

# 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](http://www.stroupe.com).

# JAMES STROUPE

move into the current



Windermere



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

# Sold Listings July 2007

## Downtown Seattle

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>5th Ave Court</b>								
2132 5th Ave*	308	418	\$549	0	1	85	\$ 229,500	\$ 229,500
2132 5th Ave	206	379	\$574	0	1	85	\$ 217,500	\$ 217,500
2132 5th Ave*	109	399	\$538	0	1	85	\$ 214,500	\$ 214,500
2132 5th Ave	106	380	\$551	0	1	85	\$ 209,500	\$ 209,500
2132 5th Ave*	107	369	\$568	0	1	85	\$ 209,500	\$ 209,500
<b>2200 Westlake</b>								
910 Lenora St	S-710	1321	\$643	2	2	0	\$ 849,000	\$ 849,000
900 Lenora St	W-1007	1206	\$601	2	1.75	0	\$ 739,950	\$ 725,000
910 Lenora St	S-1401	918	\$681	1	1	0	\$ 625,000	\$ 625,000
910 Lenora St	S-703	858	\$604	1	1	0	\$ 539,000	\$ 518,000
910 Lenora St	S-1106	754	\$586	1	1	0	\$ 444,950	\$ 442,000
910 Lenora St	S-1000	587	\$656	1	1	0	\$ 390,000	\$ 385,000
910 Lenora St	S-1204	610	\$610	1	1	0	\$ 364,500	\$ 372,000
910 Lenora St	S-900	587	\$618	1	1	0	\$ 369,950	\$ 363,000
<b>Alexandria</b>								
3028 Western Ave	207	775	\$458	1	1	16	\$ 359,000	\$ 355,000
3028 Western Ave	510	806	\$421	1	1	16	\$ 349,000	\$ 339,000
<b>Avenue One</b>								
2721 1st Ave	910	728	\$632	1	1	3	\$ 499,000	\$ 460,000
2721 1st Ave	606	647	\$549	1	1	3	\$ 365,000	\$ 355,000
<b>Bellora</b>								
2716 Elliott Ave	702	1495	\$540	2	2	4	\$ 850,000	\$ 807,000
2716 Elliott Ave	1006	1117	\$622	2	1.75	4	\$ 695,000	\$ 695,000
<b>Belltown Court</b>								
2415 2nd Ave	738	840	\$563	2	1.75	13	\$ 479,500	\$ 473,000
2414 1st Ave	513	536	\$586	1	1	13	\$ 319,000	\$ 314,000
2415 2nd Ave	427	531	\$527	1	1	13	\$ 274,999	\$ 280,000
<b>Cosmopolitan</b>								
819 Virginia St	2402	1318	\$677	2	1.75	0	\$ 929,950	\$ 892,000
819 Virginia St	2504	1195	\$594	2	2	0	\$ 719,950	\$ 710,000
819 Virginia St	3010	979	\$638	1	1	0	\$ 640,000	\$ 625,000
819 Virginia St	2401	954	\$608	1	1	0	\$ 579,950	\$ 579,950
819 Virginia St	2409	719	\$612	1	1	0	\$ 459,000	\$ 440,000
819 Virginia St	2009	719	\$556	1	1	0	\$ 399,900	\$ 400,000
819 Virginia St*	2008	427	\$597	0	1	0	\$ 259,000	\$ 255,000
819 Virginia St	1008	427	\$569	0	1	0	\$ 249,990	\$ 242,900
<b>Carbon 56</b>								
2015 Terry Ave	206	650	\$546	1	1	3	\$ 354,950	\$ 354,950
2015 Terry Ave	208	650	\$543	1	1	3	\$ 354,950	\$ 352,950
2015 Terry Ave	311	667	\$487	1	1	3	\$ 324,950	\$ 324,950
<b>Cristalla</b>								
2033 2nd Ave	1508	887	\$735	1	1.5	2	\$ 665,000	\$ 652,000
2033 2nd Ave*	809	826	\$754	1	1	2	\$ 625,000	\$ 622,500

\* Properties closed in June that did not post until July. \*\* Sold as a "shell". Not included in statistics.

