

**Portland Apartment Sales > \$450,000  
Oct 2016 vs. Oct 2015**

Date	Name	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*
31-Oct-16		16927 NE Glisan St	Portland - SubE	6	\$812,500	\$135,417	1064.0	\$127.27	1978	5.79%
31-Oct-16	Highland Park	6622-6766 N Fessenden St	Portland - N	72	\$8,300,000	\$115,278	728.0	\$158.35	1972	5.15%
31-Oct-16	Parkview	7806 NE 12th St	Vancouver	104	\$13,875,000	\$133,413	791.7	\$168.51	1966	5.51%
28-Oct-16		4027 SE 14th Ave	Portland - SE	2	\$660,000	\$330,000	803.0	\$410.96	1977	
27-Oct-16	Davis Street	1100 N Davis	Cornelius	46	\$6,000,000	\$130,435	847.4	\$153.93	2004	6.72%
27-Oct-16	Domaine at Villebois	28900 SW Villebois Dr	Wilsonville	274	\$63,250,000	\$230,839	971.7	\$237.56	2008	5.25%
25-Oct-16	Powell Valley Farms	1500 SW Pleasant View Dr	Gresham	228	\$39,500,000	\$173,246	876.1	\$197.74	1999	
25-Oct-16	Calico Place Townhomes	531-627 SE 128th Ave	Portland - SubE	18	\$4,100,000	\$227,778	1947.3	\$116.97	2008	5.48%
25-Oct-16		5516 NE Hoyt	Portland - NE	4	\$850,000	\$212,500	826.5	\$257.11	1966	5.84%
20-Oct-16	Carrington Square	637 SE 182nd Ave	Portland - SubE	54	\$5,500,000	\$101,852	831.4	\$122.50	1971	6.20%
20-Oct-16	Misty Meadows	637-671 SE 190th	Portland - SubE	18	\$2,388,000	\$132,667	792.0	\$167.51	1971	
14-Oct-16	One Jefferson	1 Jefferson Pky	Lake Oswego	348	\$78,000,000	\$224,138	1045.5	\$214.38	1985	
14-Oct-16	Hidden Villa	14620 SW Farmington Rd	Beaverton	56	\$7,000,000	\$125,000	817.5	\$152.91	1968	
14-Oct-16	The Villager	586 2nd St	Lake Oswego	14	\$3,055,000	\$218,214	828.6	\$263.36	1961	5.50%
14-Oct-16	Meadowbrook Village	6970 SW Imperial Dr	Beaverton	21	\$2,675,000	\$127,381	817.2	\$155.88	1960	5.19%
11-Oct-16	Sofi at Cedar Mill	11785 NW Timberview Ln	Beaverton	238	\$39,500,000	\$165,966	1903.1	\$87.21	2010	
11-Oct-16	Lake Crest (LIH)	8106 SE Lake Road	Milwaukie	229	\$14,400,000	\$62,882	761.6	\$82.57	1986	
7-Oct-16	Madison Park (Portfolio Sale)	12901 NE 28th St	Vancouver	336	\$46,350,000	\$137,946	835.0	\$165.21	1999	
7-Oct-16		3103 Pacific Ave	Forest Grove	7	\$460,000	\$65,714	807.3	\$81.40		
6-Oct-16	The Cameron	1500 SW 12th	Portland - Central	83	\$23,450,000	\$282,530	653.6	\$432.25	2016	

Sales			Units	Price	\$/unit	SqFt/unit	\$/SqFt	Built	CapRate*	Total Sales
20	October-16	Average	41.0	\$7,156,357	\$148,672	880.2	\$170.24	1960.4	5.00%	\$360,125,500
30	October-15	Average	50.5	\$7,103,212	\$129,687	864.4	\$160.44	1964.5	5.79%	\$213,096,370
-33.3%		Change % Oct 16 vs. Oct 15	-18.8%	0.7%	14.6%	1.8%	6.1%		-13.6%	69.0%

YTD 2016 vs. 2015										
217	2016 YTD thru 30 Oct 16	Average	50.6	\$8,002,186	\$139,330	906.8	\$161.79	1965.5	5.60%	\$1,736,474,362
245	2015 YTD thru 30 Oct 15	Average	54.7	\$8,158,074	\$126,668	897.6	\$149.43	1970.4	5.86%	\$1,998,728,081
-11.4%		Change % Oct 16 YTD vs. Oct 15 YTD	-7.5%	-1.9%	10.0%	1.0%	8.3%		-4.4%	-13.1%

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 Oct 2015 there were FOUR large sales (279 units in Beaverton, 188 in Portland-West and 225/154 in Gresham).

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