

# STROUPE'S Condo Scoop



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



## featured building

### The Banner Building Double-Stacked Artist Lofts

Originally built in 1994, the Banner Building was intended for artists who want to live and work in the same place. Located near Pier 70 and the Olympic Sculpture Park, homes offer two-story units with concrete floors. Designed by Weinstein Copeland Architects, private balconies are angled to face ocean and sunset views through floor-to-ceiling windows.

The building's concrete frame, corrugated-metal siding, metal balconies and exposed rainwater pipes are designed to express the area's industrial past. Some of the views were obstructed after the Vine building was built across the street.

#### Building Statistics

<b>Address</b>	80 Vine Street
<b>Total # of Units</b>	26
<i>(including commercial)</i>	
<b>Year Built</b>	1994
<b>Total Stories</b>	7

*Featured Building stats continued inside.*

## inside this issue

### Featured Building

The Banner Building

### Featured Listings

Bellora

### Sold Listings Last Month

Downtown Seattle, Queen Anne & Capitol Hill/Eastlake

### January 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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Windermere



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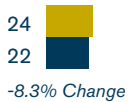
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### Downtown Seattle

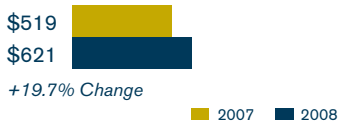
Average Prices

2007	2008
List \$472,059	List \$1,061,193
Sold \$463,557	Sold \$1,020,172
-1.8% Variance	-3.9% Variance

Sold Listings



Average \$ / SF

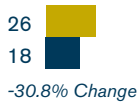


### Queen Anne

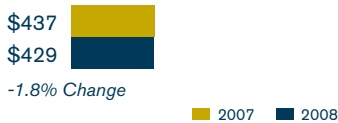
Average Prices

2007	2008
List \$388,363	List \$369,561
Sold \$387,007	Sold \$355,069
-0.3% Variance	-3.9% Variance

Sold Listings



Average \$ / SF

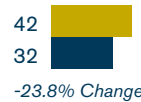


### Capitol Hill/Eastlake

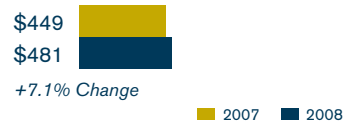
Average Prices

2007	2008
List \$385,784	List \$443,711
Sold \$379,838	Sold \$417,969
-1.5% Variance	-5.8% Variance

Sold Listings



Average \$ / SF

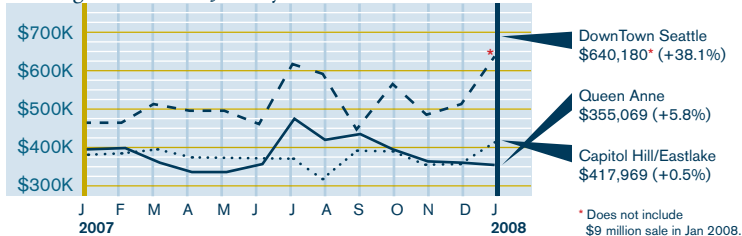


### Seattle Area Trends

- 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, January 2007 – 2008



**James Stroupe**  
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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](http://www.stroupe.com) and [www.stroupecondoblog.com](http://www.stroupecondoblog.com).

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# Sold Listings January 2008

## Downtown Seattle

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>2200 Westlake</b>								
2121 Terry Ave	1401	1,680	878	2	2	2	\$ 1,550,000	\$ 1,475,000
910 Lenora St	S-1207	1,212	598	2	2	2	\$ 759,000	\$ 725,000
<b>Carbon 56</b>								
2015 Terry Ave *	214	708	501	1	1	4	\$ 359,950	\$ 355,000
2015 Terry Ave*	417	1,142	495	2	1	4	\$ 599,950	\$ 565,000
<b>Klee</b>								
2717 Western Ave	109	1,266	440	1	1	7	\$ 599,000	\$ 556,780
2717 Western Ave	336	1,029	408	2	2	7	\$ 445,900	\$ 420,000
<b>Parc</b>								
76 Cedar St*	PH-02	1,270	936	2	2	1	\$ 1,189,000	\$ 1,189,000
81 Clay St	630	917	544	2	1	1	\$ 499,000	\$ 499,000
81 Clay St	N-423	774	606	1	1	1	\$ 469,000	\$ 469,000
76 Cedar St*	504	864	497	1	1.5	1	\$ 429,000	\$ 429,000
<b>Waterfront Landing</b>								
2000 Alaskan Way	345	931	458	1	1	11	\$ 449,000	\$ 426,000
1900 Alaskan Way	201	857	466	1	1	11	\$ 399,000	\$ 399,000
<b>Other Properties</b>								
2000 1st Ave	2700	5,636	1,597	5	4.75	14	\$ 9,500,000	\$ 9,000,000
2021 1st Ave	D-16	1,688	856	2	1.75	28	\$ 1,495,000	\$ 1,445,000
2607 Western Ave	1005	1,494	659	2	1.75	6	\$ 999,950	\$ 985,000
909 5th Ave	1804	1,204	660	1	1.5	1	\$ 795,000	\$ 795,000
2440 Western Ave	603	1,048	501	2	2	10	\$ 549,500	\$ 525,000
2720 3rd Ave	314	983	501	1	1.25	1	\$ 500,000	\$ 492,500
2600 2nd Ave	708	1,007	481	2	1	15	\$ 499,000	\$ 484,000
2621 2nd Ave	1601	1,140	412	2	2	28	\$ 499,990	\$ 470,000
2030 Western Ave*	604	780	547	1	1	19	\$ 435,000	\$ 427,000
1415 2nd Ave	1808	511	612	1	1	17	\$ 325,000	\$ 312,500

