

STROUPE'S Condo Scoop



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



featured building

The Pomeroy

A Gem in the Heart of the City.

If you appreciate sophisticated taste in an intimate setting, look no further than Pomeroy. With the charm of a European hotel, Pomeroy has only 52 residential suites. This contemporary, state-of-the-art building is located in the vibrant Belltown neighborhood with some of Seattle's best restaurants and shops.

A warm welcoming lobby features the privacy of controlled entry. The spacious units offer high ceilings, stainless steel appliances, and spectacular city and Elliott Bay views. Entertain on the rooftop Garden terrace with 360 degree views.

Building Statistics

Address	2319 1st Avenue
Total # of Units	54
	<i>(including commercial)</i>
Year Built	1999
Total Stories	8

Featured Building stats continued inside.

inside this issue

Featured Building

The Pomeroy

Featured Listing

Bright Belltown Corner Unit

Sold Listings Last Month

Downtown Seattle, Queen Anne & Capitol Hill/Eastlake

May Condo Stats

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

In the Neighborhood

SLU Streetcar on Track for 2007



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Associate Broker & Condo Specialist

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Windermere



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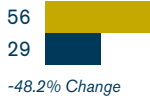
Condo Comparison May 2005 / 2006

Downtown Seattle

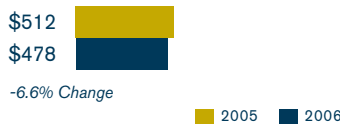
Average Prices

2005		2006	
List	\$507,856	List	\$375,633
Sold	\$484,778	Sold	\$372,656
	-4.5% Variance		-0.8% Variance

Sold Listings



Average \$ / SF

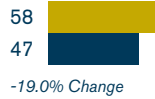


Queen Anne

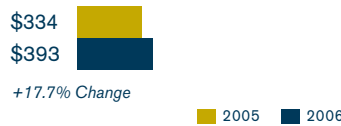
Average Prices

2005		2006	
List	\$313,468	List	\$339,378
Sold	\$314,999	Sold	\$338,618
	+0.5% Variance		-0.2% Variance

Sold Listings



Average \$ / SF



Capitol Hill/Eastlake

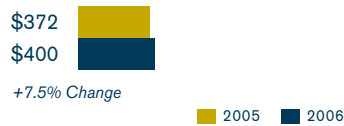
Average Prices

2005		2006	
List	\$334,195	List	\$329,117
Sold	\$330,451	Sold	\$328,710
	-1.1% Variance		-0.1% Variance

Sold Listings



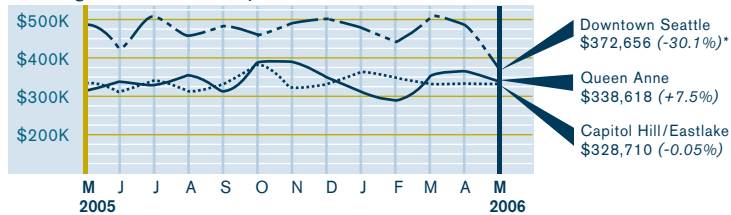
Average \$ / SF



Seattle Area Trends

Average Sold Prices, May 2005 – 2006

- Downtown Seattle
- Queen Anne
- Capitol Hill/Eastlake



*Figures reflect the average—not median—sold price; the drop in average price may be due to a few exceptionally priced sales in 2005 or the drop in number of sales, thus skewing the average.



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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.

