

STROUPE'S Condo Scoop



YOUR SOURCE FOR DOWNTOWN SEATTLE, QUEEN ANNE & CAPITOL HILL/EASTLAKE REAL ESTATE



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The best location. In the know.



my philosophy Buying or selling a property is one of the most important financial decisions you will ever make. When it comes to the competitive Seattle real estate market, the place to be is in the know. I believe in taking the time to educate clients so they can make smarter, more informed choices.

beyond expectations Having an experienced, savvy agent on your side is key to achieving the results you desire. Meeting my clients' needs above and beyond their expectations is the foundation of my success. I take pride in offering the highest level of professional integrity and reliable service. To learn more about how I can help you reach your real estate goals and turn your dreams into reality, contact me today or visit my website at www.stroupe.com.

JAMES STROUPE

move into the current



Windermere



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Sold Listings October 2007

Downtown Seattle

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
2200 Westlake								
900 Lenora St	1107	1206	589	2	1.75	1	\$ 759,900	\$ 710,000
900 Lenora St	W-807	1205	535	2	2	1	\$ 667,999	\$ 645,000
910 Lenora St	S-901	918	626	1	1	1	\$ 585,000	\$ 575,000
910 Lenora St	S-609	821	591	1	1	1	\$ 495,000	\$ 485,000
Belltown Court								
2415 2nd Ave	442	924	453	2	1.75	13	\$ 419,000	\$ 419,000
2414 1st Ave	610	631	546	1	1	13	\$ 339,900	\$ 344,800
2415 2nd Ave	438	531	544	1	1	11	\$ 289,000	\$ 289,000
Cosmopolitan								
819 Virginia St	2910	943	644	1	1	0	\$ 624,000	\$ 607,000
819 Virginia St	903	820	518	1	1	0	\$ 429,950	\$ 425,000
819 Virginia St	1107	800	531	1	1	0	\$ 425,000	\$ 425,000
819 Virginia St	2109	719	556	1	1	0	\$ 409,950	\$ 400,000
Cristalla								
2033 2nd Ave	2010	875	794	1	1	2	\$ 747,950	\$ 695,000
2033 2nd Ave	1608	887	722	1	1.5	2	\$ 649,750	\$ 640,000
Ellington								
2801 1st Ave	1001	1390	604	2	1.75	6	\$ 850,000	\$ 840,000
2801 1st Ave	301	1400	529	2	1.75	6	\$ 749,500	\$ 740,000
2801 1st Ave	917	720	590	1	1	6	\$ 450,000	\$ 425,000
Madison Tower and Hotel 1000								
1000 1st Ave	2301	1739	1,452	2	2.5	1	\$ 2,595,000	\$ 2,525,000
1000 1st Ave	2001	1739	1,323	2	2.5	1	\$ 2,425,000	\$ 2,300,000
Parc								
76 Cedar St*	402	1270	551	2	2	0	\$ 665,000	\$ 700,000
76 Cedar St	502	1270	531	2	2	0	\$ 699,000	\$ 674,000
76 Cedar St	612	1067	533	2	1	0	\$ 569,000	\$ 569,000
76 Cedar St*	411	895	474	1	1	0	\$ 424,000	\$ 424,000
76 Cedar St*	310	790	492	1	1	0	\$ 389,000	\$ 389,000
76 Cedar St*	405	919	412	1	1.5	0	\$ 379,000	\$ 379,000
76 Cedar St	706	703	468	1	1	0	\$ 329,000	\$ 329,000
76 Cedar St	407	624	491	1	1	0	\$ 299,000	\$ 306,500
Seattle Heights								
2600 2nd Ave	1501	637	581	1	1	14	\$ 385,000	\$ 370,000
2600 2nd Ave	218	525	493	0	1	14	\$ 269,000	\$ 259,000
Tobira								
108 5th Ave S	718	442	499	0	1	6	\$ 195,950	\$ 220,450
108 5th Ave S	716	443	469	0	1	6	\$ 207,950	\$ 207,950
108 5th Ave S	720	486	422	0	1	6	\$ 205,950	\$ 205,000

* Properties closed in September that did not post until October. ** Sold as a "shell". Not included in statistics.

All October "sold" data provided by NWMLS or King County tax records as of November 5, 2007. October "sold" listing information which did not post by November 5 will be published in the next edition. This information is not guaranteed to be error-free and should not be relied upon. All information should be verified.

