

STROUPE'S Condo Scoop



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



featured building

The Florentine

Historic Lofts

The Florentine was originally built in 1909 and was converted to condominiums in 1985. This historic building is located in Pioneer Square just south of many restaurants and pubs, and just north of the Seahawk Stadium and Safeco Field. To the west is the waterfront. Whether you want to catch a game, ride the ferry, meet friends for dinner, or enjoy the art walk ever month, there is always something going on in the neighborhood.

The units in the Florentine are unique, stylish, and larger than most in the downtown area. Many of the units feature two story lofts, vaulted ceilings and some have very nice water and city views.

A perfect match for an upscale lifestyle.

Building Statistics

Address	526 1st Avenue South
Total # of Units	116 <i>(including commercial)</i>
Year Built	1909
Total Stories	6

Featured Building stats continued inside.

inside this issue

Featured Building

The Florentine

Special Edition

Stroupe Condo Blog

Sold Listings Last Month

Downtown Seattle, Queen Anne & Capitol Hill/Eastlake

December Condo Stats

See how the stats compare to last year at this time.



JAMES STROUPE

Associate Broker & Condo Specialist

Call today for a free buying or selling consultation.
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email james@stroupe.com

Windermere



move into the current

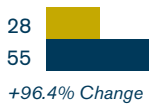
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Downtown Seattle

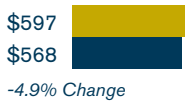
Average Prices

2006	2007
List \$498,479	List \$517,697
Sold \$484,532	Sold \$512,298
-2.8% Variance	-1.0% Variance

Sold Listings



Average \$ / SF

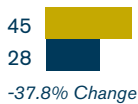


Queen Anne

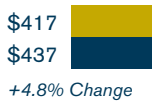
Average Prices

2006	2007
List \$364,194	List \$389,568
Sold \$359,310	Sold \$379,972
-1.3% Variance	-2.5% Variance

Sold Listings



Average \$ / SF

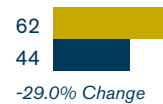


Capitol Hill/Eastlake

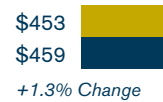
Average Prices

2006	2007
List \$357,439	List \$365,613
Sold \$356,055	Sold \$357,718
-0.4% Variance	-2.2% Variance

Sold Listings



Average \$ / SF

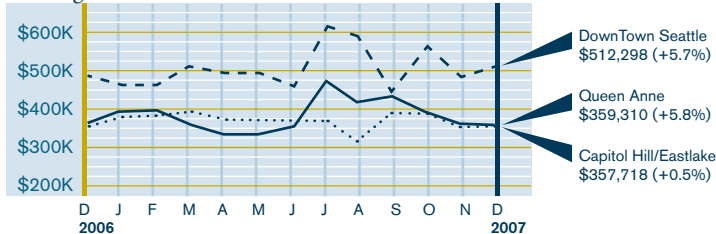


Seattle Area Trends

- - - 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, December 2006 – 2007



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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 websites at www.stroupe.com and www.stroupecondoblog.com.