\* Properties closed in December that did not post until January. \*\* Sold as a "shell". Not included in statistics.  
All January "sold" data provided by NWMLS or King County tax records as of February 5, 2008. January "sold" listing information which did not post by February 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.

## Queen Anne

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Queen Anne Properties</b>								
501 Roy St	C-217	2,036	614	2	3	1	\$ 1,395,950	\$ 1,250,000
420 Valley St	501	1,062	518	3	2	17	\$ 592,000	\$ 550,000
1818 Bigelow Ave N	402	973	503	2	2	44	\$ 489,000	\$ 489,000
2167 Dexter Ave N	302	1,025	376	2	2	15	\$ 399,000	\$ 385,000
2028 Waverly Pl N	102	914	383	2	1	27	\$ 359,950	\$ 350,000
201 Galer St	260	635	542	0	1	82	\$ 349,950	\$ 343,950
410 W Roy	106-E	1,071	308	2	2	26	\$ 345,000	\$ 330,000
601 W Mercer Pl	305	807	406	1	1.25	13	\$ 328,000	\$ 328,000
2219 13th Ave W	4	1,263	255	2	1.75	34	\$ 329,000	\$ 322,500
762 Hayes St	43	695	410	1	1	31	\$ 284,950	\$ 285,000
1800 Taylor Ave N *	306	798	332	2	1	60	\$ 264,950	\$ 264,950
769 Hayes St	604	545	468	1	1	19	\$ 248,500	\$ 255,000
2244 13th Ave W	206	595	400	1	1	18	\$ 240,000	\$ 238,000
1427 3rd Ave W	7	Co-Op	Not avail	1	1	78	\$ 225,000	\$ 225,000
610 Aloha St	402	523	392	0	1	34	\$ 219,000	\$ 205,000
901 5th Ave N	106	600	342	1	1	43	\$ 207,900	\$ 204,900
123 Queen Anne Ave N	205	370	514	0	1	8	\$ 199,950	\$ 190,000
29 Etruria St	B-507	476	368	0	1	23	\$ 174,000	\$ 174,950

“Service was very good. Our agent is very knowledgeable about the housing market & kept in touch with us frequently with listings updates. He is always willing to make time for us for house showings, and is also very knowledgeable about structural problems and pointed these problems out to us. We were treated well. Jim has been our agent since our first purchase in 1995. He provided excellent service at that time as well. I did not hesitate to consult him again for our recent house purchase. There is no question that my wife and myself would require Jim’s service again.. We would also refer Jim Stroupe to friends and family.”

—Mary L. Carlson & Martin Morris

## Capitol Hill/Eastlake

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Capitol Hill/Eastlake Properties</b>								
1420 Terry Ave	2702	2,189	948	3	2.5	6	\$ 2,200,000	\$ 2,075,000
1958 Harvard Ave*	1	2,160	544	2	2	18	\$ 1,299,000	\$ 1,175,000
745 Bellevue Ave E	103	Not avail	n/a	2	1.75	3	\$ 548,000	\$ 548,000
2920 Eastlake Ave*	309	1,427	378	2	1.75	4	\$ 549,950	\$ 540,000
1120 Spring St*	403	1,065	402	2	1.75	26	\$ 435,000	\$ 428,000
721 Boylston Ave E	207	862	487	2	1	78	\$ 425,000	\$ 420,000
1002 E Prospect St	1002	1,185	346	2	1.75	5	\$ 499,950	\$ 410,000
2500 Canterbury Ln E	103	948	426	2	1	41	\$ 414,000	\$ 404,000
321 E Thomas St	401	922	434	2	1.75	3	\$ 399,000	\$ 400,000
2328 10th Ave E	306	1,010	391	2	1	80	\$ 399,950	\$ 395,000
2230 Yale Ave E	D	1,041	365	2	1.5	12	\$ 389,000	\$ 380,000
1711 E Olive Way	302	711	530	1	1	15	\$ 397,000	\$ 377,000
321 E Thomas St	302	849	442	2	1	3	\$ 379,950	\$ 375,000
1420 Terry Ave	1203	615	594	1	1	6	\$ 365,000	\$ 365,000
705 E Republican St	301	796	450	2	1	45	\$ 369,000	\$ 358,000
303 13th Ave E	102	984	351	2	2	28	\$ 345,000	\$ 345,000
1610 Belmont Ave	503	670	501	1	1	6	\$ 335,950	\$ 335,950
1610 Belmont Ave	210	670	500	1	1	6	\$ 345,950	\$ 335,000
1610 Belmont Ave	310	670	495	1	1	6	\$ 339,950	\$ 331,950
1610 Belmont Ave	603	670	493	1	1	6	\$ 339,950	\$ 330,000
712 E Denny Way	201	858	382	2	1	16	\$ 335,000	\$ 327,500
1610 Belmont Ave	303	650	496	1	1	6	\$ 324,950	\$ 322,500
705 E Republican St	201	796	402	2	1	45	\$ 339,000	\$ 320,000
2004 E Pine St*	2004	710	449	1	1	86	\$ 319,000	\$ 319,000
211 Summit Ave E	S-421	655	412	1	1	24	\$ 269,950	\$ 270,000
320 Melrose Ave E	701	735	342	1	1	42	\$ 259,500	\$ 251,250
1125 E Olive St	510	508	492	0	1	7	\$ 249,900	\$ 249,900
1125 E Olive St	301	436	550	0	1	7	\$ 244,950	\$ 240,000
400 Boylston Ave E	108	572	385	1	1	77	\$ 235,000	\$ 220,000
1114 17th Ave	D	366	484	0	1	81	\$ 179,950	\$ 177,000
321 Boylston Ave E	101	501	349	0	1	83	\$ 175,000	\$ 175,000
1400 Hubbell Pl	514	425	412	0	1	51	\$ 169,950	\$ 174,950

