

**PORTLAND APARTMENT SALES > \$450,000
JAN 2017 VS. JAN 2016**

DATE	NAME	ADDRESS	CITY	UNITS	PRICE	\$/UNIT	SQFT/UNIT	\$/SQFT	BUILT	CAPRATE*
31-JAN-17	NORTHWOOD	8338 N INTERSTATE AVE	PORTLAND - N	57	\$14,000,000	\$245,614	974	\$252.22	2015	
31-JAN-17	VILLAGE VICTORIAN	16240-16290 SW SHAW ST	BEAVERTON	44	\$5,725,000	\$130,114	929	\$140.11	1960	4.73%
27-JAN-17		5124-5130 SE FOSTER RD	PORTLAND - SE	4	\$650,000	\$162,500	630	\$257.94	1978	
25-JAN-17		17218-17240 NE GLISAN ST	PORTLAND - SUBE	10	\$2,100,000	\$210,000	1345	\$156.18	2008	5.28%
10-JAN-17		4450-4482 SW STODDARD DR	BEAVERTON	30	\$4,200,000	\$140,000	468	\$299.40	1977	
10-JAN-17	OAK HILL	17220 WEBSTER RD	GLADSTONE	17	\$1,800,000	\$105,882	1000	\$105.88	1969	7.56%
6-JAN-17	BENDEMEER COURT	221 SE 12TH AVE	HILLSBORO	28	\$2,550,000	\$91,071	664	\$137.24	1984	
6-JAN-17		3059 SE ALDER CT	PORTLAND - SE	8	\$1,460,000	\$182,500	788	\$231.64	1969	3.50%
4-JAN-17	SANTA LUCIA	2934 SE MORRISON	PORTLAND - SE	8	\$2,100,000	\$262,500	1016	\$258.33	1908	4.50%
4-JAN-17	ROSEWOOD PARK	16836 SE STARK ST	PORTLAND - SUBE	16	\$1,525,000	\$95,313	833	\$114.42	1971	
2-JAN-17	MUSE	1315 NW 19TH AVE	PORTLAND - CENTRAL	58	\$20,150,000	\$347,414	810	\$428.72	2017	4.50%
2-JAN-17	CORBETT HEIGHTS	3916 SW CORBETT AVE	PORTLAND - W	48	\$15,000,000	\$312,500	861	\$362.95	2015	4.25%

SALES				UNITS	PRICE	\$/UNIT	SQFT/UNIT	\$/SQFT	BUILT	CAPRATE*	TOTAL SALES
12	JANUARY-17	AVERAGE		27.3	\$5,938,333	\$217,256	847.6	\$256.30	1992.9	4.90%	\$71,260,000
28	JANUARY-16	AVERAGE		43.6	\$5,646,378	\$128,130	954.6	\$149.41	1975.6	5.66%	\$158,098,581
-57.1%	CHANGE % JAN 17 VS. JAN 16			-37.3%	5.2%	69.6%	-11.2%	71.5%		-13.4%	-54.9%

YTD 2017 vs. 2016											
12	2017 YTD THRU 30 JAN 17	AVERAGE		27.3	\$5,938,333	\$217,256	847.6	\$256.30	1992.9	4.90%	\$71,260,000
28	2016 YTD THRU 30 JAN 16	AVERAGE		43.6	\$5,646,378	\$128,130	954.6	\$149.41	1975.6	5.66%	\$158,098,581
-57.1%	CHANGE % JAN 17 YTD VS. JAN 16 YTD			-37.3%	5.2%	69.6%	-11.2%	71.5%		-13.4%	-54.9%

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 JAN 2016 THERE WERE THREE LARGE SALES (252 & 147 UNITS IN GRESHAM AND 200 UNITS IN VANCOUVER).

DATA FROM PUBLIC RECORDS AND COSTAR - PORTLAND (CLARK, CLACKAMAS, MULTNOMAH AND WASHINGTON COUNTIES) SALES > \$450,000