Downtown Seattle, cont'd

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Waterfront Landing								
1950 Alaskan Way	324	2154	627	2	2.75	10	\$ 1,450,000	\$ 1,350,000
2000 Alaskan Way*	545	931	494	1	1	10	\$ 499,950	\$ 460,000
1900 Alaskan Way	403	843	469	1	1	10	\$ 429,000	\$ 395,000
Other Properties								
2030 Western Ave*	412	2332	450	3	2.75	18	\$ 1,075,000	\$ 1,050,000
2929 1st Ave	500	1130	761	2	1.75	7	\$ 869,900	\$ 860,000
909 5th Ave	702	973	519	1	1.5	0	\$ 505,000	\$ 505,000
2319 1st Ave	302	907	496	1	1	7	\$ 465,000	\$ 450,000
2107 S Washington St*	Not avail	1401	285	2	1.5	2	\$ 399,970	\$ 399,970
2015 Terry Ave	215	777	515	1	1	3	\$ 399,950	\$ 399,950
2000 1st Ave	506	534	650	0	1	13	\$ 349,500	\$ 347,000
2621 2nd Ave	302	815	399	1	1	27	\$ 324,990	\$ 324,990
2440 Western Ave	509	642	502	1	1	9	\$ 322,500	\$ 322,500
1415 2nd Ave	1705	602	532	1	1	16	\$ 349,950	\$ 320,000
312 1st Ave S	4	379	580	0	1	117	\$ 220,000	\$ 220,000
425 Vine St	523	346	532	0	1	8	\$ 185,000	\$ 184,000

Queen Anne

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Queen Anne Properties								
813 2nd Ave N*	B	2040	392	3	2.25	4	\$ 799,995	\$ 800,000
1400 2nd Ave N	285	1000	775	2	2	52	\$ 771,950	\$ 775,450
2040 Waverly Pl N	402	1471	527	2	1.75	17	\$ 799,000	\$ 775,000
700 Crockett St	401	1882	355	3	2	23	\$ 679,999	\$ 669,000
1415 6th Ave N	301	1181	489	2	2	5	\$ 585,000	\$ 577,000
2410 Aurora Ave N	110	1768	305	2	2.5	20	\$ 549,950	\$ 540,000
610 Wheeler St	402	1370	392	2	1.75	33	\$ 550,000	\$ 537,000
1011 5th Ave N	203	1262	402	2	1.75	22	\$ 540,000	\$ 507,500
201 Galer St	103	931	527	1	1	98	\$ 509,950	\$ 491,000
500 Aloha St	201	1250	383	2	2	15	\$ 479,000	\$ 479,000
124 Warren Ave N	311	765	575	1	1	77	\$ 395,000	\$ 440,000
7 Highland Dr	602	1050	400	2	1.75	39	\$ 435,000	\$ 420,000
2253 Gilman Dr W	511	1205	315	2	2	27	\$ 385,000	\$ 380,000
2932 Mayfair Ave N	1	936	401	2	1.75	41	\$ 382,000	\$ 375,000
1250 Taylor Ave N	203	1237	302	2	1.75	29	\$ 399,000	\$ 373,500
2030 13th Ave W	103	1144	306	1	1.25	29	\$ 365,000	\$ 350,000
12 Ward St	A-101	771	454	2	1	15	\$ 349,900	\$ 350,000
1401 5th Ave W	207	615	551	1	1	87	\$ 339,000	\$ 339,000
2145 Dexter Ave N	102	910	368	1	1	22	\$ 339,000	\$ 335,000
550 Aloha St	203	780	406	1	1	26	\$ 329,950	\$ 317,000
323 Queen Anne Ave N	600	503	630	1	1	8	\$ 314,950	\$ 317,000
326 Queen Anne Ave N*	403	623	508	1	1	6	\$ 314,950	\$ 316,250
3044 14th Ave W*	102	662	477	1	1	17	\$ 324,950	\$ 315,500
900 Aurora Ave N	408	873	351	1	1	8	\$ 298,850	\$ 306,850

Queen Anne, cont'd

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
275 W Roy St	410	655	450	1	1	24	\$ 314,500	\$ 295,000
120 1st Ave W	201	731	403	1	1	7	\$ 294,500	\$ 294,500
2530 15th Ave W	404	953	306	2	1.75	7	\$ 297,500	\$ 292,000
1730 Taylor Ave N	303	658	441	1	1	39	\$ 289,950	\$ 289,950
420 Valley St	207	733	394	2	2	16	\$ 299,000	\$ 289,000
2111 Waverly Pl N	101	664	407	1	1	8	\$ 279,000	\$ 270,000
621 5th Ave N	207	582	460	1	1	8	\$ 270,000	\$ 268,000
124 Warren Ave N	208	565	460	0	1	77	\$ 270,000	\$ 260,000
160 Lee St	305	539	482	1	1	19	\$ 259,950	\$ 259,950
769 Hayes St	206	766	336	2	1	18	\$ 259,800	\$ 257,000
550 Aloha St	207	685	375	1	1	26	\$ 259,000	\$ 257,000
762 Hayes St*	23	657	358	1	1	30	\$ 235,000	\$ 235,000
123 Queen Anne Ave N	603	417	552	0	1	7	\$ 228,000	\$ 230,000

