

# STROUPE'S Condo Scoop



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



**James Stroupe**  
*Associate Broker & Condo Specialist*  
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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](http://www.stroupe.com).

# JAMES STROUPE

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Windermere



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# Sold Listings September 2007

## Downtown Seattle

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Arbor Place</b>								
121 Vine St	1401	996	\$517	2	1.75	18	\$ 539,950	\$ 514,950
121 Vine St	2207	855	\$537	1	1	18	\$ 499,950	\$ 458,920
<b>Belltown Court</b>								
2415 2nd Ave	331	638	\$480	1	1	13	\$ 309,950	\$ 306,500
2414 1st Ave	624	470	\$510	0	1	13	\$ 239,500	\$ 239,500
<b>Carbon 56</b>								
2015 Terry Ave*	204	650	\$560	1	1	3	\$ 359,950	\$ 363,950
2015 Terry Ave	212	650	\$546	1	1	3	\$ 354,950	\$ 354,950
<b>Cosmopolitan</b>								
819 Virginia St	2704	1195	\$615	2	2	0	\$ 729,950	\$ 735,000
819 Virginia St	1001	943	\$525	1	1	0	\$ 499,900	\$ 495,000
819 Virginia St	2708	722	\$608	1	1	0	\$ 439,000	\$ 439,000
<b>Ellington</b>								
2801 1st Ave	113	1218	\$698	2	1.75	6	\$ 879,000	\$ 850,000
2801 1st Ave	817	719	\$591	1	1	6	\$ 429,950	\$ 425,000
<b>Florentine</b>								
526 1st Ave S	221	1259	\$334	2	1.5	98	\$ 420,000	\$ 420,000
526 1st Ave S	213	1230	\$332	1	1.5	98	\$ 400,000	\$ 408,000
<b>Seattle Heights</b>								
2600 2nd Ave	206	867	\$490	1	1	14	\$ 429,950	\$ 425,000
2600 2nd Ave	212	513	\$536	0	1	14	\$ 275,000	\$ 275,000
<b>Tobira</b>								
108 5th Ave S	211	624	\$417	1	1	6	\$ 264,950	\$ 260,000
108 5th Ave S	215	519	\$466	1	1	6	\$ 259,950	\$ 241,950
108 5th Ave S	508	444	\$433	0	1	6	\$ 179,950	\$ 192,450
<b>Waterfront Landing</b>								
1900 Alaskan Way	408	1070	\$561	2	1.75	10	\$ 649,000	\$ 600,000
2000 Alaskan Way	545	931	\$494	1	1	10	\$ 499,950	\$ 460,000
<b>Other Properties</b>								
2319 1st Avenue	605	1577	\$666	2	2	7	\$ 1,100,000	\$ 1,050,000
2021 1st Ave	14-E	1581	\$636	2	1.75	25	\$ 1,010,000	\$ 1,005,000
1425 Western Ave	410	1081	\$703	2	1.75	25	\$ 774,950	\$ 760,000
2033 2nd Ave	1101	773	\$765	1	1	2	\$ 625,000	\$ 591,000
910 Lenora St	306	849	\$572	1	1	0	\$ 498,000	\$ 486,000
2929 1st Ave*	807	577	\$692	1	1	7	\$ 399,900	\$ 399,000
2030 Western Ave*	603	631	\$632	1	1	18	\$ 399,000	\$ 399,000
2621 2nd Ave	405	870	\$443	1	0.75	27	\$ 399,950	\$ 385,000
2100 3rd Ave	503	976	\$343	2	1.75	34	\$ 345,000	\$ 335,000
1415 2nd Ave	2303	507	\$651	1	1	16	\$ 340,000	\$ 330,000
6604 Corson Ave S*	A	621	\$481	1	1.5	0	\$ 299,000	\$ 299,000

\* Properties closed in August that did not post until September. \*\* Sold as a "shell". Not included in statistics.  
 All September "sold" data provided by NWMLS or King County tax records as of October 5, 2007. September "sold" listing information which did not post by October 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
<b>Other Properties</b>								
2700 4th Ave	603	504	\$593	1	1	96	\$ 299,000	\$ 299,000
2132 5th Ave	105	411	\$523	0	1	85	\$ 219,500	\$ 215,000
425 Vine St	423	346	\$583	0	1	8	\$ 196,900	\$ 201,680

