

# STROUPE'S Condo Scoop



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



## featured building

### Pike Lofts

Dramatic industrial loft character.

Pike Lofts is made up of two strong, industrial buildings joined by a five-story glass hinge crowned by a rooftop trellis. Above the brick base of commercial spaces are five residential floors clad in hand-troweled stucco and adorned with bay windows and concrete decks. The roof deck features views of downtown Seattle, the Space Needle and Lake Union. Entering from the street is a sensory experience—curved forms, fabricated stone walls, subtle water sounds from the babbling brook, and light splashing on artwork.

#### Building Statistics

<b>Address</b>	303 East Pike Street
<b>Total # of Units</b>	61 <i>(including commercial)</i>
<b>Year Built</b>	1998
<b>Total Stories</b>	6

\*Information is from King County Tax Records

**Featured Building** stats continued inside.

## inside this issue

### Featured Building

Pike Lofts

### 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.

### Featured Listing

Rare opportunity in the prestigious Vine Building.



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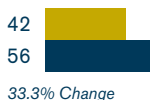
# Condo Comparison May 2004 / 2005

## Downtown Seattle

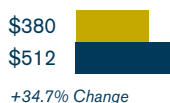
### Average Prices

2004		2005	
List	\$342,155	List	\$507,856†
Sold	\$336,717	Sold	\$484,778
	-1.6% Variance		-4.5% Variance

### Sold Listings



### Average \$ / SF

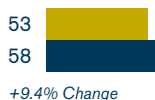


## Queen Anne

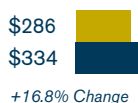
### Average Prices

2004		2005	
List	\$246,022	List	\$313,468
Sold	\$244,126	Sold	\$314,999
	-0.8% Variance		+0.5% Variance

### Sold Listings



### Average \$ / SF

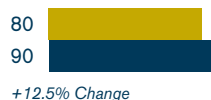


## Capitol Hill/Eastlake

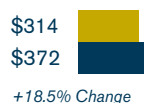
### Average Prices

2004		2005	
List	\$288,752	List	\$334,195
Sold	\$288,514	Sold	\$330,451
	-0.1% Variance		-1.1% Variance

### Sold Listings



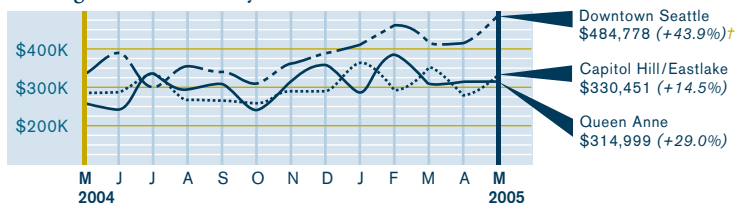
### Average \$ / SF



## Seattle Area Trends

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

### Average Sold Prices, May 2004 – 2005



† Spike in average price due to sale of a \$5.6M listing.



### James Stroupe

Associate Broker & Condo Specialist  
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**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