All July "sold" data provided by NWMLS or King County tax records as of August 5, 2007. July "sold" listing information which did not post by August 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>Ellington</b>								
2821 2nd Ave	903	1235	\$547	2	1.75	25	\$ 699,000	\$ 675,000
2821 2nd Ave	1605	1001	\$614	1	1.5	25	\$ 635,000	\$ 615,000
<b>Florentine</b>								
526 1st Ave S	517	1645	\$389	2	1.75	98	\$ 649,000	\$ 640,000
526 1st Ave S	308	1110	\$360	2	1	98	\$ 409,000	\$ 400,000
<b>Market Court</b>								
2030 Western Ave	612	1377	\$631	2	1.75	18	\$ 869,000	\$ 869,000
2030 Western Ave	514	1015	\$443	1	1.5	18	\$ 450,000	\$ 450,000
2030 Western Ave	602	631	\$609	1	1	18	\$ 379,000	\$ 384,000

### Other Properties

1000 1st Ave	2400	3018	\$1,561	3	2.5	1	\$ 5,250,000	\$ 4,712,500
2000 1st Ave	1702	1959	\$1,223	2	2.5	13	\$ 2,395,000	\$ 2,395,000
121 Vine St	2501	2656	\$678	2	1.75	18	\$ 1,895,000	\$ 1,800,000
2929 1st Ave	722	1180	\$715	2	1.75	7	\$ 870,000	\$ 843,900
1950 Alaskan Way	335	1121	\$575	2	1.75	9	\$ 659,000	\$ 645,000
80 S Jackson	308	1385	\$426	2	1	107	\$ 599,000	\$ 590,000
2100 3rd Ave	1602	1323	\$408	2	1.75	34	\$ 565,000	\$ 540,000
1500 4th Ave	700	863	\$440	0	1	98	\$ 387,500	\$ 380,000
108 5th Ave S	302	767	\$452	2	2	6	\$ 339,950	\$ 346,950
668 S Lane St	713	657	\$464	1	1	5	\$ 309,000	\$ 305,000
2801 1st Ave	715	447	\$578	0	1	6	\$ 263,000	\$ 258,500

## Queen Anne

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Queen Anne Properties</b>								
1414 1st Ave W	401	2307	\$520	3	2.5	4	\$ 1,250,000	\$ 1,200,000
507 W Mercer St	801	2996	\$394	3	2.5	44	\$ 1,200,000	\$ 1,180,000
1414 1st Ave W	201	2307	\$499	3	2.5	4	\$ 1,150,000	\$ 1,150,500
110 W Highland Dr*	411	1790	\$542	2	1.75	86	\$ 949,900	\$ 970,000
2012 Waverly Pl N	1	1789	\$435	3	1.75	45	\$ 799,000	\$ 779,000
22 W Lee	504	1185	\$654	2	2	0	\$ 775,000	\$ 775,000
500 5th Ave W	603	969	\$712	2	1.75	40	\$ 675,000	\$ 690,000
2400 8th Ave N	204	1485	\$438	3	2	16	\$ 700,000	\$ 650,000
700 Crockett St	405	1715	\$379	2	2.5	23	\$ 649,950	\$ 649,950
500 5th Ave W	604	915	\$672	2	1.75	40	\$ 600,000	\$ 615,000
201 Galer St	404	1019	\$573	1	1	98	\$ 611,950	\$ 583,592
1415 6th Ave N	402	1164	\$483	2	2	5	\$ 565,000	\$ 562,000
900 Warren Ave N	203	1116	\$493	2	1.75	44	\$ 559,000	\$ 550,000
1001 Queen Anne Ave N	402	1245	\$441	2	1.75	37	\$ 549,950	\$ 549,000
100 Ward St	306	1300	\$385	2	1.75	37	\$ 499,900	\$ 499,900
1011 5th Ave N	401	983	\$498	2	2	22	\$ 500,000	\$ 489,400
500 5th Ave W	702	649	\$750	1	1	40	\$ 485,000	\$ 486,500
201 Galer St	247	894	\$527	1	1	98	\$ 475,950	\$ 470,950
500 Elliott Ave W	502	1336	\$352	3	2	6	\$ 499,900	\$ 470,000
2056 13th Ave W	D	1345	\$326	3	1.75	23	\$ 439,900	\$ 439,000
626 4th Ave W	506	Not avail	n/a	2	2	11	\$ 449,900	\$ 427,405
530 4th Ave W*	404	908	\$468	2	1.75	4	\$ 425,000	\$ 425,000
2012 Waverly Pl N	2	1014	\$418	2	1	45	\$ 424,900	\$ 424,000
900 Aurora Ave N	302	1063	\$386	2	2	8	\$ 399,995	\$ 409,995
621 5th Ave N	302	845	\$479	2	2	8	\$ 409,500	\$ 405,000
500 5th Ave W	502	649	\$609	1	1	40	\$ 395,000	\$ 395,000
201 Galer St*	444	774	\$509	0	1	98	\$ 408,950	\$ 393,950