## Queen Anne

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Queen Anne Properties</b>								
907 Warren Ave N	PH-301	2,701	\$694	2	3.5	8	\$ 1,950,000	\$ 1,875,000
720 Queen Anne Ave N	602	2,131	\$634	2	2.5	10	\$ 1,500,000	\$ 1,350,000
1900 Taylor Ave N	H	1,384	\$715	2	2.5	25	\$ 989,000	\$ 989,000
22 W Lee	402	1,490	\$583	2	2	0	\$ 875,000	\$ 868,000
500 5th Ave W	205	1,352	\$414	2	2.5	40	\$ 560,000	\$ 560,000
500 5th Ave W	505	966	\$535	2	1.75	40	\$ 555,000	\$ 516,500
500 5th Ave W	203	1,210	\$414	2	1.75	40	\$ 500,000	\$ 501,500
308 W Barrett St	Not avail	930	\$489	1	1.75	82	\$ 455,000	\$ 455,000
123 Queen Anne Ave N	312	922	\$466	2	2	7	\$ 430,000	\$ 430,000
500 5th Ave W	204	915	\$470	2	1.75	40	\$ 430,000	\$ 430,000
1914 13th Ave W	302	1,415	\$300	2	1.75	27	\$ 425,000	\$ 425,000
1250 Taylor Ave N	402	1,235	\$336	2	1.75	29	\$ 425,000	\$ 415,000
115 W Galer St	308	902	\$443	2	1.5	16	\$ 399,950	\$ 399,950
555 Prospect St	6	1,006	\$390	2	2	28	\$ 387,500	\$ 392,000
1417 Queen Anne Ave N	403	800	\$481	1	1	11	\$ 409,000	\$ 385,000
701 Galer St	201	845	\$450	2	1.75	15	\$ 399,900	\$ 380,000
467 Newton St	404	777	\$470	2	1	17	\$ 375,000	\$ 365,000
521 5th Ave W	304	716	\$510	1	1	44	\$ 375,000	\$ 365,000
510 Lee St	7	760	\$460	2	1	51	\$ 349,000	\$ 349,900
1525 Taylor Ave N	605	681	\$499	2	1	47	\$ 340,000	\$ 340,000
912 3rd Ave W	303	895	\$375	2	1.5	38	\$ 345,000	\$ 336,000
410 W Roy St	E-302	781	\$429	1	1	25	\$ 339,950	\$ 334,950
201 Galer St	416	699	\$471	0	1	98	\$ 332,950	\$ 329,450
160 Lee St	102	750	\$435	2	1	19	\$ 324,950	\$ 326,000
1300 W Boston St	36	1,038	\$313	2	1	22	\$ 329,000	\$ 325,000
500 5th Ave W	306	657	\$495	1	1	40	\$ 324,950	\$ 324,950
201 Galer St	436	656	\$486	0	1	98	\$ 322,950	\$ 319,000
326 Queen Anne Ave N	403	623	\$508	1	1	6	\$ 314,950	\$ 316,250
802 Newton St	202	731	\$430	1	1	24	\$ 319,950	\$ 314,000
3626 14th Ave W	203	718	\$418	2	1	29	\$ 300,000	\$ 300,000
3626 14th Ave W	101	718	\$390	2	1	29	\$ 280,000	\$ 280,000
275 W Roy St	312	598	\$468	1	1	25	\$ 279,900	\$ 279,900
1504 Aurora Ave N*	301	828	\$327	2	1	16	\$ 275,000	\$ 271,000
1234 Taylor Ave N	104	718	\$334	1	1	38	\$ 239,950	\$ 239,950
2219 14th Ave W*	302	735	\$324	1	1	29	\$ 238,950	\$ 238,000
1623 Taylor Ave N	201	Co-Op	n/a	1	1	81	\$ 210,000	\$ 210,000
919 2nd Ave W	608	Co-Op	n/a	1	1	47	\$ 210,000	\$ 210,000
326 Queen Anne Ave N	402	359	\$557	0	1	6	\$ 209,950	\$ 199,950
7 Harrison St	10	Co-Op	n/a	1	1	99	\$ 162,950	\$ 159,150