**JAMES
STROUPE**

move into the current



Sold Listings December 2007

Downtown Seattle

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
2200 Westlake								
910 Lenora St	1109	821	627	1	1	1	\$ 529,000	\$ 515,000
910 Lenora St	S-902	688	599	1	1	2	\$ 419,500	\$ 412,000
5th and Madison								
909 5th Ave	1501	1244	687	1	1.5	1	\$ 855,000	\$ 855,000
909 5th Ave	1101	1244	603	1	1.5	1	\$ 750,000	\$ 750,000
909 5th Ave	1104	1204	552	1	1.5	1	\$ 665,000	\$ 665,000
909 5th Ave*	904	1204	519	1	1.5	1	\$ 625,000	\$ 625,000
909 5th Ave	1500	911	675	1	1	1	\$ 615,000	\$ 615,000
909 5th Ave	1503	973	601	1	1	1	\$ 585,000	\$ 585,000
909 5th Ave	1602	973	601	1	1.5	1	\$ 585,000	\$ 585,000
909 5th Ave	1105	808	606	1	1	2	\$ 490,000	\$ 490,000
909 5th Ave	1005	808	582	1	1	1	\$ 475,000	\$ 470,000
Auston Bell								
2324 1st Ave	412	419	579	0	1	100	\$ 255,000	\$ 242,500
2324 1st Ave	413	419	597	0	1	100	\$ 255,000	\$ 250,000
Belltown Court								
2414 1st Ave	512	551	563	1	1	14	\$ 335,000	\$ 310,000
2415 2nd Ave	431	638	486	1	1	14	\$ 319,000	\$ 310,000
Cristalla								
2033 2nd Ave	1403	1411	613	2	1.75	3	\$ 899,000	\$ 865,000
2033 2nd Ave	2005	599	793	1	1	3	\$ 479,900	\$ 474,900
Ellington								
2801 1st Ave	216	905	494	2	1.75	7	\$ 464,950	\$ 447,500
2801 1st Ave	814	721	513	1	1	7	\$ 384,000	\$ 370,000
2801 1st Ave	303	608	546	1	1	7	\$ 330,000	\$ 332,000
2801 1st Ave	215	447	530	0	1	8	\$ 242,500	\$ 237,000
Klee								
2717 Western Ave	107	931	446	1	1	7	\$ 439,000	\$ 415,000
2717 Western Ave	1014	720	578	1	1	7	\$ 420,000	\$ 416,500
2717 Western Ave	9000	680	540	1	1	7	\$ 375,000	\$ 367,500
Mosler Lofts								
2720 3rd Ave	1101	1288	722	1	1.5	2	\$ 930,000	\$ 930,000
2720 3rd Ave	1010	1146	606	1	1.5	2	\$ 695,000	\$ 695,000
2720 3rd Ave	909	1269	548	1	2	1	\$ 695,000	\$ 695,000
2720 3rd Ave*	903	1117	613	1	1	2	\$ 685,000	\$ 685,000
2720 3rd Ave	612	1146	598	1	1.75	2	\$ 685,000	\$ 685,000
2720 3rd Ave*	910	1146	589	1	1.75	2	\$ 675,000	\$ 675,000

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

All December "sold" data provided by NWMLS or King County tax records as of December 5, 2007. December "sold" listing information which did not post by January 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
2720 3rd Ave	TH-3	1105	597	1	1.5	2	\$ 660,000	\$ 660,000
2720 3rd Ave	702	1187	556	1	2	2	\$ 660,000	\$ 660,000
2720 3rd Ave*	810	1146	572	1	1.75	2	\$ 655,000	\$ 655,000
2720 3rd Ave	809	1269	500	1	2	2	\$ 635,000	\$ 635,000
2720 3rd Ave	1108	995	613	1	1	2	\$ 610,000	\$ 610,000
2720 3rd Ave*	1008	995	573	1	1	2	\$ 570,000	\$ 570,000
2720 3rd Ave	800	776	591	1	1	1	\$ 459,000	\$ 459,000
2720 3rd Ave	912	786	579	1	1	2	\$ 455,000	\$ 455,000
2720 3rd Ave*	415	922	488	1	1	2	\$ 450,000	\$ 450,000
2720 3rd Ave*	812	786	547	1	1	2	\$ 425,000	\$ 430,000
2720 3rd Ave*	400	800	481	1	1	2	\$ 385,000	\$ 385,000
2720 3rd Ave*	410	659	402	1	1	2	\$ 265,000	\$ 265,000

Parc

76 Cedar St*	603	650	591	1	1	1	\$ 349,000	\$ 384,000
76 Cedar St	907	640	500	1	1	1	\$ 329,000	\$ 320,000

Other Properties

87 Virginia St	8	884	990	1	1	30	\$ 895,000	\$ 875,000
121 S Jackson	2	963	665	1	0.75	106	\$ 675,000	\$ 640,000
2600 2nd Ave	1208	908	595	2	2	15	\$ 549,500	\$ 540,000
526 1st Ave S	401	1292	370	2	1.5	99	\$ 500,000	\$ 477,500
526 1st Ave S	425	1480	324	2	1.5	99	\$ 499,000	\$ 480,000
1900 Alaskan Way	302	960	474	1	1	11	\$ 465,000	\$ 455,000
2929 1st Ave	309	603	655	1	1	8	\$ 399,000	\$ 395,000
2721 1st Ave	603	716	545	1	1	4	\$ 385,000	\$ 390,000
819 Virginia St	1006	738	496	1	1	1	\$ 372,000	\$ 366,000
2607 Western Ave	558	741	479	1	1	6	\$ 365,000	\$ 355,000
66 Bell St	201	550	536	1	1	94	\$ 305,000	\$ 295,000