JAMES STROUPE
 move into the current



Sold Listings May 2006

Downtown Seattle

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Cristalla								
2033 2nd Ave	2210	875	\$782	1	1	1	\$ 699,950	\$ 685,000
2033 2nd Ave	103	739	\$527	0	1	1	\$ 399,000	\$ 390,000
Concord								
2929 1st Ave	305	885	\$480	1	1	7	\$ 425,000	\$ 425,000
2929 1st Ave	310	710	\$561	1	1	7	\$ 399,000	\$ 399,000
2929 1st Ave	513	652	\$598	1	1	7	\$ 399,950	\$ 389,900
Matae								
159 Denny Way	401	847	\$482	1	1.5	0	\$ 415,000	\$ 409,000
159 Denny Way*	510	701	\$520	1	1	0	\$ 364,950	\$ 364,950
159 Denny Way*	112	not avail		0	1	0	\$ 319,900	\$ 323,900
Site 17								
2440 Western Ave	711	985	\$451	2	1	8	\$ 445,000	\$ 445,000
2440 Western Ave	715	994	\$447	2	1	8	\$ 435,000	\$ 445,000
2440 Western Ave	205	896	\$446	0	1	8	\$ 400,000	\$ 400,000
2440 Western Ave	701	550	\$461	1	1	8	\$ 250,000	\$ 253,630
2440 Western Ave	612	513	\$435	1	1	8	\$ 220,000	\$ 223,630
Other Properties								
2600 2nd Ave	1403	1,042	\$604	2	2	13	\$ 629,950	\$ 629,950
1950 Alaskan Way	429	859	\$570	1	1	9	\$ 499,000	\$ 490,000
1507 Western Ave	605	1,147	\$414	1	1	96	\$ 479,000	\$ 475,000
2607 Western Ave	303	947	\$418	1	1.5	4	\$ 399,950	\$ 396,000
526 1st Ave S	315	1,258	\$310	2	1.5	97	\$ 409,000	\$ 390,000
2319 1st Ave	701	758	\$500	1	1	6	\$ 379,000	\$ 379,000
100 1st Ave S	2	725	\$508	1	1	20	\$ 369,000	\$ 369,000
1107 1st Ave	802	749	\$475	1	1	23	\$ 369,500	\$ 356,000
510 6th Ave S	505	1,008	\$347	2	2	7	\$ 359,000	\$ 350,000
2621 2nd Ave*	1202	840	\$398	1	1	26	\$ 340,000	\$ 335,000
2721 1st Ave	1004	510	\$627	1	1	1	\$ 324,950	\$ 320,000
2100 3rd Ave	2504	578	\$493	1	1	37	\$ 295,000	\$ 285,000
321 10th Ave S	706	774	\$335	1	1	5	\$ 253,300	\$ 259,600
2801 1st Ave	111	423	\$568	0	1	5	\$ 239,000	\$ 240,500
2201 3rd Ave	1107	470	\$446	0	1	27	\$ 209,950	\$ 209,950
2504 Western Ave	329	496	\$338	0	1	7	\$ 165,000	\$ 168,000

“Excellent, informed. Jim’s a great guy who made this whole stressful process run very smoothly. We trusted him enough to refer him to all of our friends.”