Capitol Hill/Eastlake

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Capitol Hill/Eastlake Properties								
1420 Terry Ave	1801	1666	600	3	2.75	5	\$ 1,099,000	\$ 1,000,000
1408 12th Ave*	401	1214	700	2	1.75	88	\$ 850,000	\$ 850,000
1420 Terry Ave*	1708	1103	634	2	1.75	5	\$ 725,000	\$ 699,000
2301 Fairview Ave E*	101	1500	437	3	1.75	39	\$ 659,900	\$ 655,000
1310 E Union St	301	1123	579	1	1	6	\$ 695,000	\$ 650,000
1029 Belmont Ave E	301	1042	504	2	2	8	\$ 529,950	\$ 525,000
1101 Seneca St	1503	1274	411	3	1.75	26	\$ 535,000	\$ 523,000
1413 E 15th Ave	2	1103	458	2	2	7	\$ 529,950	\$ 505,000
1101 Seneca St	1301	1150	422	2	1.75	26	\$ 519,000	\$ 485,000
1408 12th Ave	204	872	539	1	1	88	\$ 470,000	\$ 470,000
1616 E Marion St*	1616	1120	420	2	1	97	\$ 479,000	\$ 470,000
1812 19th Ave	308	961	466	1	1.75	4	\$ 465,000	\$ 447,500
1202 Bradner Pl S	D	1774	250	3	2.25	6	\$ 438,950	\$ 443,000
1408 12th Ave	409	635	693	1	1	88	\$ 440,000	\$ 440,000
2019 Franklin Ave E	101	1095	400	2	2	2	\$ 449,950	\$ 437,500
420 Melrose Ave E	802	1052	413	2	1.75	15	\$ 439,950	\$ 435,000
1610 Belmont Ave	501	900	478	2	2	5	\$ 450,950	\$ 430,000
1420 E Pine St	E-403	1100	387	2	2	1	\$ 434,900	\$ 425,900
400 Melrose Ave E	309	1117	354	2	1.75	40	\$ 395,000	\$ 395,000
1210 Lakeview Blvd E	102	969	397	1	1.5	22	\$ 385,000	\$ 385,000
1812 19th Ave	209	850	435	1	1	3	\$ 380,000	\$ 370,000
1410 E Pine St	W-402	800	452	1	1.5	2	\$ 364,000	\$ 361,500
1740 Melrose Ave	206	1205	297	2	1.75	44	\$ 360,000	\$ 358,000
231 Belmont Ave E	301	762	458	2	2	18	\$ 349,000	\$ 349,000
706 16th Ave	201	930	373	2	2	6	\$ 345,000	\$ 346,500
1120 17th Ave	103	691	499	1	1	79	\$ 305,000	\$ 345,000
1410 E Pine St	W-117	664	517	1	1	2	\$ 334,950	\$ 343,000
321 Boylston Ave E	406	766	445	1	1	82	\$ 345,000	\$ 341,000