# Sold Listings May 2005

## Downtown Seattle

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Arbor Place Tower</b>								
121 Vine St	1403	1,065	\$418	2	1.75	16	\$ 445,000	\$ 445,000
121 Vine St*	702	661	\$436	1	1	16	\$ 295,000	\$ 288,000
<b>Avenue One</b>								
2721 1st Ave	1101	not avail	n/a	2	2	1	\$ 729,000	\$ 729,000
2721 1st Ave	1001	1,239	\$524	2	2	1	\$ 649,000	\$ 649,000
2721 1st Ave*	1207	1,120	\$554	2	2	1	\$ 621,000	\$ 621,000
2721 1st Ave	207	1,120	\$424	2	2	1	\$ 475,000	\$ 475,000
2721 1st Ave	607	1,120	\$424	2	2	1	\$ 475,000	\$ 475,000
2721 1st Ave	701	469	\$426	0	1	1	\$ 200,000	\$ 200,000
2721 1st Ave	201	469	\$390	0	1	1	\$ 178,000	\$ 183,000
2721 1st Ave	401	not avail	n/a	0	0	1	\$ 185,000	\$ 180,000
2721 1st Ave	102	436	\$401	0	1	1	\$ 175,000	\$ 175,000
2721 1st Ave	104	437	\$400	0	1	1	\$ 175,000	\$ 175,000
<b>Bellora</b>								
2716 Elliott Ave	1106	1,120	\$534	2	2	2	\$ 598,500	\$ 598,500
2716 Elliott Ave	1202	520	\$646	1	1	2	\$ 339,000	\$ 336,000
<b>Belltown Court</b>								
2415 2nd Ave	346	701	\$364	1	1	11	\$ 254,950	\$ 254,950
2415 2nd Ave	448	579	\$382	1	1	11	\$ 209,000	\$ 221,000
2414 1st Ave	703	575	\$353	1	1	11	\$ 198,990	\$ 202,990
<b>The Concord</b>								
2929 1st Ave	319	1,072	\$355	2	1	6	\$ 387,000	\$ 381,000
2929 1st Ave	512	733	\$477	1	1	6	\$ 354,900	\$ 350,000
<b>Continental Place</b>								
2125 1st Ave	903	820	\$535	1	1	24	\$ 439,000	\$ 439,000
2125 1st Ave	902	512	\$576	1	1	23	\$ 299,950	\$ 295,000
<b>Cristalla</b>								
2033 2nd Ave	602	1,583	\$395	2	2	0	\$ 625,000	\$ 625,000
2033 2nd Ave	810	881	\$422	1	1.5	0	\$ 359,990	\$ 371,733
2033 2nd Ave	701	762	\$467	1	1	0	\$ 344,990	\$ 356,150
<b>The Fix Building</b>								
1507 Western Ave*	302	709	\$346	0	1	95	\$ 239,500	\$ 245,500
1507 Western Ave	401	594	\$412	0	1	95	\$ 249,000	\$ 245,000
<b>Harbor Heights</b>								
2621 2nd Ave	1703	985	\$380	1	1.5	24	\$ 379,000	\$ 374,500
2621 2nd Ave	501	550	\$309	0	1	25	\$ 169,950	\$ 169,950
<b>The Montreaux</b>								
425 Vine St*	424	467	\$353	1	1	6	\$ 170,000	\$ 165,000
425 Vine St	423	346	\$384	0	1	7	\$ 128,950	\$ 132,950
<b>Royal Crest</b>								
2100 3rd Ave*	2103	976	\$338	2	1.75	31	\$ 349,500	\$ 329,500
2100 3rd Ave	1201	969	\$318	2	1.75	31	\$ 317,500	\$ 308,500
<b>Seattle Heights</b>								
2600 2nd Ave	902	737	\$570	1	1	14	\$ 419,950	\$ 419,950
2600 2nd Ave	523	435	\$416	0	1	12	\$ 180,000	\$ 181,000
2600 2nd Ave	417	435	\$414	0	1	12	\$ 179,950	\$ 180,000

\* 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 May 4, 2005. May "sold" listing information which did not post by May 4 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 *(continued)*

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>The Vine Building</b>								
2607 Western Ave	801	1,222	\$572	2	1.75	3	\$ 709,000	\$ 699,000
2607 Western Ave	451	975	\$415	2	1.75	3	\$ 405,000	\$ 405,000
2607 Western Ave	558	714	\$427	1	1	3	\$ 314,950	\$ 305,000
2607 Western Ave	313	637	\$431	1	1	3	\$ 289,500	\$ 274,500
<b>Watermark Tower</b>								
1107 1st Ave	902	1,053	\$491	2	1.75	22	\$ 517,500	\$ 517,500
1107 1st Ave	601	781	\$416	1	1	22	\$ 330,000	\$ 325,000
<b>Other Properties</b>								
2821 2nd Ave	2301	5,732	\$977	3	5	23	\$ 6,500,000	\$ 5,600,000
2000 1st Ave	1802	1,909	\$888	3	2.5	10	\$ 1,795,000	\$ 1,696,000
80 Vine St	401	2,000	\$496	1	1.75	11	\$ 1,195,000	\$ 992,500
1900 Alaskan Way	116	1,365	\$498	2	1.75	8	\$ 699,000	\$ 680,000
2021 1st Ave	C2	1,581	\$357	2	2	23	\$ 575,000	\$ 565,000
2801 1st Ave*	301	1,390	\$350	2	2.75	5	\$ 479,000	\$ 486,000
75 S Main St	303	844	\$498	1	1.75	105	\$ 429,000	\$ 420,000
81 Vine St	200	974	\$426	1	0.75	91	\$ 415,000	\$ 415,000
1425 Western Ave	307	861	\$429	2	1.75	23	\$ 369,000	\$ 369,000
80 S Jackson	303	975	\$368	1	0.75	105	\$ 369,000	\$ 359,000
2030 Western Ave	405	761	\$401	1	1	16	\$ 299,950	\$ 304,950
2324 1st Ave	208	660	\$395	1	1	6	\$ 268,500	\$ 261,000
1415 2nd Ave	1703	507	\$493	1	1	14	\$ 249,950	\$ 249,950
2201 3rd Ave	1005	567	\$416	1	1	26	\$ 225,000	\$ 236,000
66 Bell St	101	560	\$373	1	1	91	\$ 209,000	\$ 209,000

