

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

Date	Name	Address	City	Units	Price	\$/unit	SqFt/unit	\$/SqFt	Bull t	CapRate*
30-Dec-16	Normandy	4605-4609 NE Killingsworth St	Portland - NE	18	\$1,990,000	\$110,556	825	\$134.02	1971	3.75%
29-Dec-16	Amber Lantern	18140 SW Shaw St	Aloha	12	\$1,170,000	\$97,500	813	\$119.93	1970	
27-Dec-16	Cornell Place	1120 NE 17th Ave	Hillsboro	12	\$925,000	\$77,083	770	\$100.11	1973	
27-Dec-16		1719 Main St	Forest Grove	4	\$640,000	\$160,000	1076	\$148.73		5.15%
22-Dec-16	The Gables at Mountain Park	2 Jefferson Pky	Lake Oswego	129	\$30,200,000	\$234,109	969	\$241.52	1991	
22-Dec-16	Vel o	7339 SE Milwaukie Ave	Portland - SE	14	\$3,025,000	\$216,071	723	\$298.77	2014	4.95%
20-Dec-16	Forest Edge (Auction)	14155 Beaver Creek Rd	Oregon City	70	\$6,250,000	\$89,286	882	\$101.24	1997	
19-Dec-16		17032 NE Oregon St	Portland - SubE	4	\$540,000	\$135,000	991	\$136.19	1974	
15-Dec-16	Sofi at Forest Heights	1940 NW Miller Rd	Portland - W	160	\$37,500,000	\$234,375	933	\$251.31	2004	5.25%
15-Dec-16	Rose City Court	2136 NE Weidler St	Portland - NE	12	\$1,726,000	\$143,833	632	\$227.58	1966	4.75%
15-Dec-16	Golfside Village	7700 NE 72nd Ave	Vancouver	141	\$24,250,000	\$171,986	993	\$173.19	1989	5.50%
13-Dec-16		2733 NW Thurman St	Portland - Central	9	\$1,300,000	\$144,444	679	\$212.84	1910	
12-Dec-16		7131 N Maryland Ave	Portland - N	8	\$1,335,000	\$166,875	931	\$179.22	1958	3.52%
11-Dec-16	The Yard	22 NE 2nd	Portland - NE	284	\$126,680,000	\$446,056	1212	\$367.97	2015	
9-Dec-16	Rock Creek Commons	11800 NE 124th Ave	Vancouver	240	\$37,000,000	\$154,167	750	\$205.56	2013	
9-Dec-16	Walnut Grove Landing	4701 NE 72nd Ave	Vancouver	296	\$49,671,233	\$167,808	1025	\$163.66	1990	
9-Dec-16	Carriage House	4714 NE 72nd Ave	Vancouver	160	\$26,468,000	\$165,425	1016	\$162.86	1993	
9-Dec-16		6867 N Fessenden St	Portland - N	4	\$675,000	\$168,750	1255	\$134.46	1977	3.91%
8-Dec-16	Olympic Park	10300 NE Stutz Rd	Vancouver	38	\$3,980,952	\$104,762	895	\$117.09	1980	
8-Dec-16	The Linden	1250 E Burnside St	Portland - SE	132	\$39,000,000	\$295,455	1239	\$238.44	2013	
8-Dec-16	Cavalier Townhome	222 NE 162nd Ave	Portland - SubE	34	\$3,329,000	\$97,912	1106	\$88.52	1966	
8-Dec-16	Cape Manor	9823 NE Glisan	Portland - SubE	17	\$2,250,000	\$132,353	1081	\$122.48	1920	5.50%
7-Dec-16	Sterling Park	16804-16824 SE Powell Blvd	Portland - SubE	73	\$10,950,000	\$150,000	1077	\$139.31	1991	
7-Dec-16		3917-3931 N Juneau St	Portland - N	8	\$852,500	\$106,563	786	\$135.62	1977	
6-Dec-16		17010 SE Stark St	Portland - SubE	47	\$6,112,000	\$130,043	1042	\$124.78	2001	
5-Dec-16	Continental	12702 E Burnside St	Portland - SubE	22	\$2,650,000	\$120,455	1166	\$103.34	1965	
1-Dec-16		1426 SE 25th Ave	Portland - SE	8	\$1,900,000	\$237,500	750	\$316.67	1915	5.20%
1-Dec-16	The Terraces	19000 NW Evergreen Pky (Portfolio)	Hillsboro	373	\$78,340,000	\$210,027	1012	\$207.63	1989	
1-Dec-16	The Club	2323 NW 188th Ave (Portfolio)	Hillsboro	352	\$72,980,000	\$207,330	936	\$221.55	1989	
1-Dec-16	Parkside	883 SE 11th Ave	Hillsboro	10	\$795,000	\$79,500	670	\$118.66	1966	7.76%
1-Dec-16	Alara Hedges Creek	8900-8975 SW Sweek Dr	Tualatin	408	\$93,000,000	\$227,941	926	\$246.28	1998	4.53%

Sales		Units	Price	\$/unit	SqFt/unit	\$/SqFt	Bull t	CapRate*	Total Sales	
31	December-16	Average	100.0	\$21,531,764	\$215,387	985.7	\$218.50	1992.7	4.98%	\$667,484,685
20	December-15	Average	76.4	\$12,977,402	\$137,534	987.1	\$157.89	1974.8	6.43%	\$259,548,036
55.0%	Change % Dec 16 vs. Dec 15		30.9%	65.9%	56.6%	-0.1%	38.4%		-22.6%	157.2%

YTD 2016 vs. 2015										
274	2016 YTD thru 30 Dec 16	Average	59.1	\$10,667,142	\$147,353	911.7	\$166.82	1975.7	5.51%	\$2,922,796,980
289	2015 YTD thru 30 Dec 15	Average	54.5	\$8,167,425	\$127,416	904.8	\$150.82	1970.1	5.92%	\$2,360,385,898
-5.2%	Change % Dec 16 YTD vs. Dec 15 YTD		8.5%	30.6%	15.6%	0.8%	10.6%		-6.8%	23.8%

CapRate, Bull t, \$/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 Dec 2015 there were THREE large sales (464 units in Wilsonville and 387 & 104 units in Vancouver).

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