## Queen Anne, cont'd

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Queen Anne Properties</b>								
200 W Comstock St	204	704	\$558	1	1	2	\$ 395,000	\$ 393,000
550 Aloha St	406	850	\$449	1	1	26	\$ 379,500	\$ 382,000
500 Aloha St*	102	854	\$439	2	1	15	\$ 374,950	\$ 374,950
626 4th Ave W	304	Not avail	n/a	2	1.75	11	\$ 369,900	\$ 370,900
2244 13th Ave W	212	878	\$419	2	2	17	\$ 360,000	\$ 367,500
2432 Dexter Ave N	A	1159	\$311	3	1	11	\$ 349,950	\$ 360,950
626 4th Ave W*	303	Not avail	n/a	2	1.75	11	\$ 349,900	\$ 356,900
654 W Olympic Pl*	102	1120	\$317	1	1	39	\$ 349,950	\$ 355,000
326 Queen Anne Ave N	604	639	\$536	1	1	6	\$ 342,000	\$ 342,500
1525 Taylor Ave N	301	884	\$385	1	1.5	47	\$ 340,000	\$ 340,000
120 1st Ave W	305	609	\$552	1	1	7	\$ 338,950	\$ 335,950
701 1st Ave N	202	738	\$410	1	1	7	\$ 307,950	\$ 302,500
655 Crockett St	B-204	526	\$570	1	1	3	\$ 299,950	\$ 299,950
133 Queen Anne Ave N	403	635	\$472	1	1	6	\$ 299,950	\$ 299,950
1800 Taylor Ave N	10	798	\$375	2	1	59	\$ 299,950	\$ 299,000
1601 Taylor Ave N	405	565	\$512	1	1	47	\$ 289,000	\$ 289,000
275 W Roy St	308	585	\$479	1	1	25	\$ 279,950	\$ 279,950
520 2nd Ave W	201	569	\$483	1	1	15	\$ 275,000	\$ 275,000
520 2nd Ave W	209	587	\$462	1	1	15	\$ 279,000	\$ 271,000
626 4th Ave W	402	Not avail	n/a	1	1	11	\$ 269,900	\$ 269,900
1504 Aurora Ave N	410	630	\$427	1	1	16	\$ 275,000	\$ 269,000
810 Taylor Ave N	221	720	\$371	1	1	29	\$ 267,000	\$ 267,000
530 W Olympic Pl	404	610	\$434	1	1	58	\$ 269,950	\$ 265,000
2021 4th Ave N*	3	700	\$379	1	1	98	\$ 260,000	\$ 265,000
769 Hayes St	204	545	\$430	1	1	18	\$ 234,950	\$ 234,500
519 W Roy St	217	518	\$396	0	1	77	\$ 219,000	\$ 205,000

## Capitol Hill/Eastlake

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Capitol Hill/Eastlake Properties</b>								
909 E Newton St	B-3	3780	\$734	2	2	29	\$ 2,985,000	\$ 2,775,000
726 Boylston Ave E	4	1635	\$700	2	2.5	2	\$ 1,149,900	\$ 1,145,000
2245 Eastlake Ave E	301	1538	\$614	2	2	1	\$ 945,000	\$ 945,000
1210 Lakeview Blvd E	302	1382	\$539	2	2	22	\$ 750,000	\$ 745,000
1301 Spring St	4-A	1265	\$526	2	1.75	25	\$ 699,900	\$ 665,000
232 Belmont Ave E	606	1136	\$552	2	2	13	\$ 627,000	\$ 627,000
2245 Eastlake Ave E	104	1116	\$515	2	2	0	\$ 575,000	\$ 575,000
2245 Eastlake Ave E	103	1185	\$473	2	2	0	\$ 560,000	\$ 560,000
2245 Eastlake Ave E	102	1223	\$454	2	2	0	\$ 555,000	\$ 555,000
1028 Lakeview Blvd E	5	1265	\$395	2	1.75	19	\$ 500,000	\$ 500,000
2245 Eastlake Ave E	205	894	\$501	2	2	0	\$ 440,000	\$ 448,000
1520 15th Ave E	22	1170	\$382	2	2	27	\$ 450,000	\$ 447,500
1101 Seneca St	601	1069	\$412	2	1.75	26	\$ 439,950	\$ 439,950
2245 Eastlake Ave E	206	830	\$500	0	1	1	\$ 415,000	\$ 415,000
1620 Belmont Ave	327	940	\$437	2	1	1	\$ 410,950	\$ 410,950
1017 Minor Ave	401	981	\$418	2	1	77	\$ 424,500	\$ 410,000
521 16th Ave E	1	730	\$548	1	1	99	\$ 399,950	\$ 399,950
1410 E Pine St	307	895	\$441	2	1.75	2	\$ 405,000	\$ 395,000
1550 Eastlake Ave E	103	1114	\$355	2	2	11	\$ 385,000	\$ 395,000
210 Boylston Ave E	202	1038	\$376	2	2	29	\$ 395,000	\$ 390,000
1111 10th Ave E	40	984	\$395	2	1.75	21	\$ 395,000	\$ 388,900
1614 Summit Ave	504	1021	\$375	2	2	17	\$ 374,990	\$ 383,000
1221 Minor Ave	410	893	\$420	2	1.75	47	\$ 375,000	\$ 375,000
521 Summit Ave E	303	984	\$381	2	1.75	23	\$ 374,500	\$ 375,000
1420 Terry Ave	1207	622	\$563	1	1	5	\$ 350,000	\$ 350,000
322 Belmont Ave E	402	776	\$451	1	1	14	\$ 349,950	\$ 350,000
705 E Republican St	204	806	\$434	2	1	44	\$ 350,000	\$ 350,000
1101 Seneca St	704	964	\$363	2	1	26	\$ 350,000	\$ 350,000

