$121.21	1974	5.48%
30-Nov-15	Pettygrove	1942 NW Pettygrove St	Portland - Central	13	\$1,650,000	\$126,923	403.6	\$314.47	1912	3.88%
30-Nov-15		3024 NW Wilson St	Portland - Central	7	\$1,000,000	\$142,857	1014.3	\$140.85	1965	5.11%
30-Nov-15	Maple Grove	3025 SE Maple St	Milwaukie	14	\$1,500,000	\$107,143	1000.0	\$107.14	1974	5.45%
25-Nov-15	18th Court	2998 NE 18th Ct	Gresham	8	\$700,000	\$87,500	904.5	\$96.74	1977	5.07%
23-Nov-15	Clinton Street	8527 SE Clinton St	Portland - SubE	7	\$1,250,000	\$178,571	1010.6	\$176.70	1945	7.80%
19-Nov-15		22845-22857 SW Washington St	Sherwood	8	\$850,000	\$106,250	738.8	\$143.82		
18-Nov-15	The Oriental	3562 SE Harrison St	Portland - SE	16	\$2,650,000	\$165,625	756.6	\$218.90	1926	
17-Nov-15	The Classic	2056 NW Glisan St	Portland - Central	21	\$3,217,500	\$153,214	547.1	\$280.03	1917	4.20%
17-Nov-15	Oliver	4330 SE Division St	Portland - SE	22	\$5,750,000	\$261,364	755.3	\$346.05	2015	4.93%
17-Nov-15	Walnut Court	9975 SW Walnut St	Tigard	17	\$1,750,000	\$102,941	922.3	\$111.61		
13-Nov-15		2176-2186 NW Irving St	Portland - Central	5	\$1,170,000	\$234,000	737.0	\$317.50	1940	
10-Nov-15		349 NE 3rd Ave	Hillsboro	12	\$1,280,000	\$106,667	720.5	\$148.05	1946	5.50%
6-Nov-15	Highlander	1217 NE 122nd Ave	Portland - SubE	38	\$3,750,000	\$98,684	894.7	\$110.30	1960	7.38%
6-Nov-15		1503 Bryan Street	Vancouver	10	\$625,000	\$62,500	2011.2	\$31.08		
6-Nov-15		3503 NE 49th St	Vancouver	20	\$1,600,281	\$80,014	585.6	\$136.64	1965	
3-Nov-15		102 McLoughlin Blvd	Oregon City	13	\$500,000	\$38,462	688.5	\$55.87	1935	8.59%
3-Nov-15	Green Leaf Springs (Willow Springs)	4255-4545 NE 125th Pl	Portland - SubE	266	\$29,000,000	\$109,023	829.4	\$131.45	1973	

Sales			Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
18	November-15	Average	28.6	\$3,324,599	\$116,426	823.7	\$149.77	1965.4	5.85%	\$59,842,781
25	November-14	Average	23.6	\$3,190,734	\$106,161	813.4	\$131.77	1951.7	5.81%	\$79,768,348
-28.0%		Change % Nov 15 vs. Nov 14	20.8%	4.2%	9.7%	1.3%	13.7%		0.6%	-25.0%

YTD 2014 vs. 2015										
264	2015 YTD thru 31 Nov 15	Average	53.6	\$7,797,369	\$126,491	896.7	\$150.20	1969.2	5.85%	\$2,058,505,362
180	2014 YTD thru 31 Nov 14	Average	54.1	\$7,507,911	\$113,079	947.3	\$128.11	1973.5	6.36%	\$1,351,423,952
46.7%		Change % Nov 15 YTD vs. Nov 14 YTD	-0.9%	3.9%	11.9%	-5.3%	17.2%		-8.0%	52.3%

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 Nov 2014 there were TWO large (151 units in Vancouver and 100 in Downtown Portland) sales.

Data from public records and CoStar - Portland (Clark, Clackamas, Multnomah and Washington counties) Sales > \$450,000