

STROUPE'S Condo Scoop



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



James Stroupe
Associate Broker & Condo Specialist
tel 206.910.5000
james@stroupe.com

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



www.stroupe.com

Sold Listings August 2007

Downtown Seattle

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
2200 Westlake								
2121 Terry Ave	N-1605	1407	\$693	2	1.75	0	\$ 995,000	\$ 975,000
910 Lenora St	S-510	1321	\$572	2	1.75	0	\$ 779,000	\$ 755,000
900 Lenora St	1001	1238	\$586	2	1.75	0	\$ 749,950	\$ 725,000
910 Lenora St*	S-503	858	\$571	1	1	0	\$ 499,900	\$ 490,000
Belltown Court								
2414 1st Ave	607	636	\$558	1	1	13	\$ 359,950	\$ 355,000
2415 2nd Ave	728	580	\$503	1	1	13	\$ 299,950	\$ 292,000
2414 1st Ave	722	575	\$490	1	1	13	\$ 289,950	\$ 282,000
2414 1st Ave	724	470	\$515	0	1	13	\$ 254,500	\$ 242,000
Carbon 56								
2015 Terry Ave	210	650	\$546	1	1	3	\$ 354,950	\$ 354,950
2015 Terry Ave	302	660	\$523	1	1	3	\$ 354,950	\$ 345,000
2015 Terry Ave*	202	650	\$529	1	1	3	\$ 349,950	\$ 343,828
Cosmopolitan								
819 Virginia St	2607	1248	\$609	2	2	0	\$ 769,900	\$ 760,000
819 Virginia St	1401	965	\$552	1	1	0	\$ 537,500	\$ 532,500
819 Virginia St	2309	Not avail	n/a	1	1	0	\$ 439,900	\$ 415,000
819 Virginia St	2206	739	\$558	1	1	0	\$ 425,000	\$ 412,000
819 Virginia St	1209	719	\$527	1	1	0	\$ 379,950	\$ 378,950
Cristalla								
2033 2nd Ave	PH-2	3092	\$1,391	2	2.5	2	\$ 4,695,000	\$ 4,300,000
2033 2nd Ave	910	887	\$738	1	1.5	2	\$ 675,000	\$ 655,000
Klee								
2717 Western Ave	7010	818	\$614	2	1	6	\$ 512,500	\$ 502,000
2717 Western Ave	230	908	\$448	2	1.75	6	\$ 399,950	\$ 407,000
Vine								
2607 Western Ave	802	1025	\$599	1	1.5	5	\$ 619,000	\$ 614,000
2607 Western Ave	255	825	\$484	1	1	5	\$ 399,000	\$ 399,000
Waterfront Landing								
1950 Alaskan Way	321	842	\$534	1	1	10	\$ 450,000	\$ 450,000
1900 Alaskan Way	405	794	\$503	1	1	10	\$ 399,000	\$ 399,000
Other Properties								
2319 1st Ave	408	1741	\$632	2	2	7	\$ 1,188,000	\$ 1,100,000
2929 1st Ave	PH-3	1566	\$621	2	2	8	\$ 1,050,000	\$ 972,500
2440 Western	708	1048	\$520	2	2	9	\$ 559,000	\$ 545,000
1415 2nd Ave	709	991	\$540	2	2	16	\$ 549,000	\$ 535,000
1119 1st Ave	310	1100	\$477	2	2	102	\$ 547,950	\$ 525,000
2716 Elliott Ave	1007	733	\$659	1	1	4	\$ 489,000	\$ 483,000
159 Denny Way*	614	775	\$561	1	1.5	1	\$ 455,500	\$ 435,000
2100 3rd Ave	1405	1323	\$321	2	1.75	34	\$ 475,000	\$ 425,000
121 S Jackson	1	646	\$658	0	0.75	105	\$ 425,000	\$ 425,000
526 1st Ave S	324	1313	\$301	2	1	16	\$ 410,000	\$ 395,000

* Properties closed in July that did not post until August. ** Sold as a "shell". Not included in statistics.
All August "sold" data provided by NWMLS or King County tax records as of September 5, 2007. August "sold" listing information which did not post by September 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
Other Properties								
2201 3rd Ave	1506	572	\$600	1	1	28	\$ 349,990	\$ 343,000
2801 1st Ave	612	608	\$535	1	1	6	\$ 325,000	\$ 325,000
425 Vine St	414	466	\$521	0	1	8	\$ 235,000	\$ 242,629
2324 1st Ave*	408	423	\$567	0	1	99	\$ 245,000	\$ 240,000