## Capitol Hill/Eastlake, cont'd

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Capitol Hill/Eastlake Properties</b>								
321 10th Ave S	602	934	\$366	2	2	7	\$ 344,900	\$ 341,900
2203 Yale Ave E	302	693	\$491	1	1	79	\$ 328,000	\$ 340,000
706 16th St	202	928	\$358	2	2	6	\$ 332,000	\$ 332,000
921 11th Ave E	2	771	\$425	1	1	85	\$ 325,000	\$ 328,000
1114 17th Ave	102	797	\$408	1	1	80	\$ 299,950	\$ 325,000
1105 Spring St	1006	620	\$518	1	1	57	\$ 324,950	\$ 321,450
700 E Denny Way	211	501	\$633	1	1	7	\$ 317,000	\$ 317,000
322 Belmont Ave E	101	635	\$496	1	1	14	\$ 315,000	\$ 315,000
721 Boylston Ave E	104	678	\$465	1	1	77	\$ 315,000	\$ 315,000
3100 Fairview E	E-203	614	\$513	1	1	16	\$ 309,950	\$ 314,950
232 Belmont Ave E	502	634	\$496	1	1	13	\$ 325,000	\$ 314,750
535 Summit Ave E*	101	682	\$449	1	1	23	\$ 319,500	\$ 306,500
1105 Spring St	305	590	\$508	1	1	57	\$ 254,950	\$ 299,950
530 Melrose Ave E	608	685	\$435	2	1.75	16	\$ 287,500	\$ 298,000
705 E Republican St	302	622	\$472	1	1	44	\$ 289,900	\$ 293,400
321 Boylston Ave E	302	671	\$419	1	1	82	\$ 275,000	\$ 281,000
1828 11th Ave E	306	530	\$528	1	1	20	\$ 279,950	\$ 279,950
321 10th Ave S	503	764	\$366	1	1	7	\$ 279,900	\$ 279,900
321 Boylston Ave E	203	619	\$450	1	1	82	\$ 255,000	\$ 278,500
1000 Union St	213	500	\$540	1	1	42	\$ 270,000	\$ 270,000
1105 Spring St	509	530	\$506	1	1	57	\$ 265,950	\$ 267,950
705 E Republican St	203	622	\$422	1	1	44	\$ 262,500	\$ 262,500
1926 Fairview Ave E	205	593	\$430	1	1	17	\$ 260,000	\$ 255,000
1200 Boylston Ave	703	570	\$439	1	1	47	\$ 249,921	\$ 250,000
1221 Minor Ave	408	677	\$369	1	1	47	\$ 259,950	\$ 250,000
1400 Hubbell Pl	1015	580	\$431	1	1	50	\$ 249,950	\$ 249,950
1105 Spring St	406	610	\$402	1	1	57	\$ 249,950	\$ 244,950
321 10th Ave S	707	774	\$316	1	1	7	\$ 244,900	\$ 244,900
1221 Minor Ave	108	682	\$359	1	1	47	\$ 219,500	\$ 244,500
1420 E Pine St	E-606	480	\$500	0	1	2	\$ 239,950	\$ 239,950
1605 E Olive St	301	Co-Op	n/a	1	1	81	\$ 225,000	\$ 237,600
1221 Minor Ave	301	609	\$390	1	1	47	\$ 239,950	\$ 237,500
411 Boylston Ave E	306	457	\$514	0	1	77	\$ 239,950	\$ 235,000
1221 Minor Ave	307	659	\$357	1	1	47	\$ 235,000	\$ 235,000
409 16th Ave E	10	Co-Op	n/a	1	1	96	\$ 229,950	\$ 235,000
1323 Boren Ave	402	474	\$489	1	1	6	\$ 232,000	\$ 232,000
1610 Belmont Ave*	515	480	\$483	0	1	5	\$ 231,950	\$ 231,950
300 10th Ave	B-102	579	\$399	1	1	17	\$ 237,500	\$ 231,000
1620 Belmont Ave	629	500	\$460	0	1	1	\$ 229,950	\$ 229,950
300 10th Ave E	B-110	493	\$466	1	1	3	\$ 229,950	\$ 229,500
308 Summit Ave E*	202	620	\$361	1	1	40	\$ 212,500	\$ 224,000
3121 Franklin Ave E	32	485	\$456	0	1	79	\$ 224,500	\$ 221,000
1620 Belmont Ave	129	500	\$442	0	1	1	\$ 218,950	\$ 220,950
1410 E. Pine St.*	W-210	559	\$394	0	1	2	\$ 229,000	\$ 220,000
1620 Belmont Ave	329	510	\$427	0	1	1	\$ 217,950	\$ 217,950
1620 Belmont Ave	330	510	\$427	0	1	1	\$ 217,950	\$ 217,950
1400 Hubbell Pl	703	568	\$383	1	1	50	\$ 217,500	\$ 217,500
308 E Republican	905	Co-Op	n/a	1	1	46	\$ 225,000	\$ 210,000
1200 Boylston Ave	302	570	\$361	1	1	47	\$ 209,900	\$ 206,000
408 Bellevue Ave E	304	580	\$353	1	1	78	\$ 210,000	\$ 205,000
505 E Denny Way	107	450	\$444	1	1	84	\$ 199,900	\$ 200,000
403 Terry Ave	102	490	\$408	1	1	100	\$ 199,950	\$ 200,000
403 16th Ave E	A	Co-Op	n/a	1	1	96	\$ 195,000	\$ 195,000
705 E Republican St	207	377	\$464	0	1	44	\$ 175,000	\$ 175,000
1014 E Roy St	39	427	\$410	0	1	79	\$ 169,950	\$ 175,000
214 Summit Ave E*	204	Co-Op	n/a	1	1	90	\$ 179,900	\$ 172,500