## Capitol Hill/Eastlake

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Capitol Hill/Eastlake Properties</b>								
1408 12th Ave	501	1214	\$754	2	2	88	\$ 900,000	\$ 915,000
1408 12th Ave	401	1214	\$700	2	1.75	88	\$ 850,000	\$ 850,000
1408 12th Ave	503	1155	\$736	2	2	88	\$ 850,000	\$ 850,000
124 Bellevue Ave E	702	940	\$761	2	1.5	0	\$ 725,000	\$ 715,000
1420 Terry Ave	1708	1103	\$634	2	1.75	5	\$ 725,000	\$ 699,000
3114 E Pine St	C	1780	\$390	3	2.5	0	\$ 699,000	\$ 693,860
1420 Terry Ave*	1601	1104	\$615	2	2	5	\$ 699,000	\$ 679,000
1408 12th Ave	502	821	\$731	1	1	88	\$ 600,000	\$ 600,000
1408 12th Ave	507	707	\$757	1	1	88	\$ 535,000	\$ 535,000
1408 12th Ave	305	1028	\$481	1	1	88	\$ 480,000	\$ 494,196
1408 12th Ave	301	879	\$552	1	1	88	\$ 485,000	\$ 485,000
125 E Lynn St	206	830	\$572	1	1	0	\$ 475,000	\$ 475,000
1408 12th Ave	205	1026	\$458	1	1	88	\$ 470,000	\$ 470,000
1408 12th Ave	201	879	\$523	1	1	88	\$ 460,000	\$ 460,000
210 Boylston Ave E	301	1118	\$403	2	1.75	29	\$ 451,000	\$ 451,000
1610 Belmont Ave	201	900	\$494	2	2	5	\$ 439,950	\$ 445,000
2501 Canterbury Ln E	413	1006	\$434	2	1.75	40	\$ 445,000	\$ 437,000
1620 Belmont Ave	425	940	\$457	2	1	5	\$ 440,950	\$ 430,000
1610 Belmont Ave	213	910	\$469	2	2	5	\$ 426,950	\$ 426,950
2623 E Madison St	2623	1540	\$276	2	2	29	\$ 429,000	\$ 425,000
1408 12th Ave	312	756	\$562	1	1	88	\$ 420,000	\$ 424,943
1620 Belmont Ave	225	930	\$441	2	1	1	\$ 419,950	\$ 410,000
1408 12th Ave	302	663	\$616	1	1	88	\$ 400,000	\$ 408,142
1408 12th Ave	212	759	\$529	1	1	88	\$ 400,000	\$ 401,819
1408 12th Ave	405	795	\$503	1	1	88	\$ 400,000	\$ 400,000
1550 Eastlake Ave E	405	870	\$460	2	1.75	10	\$ 399,950	\$ 399,950
1408 12th Ave	505	790	\$505	1	1	88	\$ 395,000	\$ 399,253
1812 19th Ave	110	819	\$482	1	1	3	\$ 395,000	\$ 395,000
732 11th Ave E	402	934	\$417	2	1	38	\$ 400,000	\$ 389,750
717 E Denny Way	4-A	900	\$432	2	2	5	\$ 389,000	\$ 389,000
1408 12th Ave	303	704	\$540	1	1	88	\$ 380,000	\$ 380,000
215 17th Ave E	7	918	\$410	1	1	32	\$ 375,000	\$ 376,500
1408 12th Ave	202	663	\$566	1	1	88	\$ 375,000	\$ 375,000
1408 12th Ave	203	704	\$533	1	1	88	\$ 375,000	\$ 375,000
1610 Belmont Ave	610	670	\$552	1	1	5	\$ 380,950	\$ 370,000
1620 Belmont Ave	324	740	\$493	1	1	5	\$ 399,950	\$ 365,000
1420 Terry Ave	1003	616	\$576	1	1	5	\$ 359,900	\$ 355,000
1818 E Denny Way	303	687	\$517	2	2	18	\$ 360,000	\$ 355,000
1408 12th Ave	307	677	\$523	1	1	88	\$ 340,000	\$ 354,144
1420 E Pine St	508	824	\$422	1	1	1	\$ 349,990	\$ 347,990
1610 Belmont Ave	605	620	\$548	1	1	5	\$ 371,950	\$ 340,000
615 Boren Ave	1	1085	\$313	3	1	98	\$ 349,900	\$ 340,000
1408 12th Ave	206	753	\$450	1	1	88	\$ 335,000	\$ 339,031
1408 12th Ave	207	672	\$499	1	1	88	\$ 330,000	\$ 335,107
2350 10th Ave E	108	850	\$393	2	1.75	22	\$ 339,000	\$ 334,000
1408 12th Ave	210	687	\$486	1	1	88	\$ 325,000	\$ 333,614
1408 12th Ave	209	683	\$485	1	1	88	\$ 325,000	\$ 331,000
706 16th Ave*	102	928	\$356	2	2	6	\$ 332,000	\$ 330,000
400 Melrose Ave E	602	818	\$400	1	1	40	\$ 325,000	\$ 327,251