Queen Anne

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Queen Anne Properties								
100 W Highland Dr	300	1752	\$562	2	1.75	86	\$ 984,000	\$ 984,000
22 W Lee	302	1490	\$554	2	2	0	\$ 825,000	\$ 825,000
2423 8th Ave N	401	1431	\$458	2	2	30	\$ 655,000	\$ 655,000
900 Warren Ave N	101	1216	\$518	2	1.75	44	\$ 649,999	\$ 630,000
1825 10th Ave W*	D	1636	\$379	3	2	7	\$ 649,000	\$ 620,000
1415 6th Ave N	401	1181	\$491	2	2	5	\$ 589,000	\$ 580,000
201 Galer St	372	961	\$600	2	1	78	\$ 576,950	\$ 576,950
348 W Olympic Pl	302	1283	\$448	2	1	78	\$ 599,950	\$ 575,000
500 5th Ave W	405	966	\$559	2	1.75	40	\$ 540,000	\$ 540,000
1001 2nd Ave W	204	1338	\$396	2	1.75	32	\$ 550,000	\$ 530,000
201 Galer St	312	911	\$561	1	1	98	\$ 510,950	\$ 510,950
500 Elliott Ave W	401	1207	\$364	2	1.75	6	\$ 439,900	\$ 439,900
622 6th Ave W	402	1061	\$414	2	2	11	\$ 439,000	\$ 439,000
1902 Bigelow Ave N	403	945	\$460	1	1	77	\$ 435,000	\$ 435,000
201 Galer St*	371	657	\$636	1	1	21	\$ 419,950	\$ 417,950
521 5th Ave W*	206	888	\$467	1	1	1963	\$ 399,000	\$ 415,000
2030 13th Ave W	206	1370	\$303	2	1.75	29	\$ 415,000	\$ 415,000
1758 Dexter Ave N	8	1144	\$358	2	1	45	\$ 419,000	\$ 410,000
920 5th Ave N	11	1072	\$375	2	1.5	28	\$ 389,900	\$ 402,000
1717 5th Ave N	204	905	\$431	2	1	38	\$ 389,990	\$ 389,990
3636 14th Ave W	401	1145	\$330	2	2	21	\$ 385,000	\$ 377,500
125 Warren Ave N	A	662	\$566	1	1	100	\$ 340,000	\$ 375,000
701 1st Ave N	308	838	\$428	1	1	6	\$ 359,000	\$ 359,000
125 Warren Ave N	B	644	\$543	1	1	100	\$ 340,000	\$ 350,000
125 Warren Ave N	E	663	\$520	1	1	100	\$ 345,000	\$ 345,000
160 Lee St	202	750	\$431	2	1	19	\$ 329,950	\$ 323,000
120 1st Ave W	504	617	\$491	1	1	7	\$ 300,000	\$ 303,000
275 W Roy St	419	722	\$417	1	1	24	\$ 297,500	\$ 301,000
610 Aloha St	304	718	\$414	1	1	33	\$ 289,500	\$ 297,000
530 4th Ave W	108	608	\$482	1	1	4	\$ 292,950	\$ 292,950
611 Highland Dr	307	680	\$426	1	1	6	\$ 289,950	\$ 289,950
1601 Taylor Ave N	404	613	\$471	1	1	47	\$ 289,500	\$ 289,000
810 Taylor Ave N	325	715	\$398	1	1	29	\$ 294,500	\$ 284,500
810 Taylor Ave N	127	696	\$399	1	1	29	\$ 275,000	\$ 278,000
762 Hayes St	25	657	\$403	1	1	30	\$ 235,000	\$ 265,000
174 Florentia	201	760	\$322	1	1	29	\$ 249,950	\$ 245,000
2219 14th Ave W	304	735	\$326	1	1	29	\$ 239,950	\$ 239,950
123 Queen Anne Ave N	405	370	\$578	0	1	7	\$ 219,000	\$ 214,000
519 W Roy St	315	354	\$511	0	1	77	\$ 189,950	\$ 181,000