Queen Anne

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Queen Anne Properties								
1310 N Lucas Pl	501	1195	590	2	2	3	\$ 724,950	\$ 705,000
100 W Highland Dr	401	1492	471	2	1	87	\$ 749,000	\$ 703,000
700 Crockett St	403	1912	363	3	2.75	24	\$ 695,000	\$ 695,000
2141 Westlake Ave N	2141	1764	380	2	2.5	24	\$ 679,950	\$ 670,000
17 W Mercer St	8	1499	383	2	2.25	6	\$ 599,000	\$ 574,000
500 5th Ave W	303	966	507	2	1.75	41	\$ 499,950	\$ 489,950
1417 Queen Anne Ave N	312	1006	447	2	2	12	\$ 469,000	\$ 450,000
123 John St	8	858	519	2	1	101	\$ 425,000	\$ 445,000
701 1st Ave N	405	903	460	2	1	8	\$ 425,000	\$ 415,000
102 Galer St	302	762	524	1	1	81	\$ 424,900	\$ 399,075
621 5th Ave N	206	871	431	2	2	9	\$ 398,500	\$ 375,000

Queen Anne, cont'd

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
201 Galer St	243	840	440	1	1	99	\$ 389,950	\$ 370,000
720 Queen Anne Ave N	508	680	529	0	1	11	\$ 389,900	\$ 360,000
129 Warren Ave N	D	662	518	1	1	101	\$ 339,900	\$ 343,000
201 Galer St	440	692	491	0	1	99	\$ 339,950	\$ 339,950
3216 14th Ave W	207	Not avail	n/a	2	1.5	18	\$ 349,950	\$ 330,000
928 W Emerson St*	C	1175	272	2	1.75	33	\$ 325,000	\$ 320,000
500 5th Ave W	406	667	465	1	1	41	\$ 324,950	\$ 310,000
120 1st Ave W	502	615	486	1	1	8	\$ 309,950	\$ 299,000
2001 Westlake Ave N	14	900	303	2	1	41	\$ 274,950	\$ 272,950
228 Aloha St	403	Co-Op	n/a	1	1	61	\$ 275,000	\$ 271,000
701 1st Ave N	206	528	456	0	1	8	\$ 248,900	\$ 241,000
220 Aloha St	303	700	321	1	1	61	\$ 225,000	\$ 225,000
129 Warren Ave N	20	404	557	0	1	101	\$ 224,900	\$ 224,900
1623 Taylor Ave N	102	Co-Op	n/a	1	1	82	\$ 214,000	\$ 211,000
524 6th Ave W #301*	301	518	405	1	1	1	\$ 219,950	\$ 210,000
220 W Olympic Pl	306	575	340	1	1	78	\$ 195,500	\$ 195,500
129 Warren Ave N	21	292	667	0	1	101	\$ 169,900	\$ 194,900

Capitol Hill/Eastlake

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Capitol Hill/Eastlake Properties								
1958 Harvard Ave E	1	2160	544	2	2	18	\$ 1,299,000	\$ 1,175,000
1223 Spring St	500	2285	422	3	3	79	\$ 995,000	\$ 965,000
1201 E John St	5	2447	384	4	2.5	81	\$ 975,000	\$ 940,000
2920 Eastlake Ave E	309	1427	378	2	1.75	4	\$ 549,950	\$ 540,000
1605 E Pike St	201	874	526	1	1.5	5	\$ 475,000	\$ 460,000
1610 Belmont Ave	411	910	495	2	2	6	\$ 459,950	\$ 450,000
1620 Belmont Ave*	625	940	463	2	1	2	\$ 479,950	\$ 435,000
231 Belmont Ave E	203	760	499	2	2	19	\$ 379,000	\$ 379,000
210 Boylston Ave E	304	1091	339	2	1.75	30	\$ 379,950	\$ 370,000
1120 17th Ave	301	685	528	1	1	80	\$ 330,000	\$ 361,750
506 E Howell	E-510	672	536	2	1	16	\$ 359,900	\$ 359,900
150 Melrose Ave E	504	1023	336	2	1.5	30	\$ 349,950	\$ 343,500
630 13th Ave E	2	783	429	2	1	101	\$ 339,000	\$ 336,000
1610 Belmont Ave	410	670	500	1	1	6	\$ 344,950	\$ 335,000
1120 17th Ave	202	686	481	1	1	80	\$ 340,000	\$ 330,000
1408 12th Ave	311	Not avail	n/a	1	1	89	\$ 330,000	\$ 330,000
231 Belmont Ave E	307	528	596	1	1	19	\$ 299,000	\$ 314,620
705 E Republican St	402	622	490	1	1	45	\$ 325,000	\$ 305,000
1120 17th Ave	B	685	440	1	1	80	\$ 300,000	\$ 301,583
530 Melrose Ave E	706	594	440	1	1	17	\$ 299,950	\$ 299,950
1818 E Denny Way	102	641	466	1	2	19	\$ 299,000	\$ 299,000
231 Belmont Ave E	210	599	499	1	1	19	\$ 299,000	\$ 299,000