## Capitol Hill/Eastlake, cont'd

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Capitol Hill/Eastlake Properties</b>								
1408 12th Ave	309	679	\$479	1	1	88	\$ 325,000	\$ 325,000
1408 12th Ave	310	684	\$475	1	1	88	\$ 325,000	\$ 325,000
530 Melrose Ave E	503	711	\$456	2	1.75	16	\$ 324,500	\$ 324,500
1311 12th Ave S	C-305	1148	\$274	2	1.75	22	\$ 339,950	\$ 315,000
705 E Republican St	403	622	\$506	1	1	44	\$ 327,000	\$ 315,000
1544 Cherrylane Ave S	Not avail	1267	\$246	2	2	10	\$ 329,000	\$ 312,000
1610 Belmont Ave	202	660	\$470	1	1	5	\$ 328,950	\$ 310,000
1610 Belmont Ave	307	570	\$540	1	1	5	\$ 287,950	\$ 308,000
1610 Belmont Ave	408	580	\$528	1	1	5	\$ 319,950	\$ 305,950
1501 E Spring St	10	427	\$703	1	1	25	\$ 305,000	\$ 300,000
400 Melrose Ave E	607	818	\$367	1	1	40	\$ 299,500	\$ 300,000
525 16th Ave E	102	610	\$480	1	1	80	\$ 290,000	\$ 293,000
1311 12th Ave S	D-101	1140	\$250	2	1.75	22	\$ 289,950	\$ 285,000
1610 Belmont Ave*	612	550	\$515	1	1	5	\$ 265,950	\$ 283,000
1914 E Fir St*	4	860	\$314	2	1	27	\$ 289,950	\$ 270,000
1518 E Yesler Way	1518	889	\$303	2	1	22	\$ 269,950	\$ 268,950
705 E Republican St	305	595	\$443	1	1	44	\$ 259,900	\$ 263,700
1200 Boylston Ave	702	570	\$447	1	1	47	\$ 257,500	\$ 255,000
705 E Republican St	102	622	\$410	1	1	44	\$ 259,000	\$ 255,000
1620 Belmont Ave	423	510	\$490	0	1	1	\$ 239,950	\$ 250,000
321 10th Ave S	715	770	\$325	1	1	7	\$ 249,900	\$ 249,900
400 Boylston Ave E	310	511	\$489	1	1	76	\$ 254,900	\$ 249,900
211 Summit Ave E	N-308	383	\$522	0	1	23	\$ 199,950	\$ 199,950
411 Boylston Ave E	207	496	\$393	0	1	77	\$ 189,500	\$ 195,000
905 Cherry St	506	311	\$546	0	1	38	\$ 169,950	\$ 169,950
905 Cherry St*	406	311	\$531	0	1	38	\$ 165,000	\$ 165,000

“It really has been a pleasure working with Jim. I thought buying a house was supposed to be stressful! We love passing on his name—it’s part of the bragging rights—we got a great house cheap and we had a great agent.”

—Susan & Ted Carroll

**JAMES  
STROUPE**

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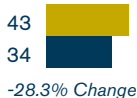
# Condo Comparison September 2006 / 2007

## Downtown Seattle

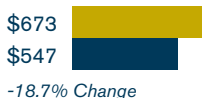
Average Prices

<b>2006</b>	<b>2007</b>
List \$664,156	List \$457,853
Sold \$661,755	Sold \$447,643
-0.4% Variance	-2.2% Variance

Sold Listings



Average \$ / SF

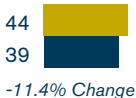


## Queen Anne

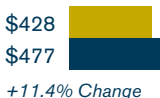
Average Prices

<b>2006</b>	<b>2007</b>
List \$337,479	List \$448,479
Sold \$335,360	Sold \$438,600
-0.6% Variance	-2.2% Variance

Sold Listings



Average \$ / SF



## Capitol Hill/Eastlake

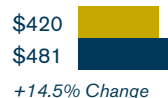
Average Prices

<b>2006</b>	<b>2007</b>
List \$334,368	List \$393,287
Sold \$333,678	Sold \$390,817
-0.2% Variance	-0.6% Variance

Sold Listings



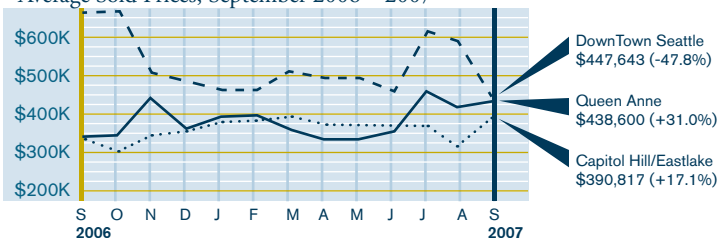
Average \$ / SF



## Seattle Area Trends

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

Average Sold Prices, September 2006 – 2007



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.



**JAMES STROUPE**

Associate Broker & Condo Specialist

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## STROUPE'S Condo Scoop

### September 2007 Condominium Sales Statistics

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