Capitol Hill/Eastlake, cont'd

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
615 Boren Ave*	1	1085	313	2	1	98	\$ 349,900	\$ 340,000
1120 17th Ave	201	683	498	1	1	79	\$ 340,000	\$ 340,000
1408 12th Ave	308	Not avail	n/a	1	1	88	\$ 335,000	\$ 335,000
1120 17th Ave	104	696	470	1	1	79	\$ 325,000	\$ 327,165
1610 Belmont Ave	305	620	516	1	1	5	\$ 332,950	\$ 320,000
705 E Republican St	502	622	506	1	1	44	\$ 327,000	\$ 315,000
516 E Thomas St	302	684	461	1	1	90	\$ 310,000	\$ 315,000
1120 17th Ave	102	686	459	1	1	79	\$ 320,000	\$ 315,000
1631 16th Ave	316	640	469	1	1	78	\$ 300,000	\$ 300,000
1221 Minor Ave	304	682	436	1	1	47	\$ 304,500	\$ 297,500
526 17th Ave E	15	550	509	1	1	52	\$ 259,900	\$ 280,000
2703 Boylston Ave E	302	647	433	1	1	47	\$ 279,900	\$ 279,900
1115 16th Ave	4	585	470	1	1	20	\$ 275,000	\$ 275,000
3121 Franklin Ave E	33	760	355	1	1	79	\$ 270,000	\$ 270,000
300 10th Ave	B-106	587	460	1	1	3	\$ 269,900	\$ 269,900
526 17th Ave E	5	542	492	1	1	52	\$ 259,900	\$ 266,900
526 17th Ave E	13	554	469	1	1	52	\$ 259,900	\$ 259,900
526 17th Ave E	2	583	442	1	1	52	\$ 249,900	\$ 257,400
700 E Denny Way	404	500	510	1	1	7	\$ 269,990	\$ 255,000
1522 18th Ave	202	1108	228	2	1.75	27	\$ 249,950	\$ 252,500
526 17th Ave E	10	550	454	1	1	52	\$ 249,900	\$ 249,900
905 Cherry St	603	476	492	1	1	38	\$ 243,950	\$ 234,000
2328 10th Ave E	205	554	412	0	1	79	\$ 228,000	\$ 228,000
905 Cherry St	503	476	473	1	1	38	\$ 209,950	\$ 225,000
408 Bellevue Ave E*	203	580	366	1	1	78	\$ 225,000	\$ 212,500
905 Cherry St	403	476	441	1	1	38	\$ 209,950	\$ 209,950
505 E Denny Way	404	406	453	0	1	84	\$ 185,900	\$ 184,000

“Friendly, Patient. He listened. Jim found our house for us doing leg-work and eliminating listings that he knew we wouldn’t like. Jim did a great job! We have provided his name to others for referral.”

—*Paul Williams*

JAMES STROUPE

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For a free, no-obligation property analysis
or consultation, contact James Stroupe direct
at 206.910.5000 or james@stroupe.com.

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Condo Comparison October 2006 / 2007

Downtown Seattle

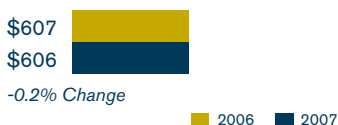
Average Prices

2006	2007
List \$676,615	List \$582,053
Sold \$671,104	Sold \$567,633
-0.8% Variance	-2.5% Variance

Sold Listings



Average \$ / SF

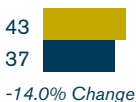


Queen Anne

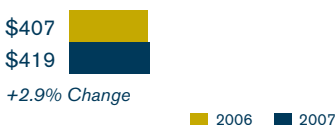
Average Prices

2006	2007
List \$342,757	List \$399,827
Sold \$339,266	Sold \$394,147
-1.0% Variance	-1.4% Variance

Sold Listings



Average \$ / SF



Capitol Hill/Eastlake

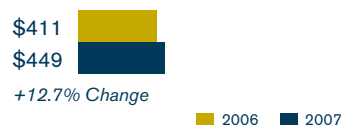
Average Prices

2006	2007
List \$301,261	List \$385,742
Sold \$299,951	Sold \$379,989
-0.4% Variance	-1.9% Variance

Sold Listings



Average \$ / SF

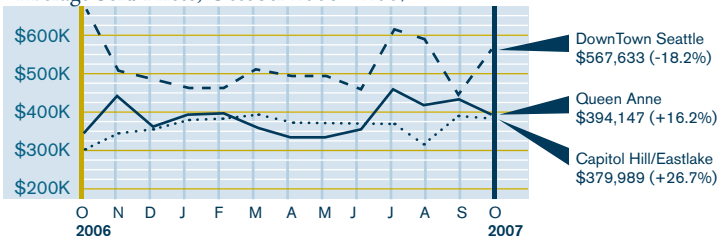


Seattle Area Trends

- - - Downtown Seattle
- Queen Anne
- Capitol Hill/Eastlake

Figures reflect the average—not median—sold price; large fluctuations in the average price of listings may be due to a few exceptionally priced sales affecting the overall average.

Average Sold Prices, October 2006 – 2007



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STROUPE'S Condo Scoop

October 2007 Condominium Sales Statistics

This newsletter is provided to you at no charge as a continuing service. Information is not guaranteed to be error-free and should not be relied upon. All information should be verified. Please feel free to contact me with any questions or comments, as well as any way I may assist you with your real estate buying or selling needs. If your property is currently listed, this is not a solicitation for that listing.

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