Capitol Hill/Eastlake, cont'd

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
231 Belmont Ave E	304	553	541	1	1	19	\$ 299,000	\$ 299,000
231 Belmont Ave E	310	601	498	1	1	19	\$ 299,000	\$ 299,000
1420 Terry Ave	402	622	474	1	1	6	\$ 299,000	\$ 295,000
1420 Terry Ave	706	618	477	1	1	6	\$ 305,000	\$ 295,000
110 19th Ave E	102	556	522	1	1	9	\$ 298,950	\$ 290,000
1400 Hubbell Pl	1302	673	431	1	1	51	\$ 289,950	\$ 289,950
231 Belmont Ave E	110	528	547	1	1	19	\$ 289,000	\$ 289,000
231 Belmont Ave E	207	528	547	1	1	19	\$ 289,000	\$ 289,000
1511 14th Ave S	203	841	340	2	1.5	16	\$ 289,950	\$ 286,250
231 Belmont Ave E	107	529	527	1	1	19	\$ 279,000	\$ 279,000
231 Belmont Ave E	305	535	522	1	1	19	\$ 279,000	\$ 279,000
231 Belmont Ave E	105	534	522	1	1	19	\$ 279,000	\$ 279,000
1305 E Republican St	9	626	441	0	1	80	\$ 279,000	\$ 276,250
321 Boylston Ave E	403	617	438	1	1	83	\$ 289,950	\$ 270,000
526 17th Ave E*	3	582	428	1	1	53	\$ 259,900	\$ 249,305
705 E Republican St	103	622	393	1	1	45	\$ 257,000	\$ 244,329
300 10th Ave	B-402	578	415	1	1	4	\$ 249,000	\$ 240,000
1828 11th Ave E	303	448	415	1	1	21	\$ 224,500	\$ 225,200
1828 11th Ave E	103	448	491	1	1	21	\$ 209,950	\$ 220,000
321 Boylston Ave E	308	494	445	0	1	83	\$ 219,000	\$ 220,000
1400 Hubbell Pl	915	580	364	1	1	51	\$ 200,000	\$ 211,000
1323 Boren Ave	505	375	493	0	1	7	\$ 194,250	\$ 185,000

“Fantastic, Jim’s architectural background and long real estate experience helped us find the perfect house 4 weeks ago and no buyer’s remorse. Plus, as we had a very difficult seller, his calm and friendly hand-holding really reassured us and helped us get through”

—Susan & Ted Carroll

JAMES STROUPE

move into the current

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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featured building *(continued from cover)*



The Florentine Facts & Stats

Amenities

Secured Entrance; Secured Parking; Historic Building; Pioneer Square

Next Month's Featured Building
Banner Building

Listing History, Past 12 Months

Total # of Units Listed	15 units
Total # of Unit Sales	9 units <i>(plus 0 sold subject to inspection and 1 pending sales)</i>
Currently Active on Market	1 units <i>(as of 1/05/08)</i>

Sales History, Past 12 Months

Average-Unit Orig. List Price	\$469,778
Average-Unit Sale Price	\$460,223 <i>(for 5 sales)</i>
List / Sold Price Ratio	97.97%
Average Market Time	70 Days

special edition *(continued from back cover)*

Stroupe Condo Blog

<http://www.stroupecondoblog.com>

Coming Soon

- Comment on your building. Leave comments or find out about other buildings.
- Photo gallery of neighborhood/amenities video.



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special edition



www.stroupecondoblog.com



neighborhood search and map



live chat

Stroupe Condo Blog

<http://www.stroupecondoblog.com>

Highlights

- The only blog that focuses on downtown condos, active listings and condos in progress.
- Request a free buyers packet or broker price opinion or schedule a professional showing to view property.
- Interactive map and refined neighborhood search.
- Live chat for questions about the market, listings or to schedule a viewing with a downtown condo specialist.
- Is it a buyers or sellers market? Find out with Market Stats.

Special Edition continued inside.

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Return Service Requested

STROUPE'S Condo Scoop

December 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.