—Michelle Monette & John Berta

* Properties closed in April that did not post until May. ** Sold as a "shell". Not included in statistics.
 All May "sold" data provided by NWMLS or King County tax records as of June 13, 2006. May "sold" listing information which did not post by June 13 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
Queen Anne Properties								
100 W Highland Dr	425	1,495	\$511	2	1.5	85	\$ 785,000	\$ 765,000
100 Ward St	802	1,300	\$526	2	1.75	36	\$ 675,000	\$ 685,000
2155 Westlake Ave N	2155	1,764	\$359	2	2.5	22	\$ 625,000	\$ 635,000
900 Warren Ave N	204	1,207	\$434	2	1.75	43	\$ 519,000	\$ 524,000
100 W Highland Dr	101	871	\$539	1	1	85	\$ 480,000	\$ 470,000
701 Galer St	808	1,350	\$331	2	2.5	14	\$ 447,500	\$ 447,500
326 Queen Anne Ave N	401	877	\$484	2	2	5	\$ 425,000	\$ 425,000
900 Aurora Ave N	506	1,140	\$372	2	2	7	\$ 425,000	\$ 425,000
524 6th Ave W	407	981	\$431	2	1.75	9	\$ 425,000	\$ 423,000
655 Crockett St	B-106	978	\$419	2	1.75	2	\$ 449,900	\$ 410,000
418 W Crockett St	418	1,081	\$360	2	1.75	101	\$ 389,950	\$ 389,866
566 Prospect St	201	860	\$430	2	1.75	17	\$ 369,990	\$ 369,990
920 5th Ave N	10	1,070	\$345	2	1.5	27	\$ 369,900	\$ 369,900
2419 8th Ave N	202	1,210	\$304	2	2	14	\$ 368,000	\$ 368,000
812 5th Ave N	307	911	\$399	2	2	3	\$ 363,900	\$ 363,900
1758 Dexter Ave N	4	1,144	\$313	2	1	44	\$ 369,500	\$ 359,000
812 5th Ave N	207	911	\$392	2	1.75	3	\$ 358,900	\$ 357,500
323 Queen Anne Ave N	311-C	684	\$514	1	1	6	\$ 354,900	\$ 352,000
323 Queen Anne Ave N	317-D	692	\$505	1	1	6	\$ 349,900	\$ 349,900
521 5th Ave W	305	716	\$467	1	1	43	\$ 349,000	\$ 335,000
17 W Mercer St	104	815	\$404	1	1	4	\$ 314,950	\$ 330,000
2624 4th Ave N	103	1,096	\$287	2	1.75	25	\$ 325,000	\$ 315,000
912 3rd Ave W	503	895	\$342	2	1.5	37	\$ 299,999	\$ 306,500
720 Queen Anne Ave N*	402	675	\$451	1	0.75	9	\$ 300,000	\$ 305,000
2001 Westlake Ave N	33	900	\$332	2	1	39	\$ 299,500	\$ 299,500
769 Hayes St	501	757	\$391	2	1.75	17	\$ 295,000	\$ 296,000
326 Queen Anne Ave N*	503	623	\$465	1	1	5	\$ 289,000	\$ 289,900
1909 10th Ave W	303	667	\$428	1	1	4	\$ 289,500	\$ 285,500
1300 W Boston St	21	890	\$320	1	1	21	\$ 284,900	\$ 284,900
2048 13th Ave W	2	665	\$427	1	1	8	\$ 284,000	\$ 284,000
720 Queen Anne Ave N	208	643	\$438	1	1	9	\$ 284,950	\$ 282,000
120 1st Ave W	306	603	\$464	1	1	6	\$ 285,000	\$ 280,000
611 Highland Dr	304	844	\$325	1	1	5	\$ 274,950	\$ 275,000
3420 15th Ave W	301	622	\$425	1	1	45	\$ 264,950	\$ 264,950
3420 15th Ave W	308	627	\$422	1	1	45	\$ 264,950	\$ 264,950
810 Taylor Ave N	230	681	\$371	1	1	28	\$ 248,000	\$ 253,000
2048 13th Ave W	9	561	\$445	1	1	8	\$ 224,000	\$ 250,000
2530 15th Ave W	504	953	\$262	2	1.75	6	\$ 259,990	\$ 250,000
1300 W Boston St	15	837	\$295	1	1	21	\$ 240,000	\$ 247,000
1324 W Emerson St	305	791	\$309	1	1	26	\$ 235,000	\$ 245,000
810 Taylor Ave N	220	763	\$317	1	1	28	\$ 255,000	\$ 242,500
3216 14th Ave W	101	617	\$380	1	1	16	\$ 225,000	\$ 235,000
812 5th Ave N	408	559	\$416	0	1	3	\$ 232,900	\$ 232,900
524 6th Ave W	102	500	\$430	1	1	9	\$ 215,000	\$ 215,000
2215 14th Ave W*	3	594	\$345	1	1	26	\$ 204,950	\$ 204,950
519 W Roy St	313	531	\$355	0	1	76	\$ 189,000	\$ 189,000
2530 15th Ave W	508	499	\$326	0	1	6	\$ 164,950	\$ 162,950