Capitol Hill/Eastlake

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Capitol Hill/Eastlake Properties								
1420 Terry Ave	2603	1291	\$585	2	2	5	\$ 785,000	\$ 755,000
1610 Belmont Ave	611	910	\$607	2	2	5	\$ 551,950	\$ 551,950
2313 10th Ave E	B	2004	\$250	2	2	97	\$ 520,000	\$ 500,000
615 Boren Ave	22	1283	\$386	2	1	98	\$ 495,000	\$ 495,000
322 Belmont Ave E	203	903	\$496	2	1.5	14	\$ 449,500	\$ 448,127
1120 Spring St	601	1065	\$415	2	1.75	24	\$ 479,400	\$ 442,500
1111 10th Ave E	12	1237	\$357	2	1.75	21	\$ 450,000	\$ 442,000
705 E Republican St	504	806	\$540	2	1	44	\$ 435,000	\$ 435,000
626 13th Ave E	G	1000	\$428	2	1	97	\$ 420,000	\$ 428,000
700 E Denny Way	408	885	\$483	2	1.5	7	\$ 437,500	\$ 427,500
417 E Pine St	208	902	\$471	1	1	88	\$ 429,850	\$ 425,000
2611 Eastlake Ave E*	202	996	\$422	2	2	21	\$ 425,000	\$ 420,000
2501 Canterbury Ln E	116	1006	\$414	2	1.75	40	\$ 415,000	\$ 416,000
311 E Republican St*	102	941	\$440	2	2	4	\$ 425,000	\$ 414,000
1608 1/2 15th Ave	1608	1127	\$366	3	1.75	63	\$ 418,950	\$ 412,000
1600 15th Ave	1626	1127	\$361	3	1	9	\$ 417,995	\$ 406,500
721 Boylston Ave E	202	857	\$467	2	1	77	\$ 399,950	\$ 400,000
321 10th Ave S	711	1328	\$301	2	2	7	\$ 399,900	\$ 399,900
2017 Eastlake Ave E	301	939	\$421	2	2	15	\$ 399,950	\$ 395,000
732 11th Ave E*	305	1006	\$393	2	1	38	\$ 395,000	\$ 395,000
111 14th Ave E	6	757	\$509	1	1	78	\$ 385,000	\$ 385,000
905 Cherry St*	105	864	\$434	2	2	38	\$ 374,950	\$ 374,950
303 E Pike St	313	733	\$510	1	1	9	\$ 389,950	\$ 374,000
1520 15th Ave E	24	947	\$379	1	1.5	27	\$ 359,000	\$ 359,000
320 Melrose Ave E	405	965	\$363	2	2	41	\$ 350,000	\$ 350,000
1300 University St	2-G	827	\$414	2	1	27	\$ 340,000	\$ 342,500
321 10 Ave S*	602	934	\$366	2	2	7	\$ 344,900	\$ 341,900
1740 Melrose Ave	201	1205	\$282	2	1.75	44	\$ 355,000	\$ 340,000
1420 Terry Ave	802	621	\$546	1	1	5	\$ 339,000	\$ 339,000
506 E Howell St	E-106	824	\$409	2	2	15	\$ 339,500	\$ 337,000
1120 17th Ave	303	685	\$489	1	1	79	\$ 335,000	\$ 335,000
2008 Minor Ave E	A	822	\$401	1	1	83	\$ 345,000	\$ 330,000
1610 Belmont Ave	608	600	\$550	1	1	5	\$ 329,950	\$ 329,950
1610 Belmont Ave	302	660	\$497	1	1	5	\$ 337,950	\$ 327,950
232 Belmont Ave E	507	565	\$575	1	1	13	\$ 330,000	\$ 325,000
2634 Franklin Ave E	302	583	\$552	1	1	80	\$ 319,950	\$ 322,000
521 Summit Ave E	401	785	\$410	1	1	23	\$ 324,800	\$ 322,000
2524 Boyer Ave E	446	769	\$417	2	1	49	\$ 319,950	\$ 321,000
1100 17th Ave	203	820	\$383	1	1	78	\$ 310,000	\$ 314,000
1105 Spring St	1212	700	\$430	1	1	57	\$ 300,950	\$ 300,950
1105 Spring St	711	620	\$484	1	1	57	\$ 300,950	\$ 300,000
2328 10th Ave E	103	670	\$440	1	1	79	\$ 294,950	\$ 294,950
1105 Spring St	1303	620	\$461	1	1	57	\$ 285,950	\$ 285,950
2827 Franklin Ave E	S-4	636	\$440	1	1	22	\$ 279,950	\$ 279,950
400 Melrose Ave E	204	818	\$342	1	1	40	\$ 279,950	\$ 279,950
320 Melrose Ave E	504	640	\$417	1	1	41	\$ 269,950	\$ 267,000
1221 Minor Ave	711	615	\$431	0	1	47	\$ 260,000	\$ 265,000
1400 Hubbell Pl	613	602	\$437	1	1	50	\$ 269,950	\$ 262,950
705 E Republican St	202	622	\$422	1	1	44	\$ 262,500	\$ 262,500