**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](http://www.stroupe.com)

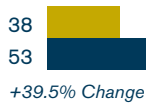
# Condo Comparison July 2006 / 2007

## Downtown Seattle

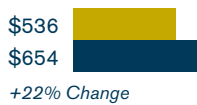
Average Prices

2006	2007
List \$467,768	List \$637,328
Sold \$465,350	Sold \$617,727
-0.5% Variance	-3.1% Variance

Sold Listings



Average \$ / SF



## Queen Anne

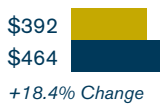
Average Prices

2006	2007
List \$312,732	List \$479,300
Sold \$312,295	Sold \$457,233
-0.1% Variance	-0.8% Variance

Sold Listings



Average \$ / SF



## Capitol Hill/Eastlake

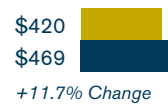
Average Prices

2006	2007
List \$369,351	List \$374,201
Sold \$370,213	Sold \$372,018
+0.2% Variance	-0.6% Variance

Sold Listings



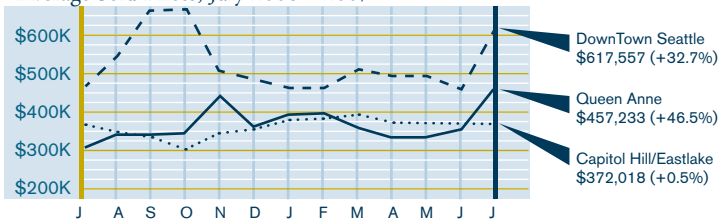
Average \$ / SF



## Seattle Area Trends

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

Average Sold Prices, July 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

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

## STROUPE'S Condo Scoop

### July 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