Capitol Hill/Eastlake

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Capitol Hill / Eastlake Properties								
1223 Spring St	601	2,666	\$394	3	3	77	\$ 1,100,000	\$ 1,050,000
1301 Spring St	29-H	1,425	\$609	2	2	24	\$ 895,000	\$ 868,000
1505 11th Ave	201	1,366	\$367	1	1	93	\$ 499,950	\$ 501,500
954 E Broadway Ave	201	926	\$540	2	1.75	98	\$ 499,950	\$ 499,950
1420 Terry Ave	401	1,103	\$444	2	1.75	4	\$ 479,000	\$ 490,000
1305 E Republican St	5	1,047	\$463	2	1	78	\$ 485,000	\$ 485,000
954 E Broadway Ave	203	910	\$527	1	1.5	98	\$ 479,950	\$ 479,950
954 E Broadway Ave	204	919	\$522	2	1.75	98	\$ 479,950	\$ 479,950
1120 8th Ave	1401	1,060	\$396	2	1.75	36	\$ 429,000	\$ 419,500
75 E Lynn St	104	1,118	\$349	2	1.75	40	\$ 389,950	\$ 389,950
1301 Spring St	7-B	870	\$443	1	1.5	24	\$ 395,000	\$ 385,000
954 E Broadway Ave	202	762	\$505	1	1.5	98	\$ 379,950	\$ 384,950
1505 11th Ave	208	800	\$475	1	1	93	\$ 379,950	\$ 380,000
512 10th Ave E	2	1,200	\$316	2	2.25	23	\$ 362,500	\$ 379,000
1812 19th Ave E	216	825	\$450	1	1	2	\$ 360,000	\$ 371,000
1717 16th Ave	8	1,090	\$339	2	1.5	26	\$ 369,000	\$ 369,000
717 E Denny Way	3-B	1,107	\$332	2	2	4	\$ 374,000	\$ 368,000
2501 Canterbury Ln	217	1,006	\$349	2	2	39	\$ 355,000	\$ 351,000
1420 Terry Ave	1603	557	\$624	1	1	4	\$ 339,950	\$ 347,380
1126 14th Ave	B	1,120	\$306	2	1.5	5	\$ 362,500	\$ 343,000
233 14th Ave E	302	694	\$489	1	1	78	\$ 339,500	\$ 339,500
1410 E Pine St	325	735	\$455	1	1	0	\$ 338,900	\$ 334,500
506 E Howell St	E-507	805	\$400	2	1	14	\$ 294,950	\$ 322,000
2445 E Madison St	2445	1,016	\$310	2	1	26	\$ 299,000	\$ 315,000
1709 18th Ave	302	766	\$405	1	1	8	\$ 309,950	\$ 309,950
2020 Broadway Ave E	1	1,046	\$287	1	1	84	\$ 299,990	\$ 300,000
1410 E Pine St	109	663	\$452	1	1	0	\$ 299,900	\$ 299,900
322 Belmont Ave E	102	776	\$384	1	1	13	\$ 299,950	\$ 298,000
150 Melrose Ave E	304	1,023	\$288	2	1.5	28	\$ 295,000	\$ 295,000
1550 Eastlake Ave E	206	699	\$409	1	1	9	\$ 274,000	\$ 286,000
1926 Fairview Ave E	212	868	\$328	2	1	16	\$ 285,000	\$ 285,000
750 Belmont Ave E	4	717	\$393	1	1	77	\$ 275,000	\$ 282,000
1300 University St	3-A	627	\$423	1	1	26	\$ 260,000	\$ 265,000
1414 E Harrison St	D	800	\$325	1	1	99	\$ 259,900	\$ 260,000
1631 16th Ave	406	632	\$411	1	1	77	\$ 259,500	\$ 259,500
400 Boylston Ave E	205	542	\$454	1	1	75	\$ 245,000	\$ 246,000
211 Summit Ave E	N-409	639	\$379	1	1	22	\$ 237,500	\$ 242,500
505 E Denny Way	A-305	565	\$425	1	1	83	\$ 245,000	\$ 240,000
403 Terry Ave	1	722	\$325	2	1	99	\$ 249,950	\$ 235,000
300 10th Ave	B-202	612	\$379	1	1	16	\$ 233,924	\$ 232,000
511 E Roy St	108	703	\$327	1	1	26	\$ 229,950	\$ 230,000
1221 Minor Ave	411	614	\$373	1	1	46	\$ 236,000	\$ 229,000
1414 E Harrison St	B	800	\$286	1	1	99	\$ 229,000	\$ 229,000
506 E Howell St	E-109	521	\$432	1	1	14	\$ 200,000	\$ 225,000
1410 E Pine St	302	464	\$463	0	1	0	\$ 215,000	\$ 215,000
214 13th Ave E	B	700	\$307	1	1	87	\$ 210,000	\$ 215,000
1400 Hubbell Pl	411	545	\$367	1	1	49	\$ 220,000	\$ 200,000
300 10th Ave	B-110	541	\$360	1	1	16	\$ 194,990	\$ 194,950
1400 E Pine St	E-606	481	\$395	0	1	0	\$ 189,990	\$ 189,990
211 Summit Ave E	408	448	\$424	0	1	22	\$ 189,950	\$ 189,950
1400 Hubbell Pl	704	491	\$371	1	1	49	\$ 182,000	\$ 182,000
1400 Pine St	E-506	513	\$351	0	1	1	\$ 179,990	\$ 179,990
1323 Boren Ave	203	402	\$373	0	1	5	\$ 147,990	\$ 150,000
308 E Republican St	413	Co-Op		1	1	45	\$ 129,950	\$ 131,500