Capitol Hill/Eastlake, cont'd

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Capitol Hill/Eastlake Properties								
1610 Belmont Ave	512	550	\$474	1	1	5	\$ 250,950	\$ 260,950
530 Melrose Ave E	507	522	\$498	1	1	16	\$ 260,000	\$ 260,000
300 10th Ave	B-203	550	\$472	1	1	17	\$ 248,900	\$ 259,700
1300 University St	2-C	627	\$413	1	1	27	\$ 264,000	\$ 259,250
1201 E John St	4	Not avail	n/a	0	1	80	\$ 255,990	\$ 255,990
705 E Republican St	205	595	\$422	1	1	44	\$ 249,900	\$ 251,000
404 E Harrison St	201	600	\$416	1	1	80	\$ 249,500	\$ 249,500
1926 Fairview Ave E	206	593	\$417	1	1	17	\$ 265,000	\$ 247,000
1105 Spring St	801	550	\$438	1	1	57	\$ 240,950	\$ 240,950
1501 E Spring St	5	427	\$562	0	1	24	\$ 240,000	\$ 240,000
3121 Franklin Ave E	3	602	\$399	1	1	79	\$ 249,950	\$ 240,000
1105 Spring St	308	620	\$381	1	1	57	\$ 240,950	\$ 235,950
1620 Belmont Ave*	131	530	\$434	0	1	1	\$ 229,950	\$ 229,950
606 E Thomas St	O	710	\$324	1	1	101	\$ 229,950	\$ 229,950
300 10th Ave	B-105	498	\$452	1	1	17	\$ 225,900	\$ 225,000
1221 Minor Ave	201	612	\$364	1	1	47	\$ 219,500	\$ 222,500
1414 E Harrison St	C	840	\$262	1	1	100	\$ 219,950	\$ 219,950
1620 Belmont Ave	529	510	\$427	0	1	1	\$ 218,000	\$ 218,000
1107 E Denny Way	A-4	Co-Op	n/a	1	1	97	\$ 215,000	\$ 215,000
217 17th Ave E	3	Not avail	n/a	0	1	32	\$ 190,000	\$ 215,000
1136 13th Ave	310	Co-Op	n/a	1	1	83	\$ 215,000	\$ 210,000
1726 15th Ave	16	750	\$276	1	1	100	\$ 209,950	\$ 206,800
1620 Belmont Ave	530	510	\$399	0	1	1	\$ 203,450	\$ 203,450
1400 Hubbell Pl	315	580	\$349	1	1	50	\$ 196,600	\$ 202,500
511 E Roy St	213	461	\$434	0	1	27	\$ 199,950	\$ 199,950
1610 Belmont Ave	314	480	\$417	0	1	5	\$ 199,950	\$ 199,950
1828 11th Ave	205	448	\$426	1	1	20	\$ 200,000	\$ 191,000
1726 15th Ave	20	Co-Op	n/a	1	1	100	\$ 189,950	\$ 188,450
217 17th Ave E	1	Not avail	n/a	0	1	32	\$ 160,000	\$ 160,000

“Excellent. The process of the bridge loan went very smoothly. Jim did a great job explaining & advising us about the offer we received. We really enjoyed working with Jim! I will definitely recommend him to friends.”

—Mike & Katie Morrison

**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.

www.stroupe.com

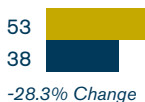
Condo Comparison August 2006 / 2007

Downtown Seattle

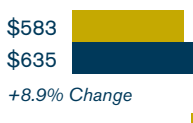
Average Prices

2006	2007
List \$563,514	List \$612,979
Sold \$555,897	Sold \$588,825
-1.4% Variance	-3.9% Variance

Sold Listings



Average \$ / SF

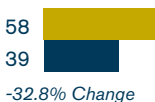


Queen Anne

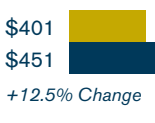
Average Prices

2006	2007
List \$330,419	List \$412,495
Sold \$331,396	Sold \$420,528
+0.3% Variance	+1.9% Variance

Sold Listings



Average \$ / SF



Capitol Hill/Eastlake

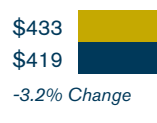
Average Prices

2006	2007
List \$337,279	List \$320,822
Sold \$336,832	Sold \$318,150
-0.1% Variance	-0.8% Variance

Sold Listings



Average \$ / SF

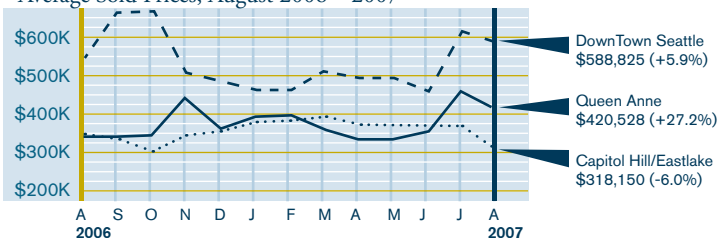


Seattle Area Trends

- - - 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, August 2006 – 2007



JAMES STROUPE

Associate Broker & Condo Specialist

Call today for a free buying or selling consultation.
tel 206.910.5000
email james@stroupe.com

STROUPE'S Condo Scoop

August 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.

move into the current

www.stroupe.com