## feature listing two



More info, stats and photos of this listing can be found online at [www.stroupe.com/28015578](http://www.stroupe.com/28015578).

## Bellora

2716 Elliott Avenue, #604

Contemporary Studio / one bath unit at the splendid Bellora. Floor to ceiling windows capture city views and sunlight. Well-appointed gourmet kitchen with creative concrete countertops, gas cooking, high quality wood cabinets, and stainless steel appliances. Central air conditioning, fabulous light maple flooring, quiet concrete and steel building. Deeded secured parking and large storage. Fantastic water view common area.

The building features secured lobby entrance, courtyard, gym, secured parking, club room, concrete & steel construction, central Belltown location. This is a must see!

### Property Stats

building	Bellora
price	\$315,000
bedrooms	Studio
bathrooms	1
parking	1, secured
year built	2003
size	494 SF (approx)
HOD	\$230 / month
taxes	\$1,874 / year (2007)

### Building Features

Secured lobby entrance, courtyard, gym, secured parking, club room, concrete & steel construction, central Belltown location.

Please call for a private viewing.

# JAMES STROUPE

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[www.stroupecondoblog.com](http://www.stroupecondoblog.com)

## featured building *(continued from cover)*



### Banner Building Facts & Stats

#### Amenities

Secured entrance & parking, quiet concrete & steel construction, dramatic 2-story loft spaces, gas cooking available, two outdoor courtyards

#### Next Month's Featured Building

Barclay Court

#### Listing History, Past 12 Months

Total # of Units Listed	2 units
Total # of Unit Sales	1 unit
<i>(plus 0 sold subject to inspection and 0 pending sales)</i>	
Currently Active on Market	1 units
<i>(as of 2/05/08)</i>	

#### Sales History, Past 12 Months

Average-Unit Orig. List Price	\$1,250,000
Average-Unit Sale Price	\$930,000
<i>(for 5 sales)</i>	
List / Sold Price Ratio	74.40%
Average Market Time	308 Days

## featured listing one *(continued from cover)*

# Live Well, Work Smart, Play Often

2716 Elliott Avenue, #308

#### Property Stats

building	Bellora
price	\$625,000
bedrooms	2
bathrooms	1.75
parking	1, secured, large handicap space
year built	2003
size	1,192 SF (approx)
HOD	\$550 / month
taxes	\$3,933 / year (2007)

#### Building Features

Secured lobby entrance, courtyard, gym, secured parking, club room, concrete & steel construction, central Belltown location.



More info, stats and photos of this listing can be found online at [www.stroupe.com/28007173](http://www.stroupe.com/28007173).



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Please feel free to contact me with any questions you may have as well as any way I may assist you with your real estate buying or selling needs.

## featured listing one

### Bellora

**2716 Elliott Avenue, #308**

Exquisite urban oasis in one of Seattle's finest buildings. This bright corner unit features a very large private deck; luxurious gourmet kitchen with innovative concrete countertop, gas cooking, high quality wood cabinets, stainless steel appliances, a master suite with a sumptuous bath, hardwoods; custom wall bed in second bedroom (doubles as a great office) and central A/C.

The building features secured lobby entrance, courtyard, gym, secured parking, club room, concrete & steel construction, central Belltown location. This is a must see!

*Featured Listing continued inside.*

**Please call for a private viewing.**

**JAMES STROUPE**

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*More info, stats and photos of this listing can be found inside this issue or online at [www.stroupe.com/28007173](http://www.stroupe.com/28007173).*

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**STROUPE'S Condo Scoop**

January 2008 Condominium Sales Statistics



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