in the neighborhood



Simulated views of the proposed South Lake Union Streetcar

SLU Streetcar on Track for 2007

Streetcar to Connect South Lake Union Region to Downtown Core

The South Lake Union area is undergoing a major transformation into a vibrant urban center for living, working and socializing. To make this vision a reality, the South Lake Union Streetcar will provide accessible public transportation and connect South Lake Union to Downtown. The Mayor's South Lake Union Action Agenda is as follows:

South Lake Union Streetcar Goals

- Provide local transit service
- Connect people to jobs, housing, the new waterfront park, and Downtown Retail Core
- Connect to the regional transit system (light-rail and buses)
- Encourage economic development
- Help create vibrant, urban neighborhoods

South Lake Union Streetcar Route & Service

- 1.3 mile route (each way) connects South Lake Union, the new waterfront park, the Denny Triangle and the Downtown Retail Core/Westlake
- Connections to light rail, regional buses and monorail at Westlake
- Features modern streetcar vehicles that carry up to 140 passengers, are air-conditioned, and accessible to all
- 11 stops, every 2-3 blocks. Streetcar Arrival Time system will be installed at stops along the route to inform riders when the next Streetcar will arrive
- Ridership projected at 350,000 passengers in first year, growing to over one million/year as the area develops



Timeline

Construction begins Summer 2006
Streetcar operations begin Fall 2007

Sources & More Info

<http://www.seattle.gov/transportation/slustreetcar.htm>

**JAMES
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For a free, no-obligation property analysis
or consultation, contact James Stroupe direct
at 206.910.5000 or james@stroupe.com.

www.stroupe.com

featured building *(continued from cover)*



The Pomeroy Facts & Stats

Amenities

Controlled entry; secured parking; dual CAT-5 wiring; rooftop garden terrace; recycling station; luxurious finishes; concrete and steel construction

Next Month's Featured Building

The Austin A. Bell

Listing History, Past 12 Months

Total # of Units Listed 10 units

Total # of Unit Sales 6 units
(plus zero sold subject to inspection and 1 pending sale)

Currently Active on Market 1 unit
(as of 05/01/06)

Sales History, Past 12 Months

Average-Unit Orig. List Price \$556,833

Average-Unit Sale Price \$548,500
(for 6 sales)

List / Sold Price Ratio 98.5%

Average Market Time 76 Days

featured listing *(continued from back cover)*

Soaring Ceilings, Sound and City Views

2801 1st Avenue, #309

Property Stats

building	The Ellington
price	\$730,000
bedrooms	2
bathrooms	1.75
parking	1, secured
year built	2001
size	1282 SF (approx)
HOD	\$477.83 / month
taxes	\$4,397 / year (2005)



Unit Features

Sound and city views; dramatic ceiling height, Corian and granite countertops, quiet corner location; air conditioned; soaking tub; bamboo flooring; fireplace; private deck.

More info, stats and photos of this listing can be found online at www.stroupe.com/featured.

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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

Bright Belltown Corner Unit

2801 1st Avenue, #309

Enjoy this bright corner unit in Belltown's premier building, the Ellington. This modern open floorplan has soaring ceilings, city and sound views, bamboo flooring, a gourmet kitchen with Corian and granite countertops, air conditioning, private deck, tiled entry and kitchen, cozy fireplace, utility room, romantic master suite, soaking tub, walk-in closet, and an expansive art wall.

All this plus the amenities of the Ellington, just steps from the waterfront, Olympic Sculpture Park, world-class restaurants and fine shops and boutiques.

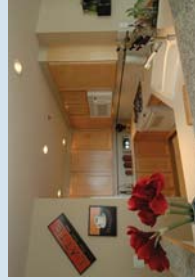
Featured Listing continued inside.
Please call for a private viewing.

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Return Service Requested

STROUPE'S Condo Scoop



May 2006 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.