## Queen Anne

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Queen Anne Properties</b>								
1414 1st Ave W*	502	2,267	\$408	3	2.5	2	\$ 925,000	\$ 925,000
415 W Mercer St	1101	3,002	\$287	2	1.75	36	\$ 775,000	\$ 860,500
1825 10th Ave W	A	1,590	\$396	3	2.5	4	\$ 649,000	\$ 629,000
511 Ward St	1	1,955	\$317	3	2.75	8	\$ 619,000	\$ 619,000
100 W Highland Dr*	102	1,419	\$426	2	1.75	84	\$ 609,000	\$ 605,000
1008 6th Ave N	302	1,354	\$428	2	2.25	5	\$ 575,000	\$ 580,000
1001 2nd Ave W	201	1,317	\$342	2	1.75	30	\$ 410,000	\$ 450,000
133 Queen Anne Ave N	601	854	\$509	2	1	4	\$ 449,000	\$ 435,000
530 4th Ave W	309	1,113	\$391	2	1.75	2	\$ 434,950	\$ 434,950
522 W Mercer	403	1,159	\$341	2	1.75	18	\$ 394,900	\$ 394,900
655 Crockett St	A501	794	\$491	1	1	1	\$ 392,990	\$ 389,990
530 4th Ave W	508	707	\$540	1	1	2	\$ 389,000	\$ 382,000
326 Queen Anne Ave N	601	877	\$416	2	2	4	\$ 365,000	\$ 365,000
619 5th Ave W	501	1,163	\$314	2	1.75	15	\$ 365,000	\$ 365,000
326 Queen Anne Ave N	305	1,078	\$327	2	2	4	\$ 369,900	\$ 353,000
500 W Roy St	309	1,031	\$339	2	2	23	\$ 350,000	\$ 350,000
2221 Gilman Dr W	301	1,328	\$264	2	2	28	\$ 349,950	\$ 349,950
507 W Mercer St	601	955	\$359	1	1.75	42	\$ 349,000	\$ 343,000
701 Galer St	608	1,351	\$252	2	2.5	13	\$ 339,950	\$ 339,950
115 W Galer St	301	919	\$358	2	1.5	14	\$ 329,000	\$ 329,000
2530 15th Ave W	602	1,304	\$251	2	2	4	\$ 339,000	\$ 327,500
1401 5th Ave W	103	1,120	\$290	1	1	109	\$ 335,000	\$ 325,000
900 Aurora Ave N	S-202	1,063	\$301	2	2	6	\$ 319,950	\$ 319,950
17 W Mercer St	204	819	\$389	1	1	2	\$ 315,000	\$ 318,500
526 1st Ave S	318	1,113	\$279	2	1	96	\$ 319,950	\$ 310,000
521 5th Ave W	304	716	\$419	1	1	42	\$ 299,950	\$ 299,950
1965 12 Ave W	401	1,052	\$280	2	1.75	29	\$ 305,000	\$ 295,000

## Queen Anne (continued)

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
701 Galer St	202	844	\$349	2	1.75	13	\$ 294,700	\$ 294,700
1011 5th Ave N	304	798	\$355	1	1	20	\$ 289,000	\$ 283,000
18 Dravus St*	102	1,084	\$259	2	1.75	6	\$ 270,000	\$ 281,000
655 Crockett St	A505	644	\$432	1	1	1	\$ 272,990	\$ 278,000
1300 W Boston St	36	1,038	\$255	2	1	20	\$ 259,950	\$ 265,000
1504 Aurora Ave N	212	981	\$264	2	1.75	14	\$ 259,000	\$ 259,000
1965 12th Ave W	102	998	\$242	1	1	29	\$ 222,950	\$ 241,500
919 2nd Ave W	501	Co-Op	n/a	2	1	45	\$ 235,000	\$ 240,000
2253 Gilman Dr W	202	1,045	\$226	2	1.75	25	\$ 232,500	\$ 236,500
1250 Taylor Ave N	104	882	\$266	1	1	27	\$ 214,950	\$ 235,000
500 Aloha St	101	560	\$411	1	1	13	\$ 230,000	\$ 230,000
120 1st Ave W	402	466	\$492	1	1	5	\$ 224,500	\$ 229,500
133 Queen Anne Ave N	605	531	\$427	0	1	4	\$ 232,000	\$ 227,000
1401 5th Ave W	304	595	\$370	0	1	109	\$ 223,000	\$ 220,000
1312 6th Ave N	11	465	\$471	1	1	19	\$ 219,950	\$ 219,000
965 W Nickerson	23	993	\$218	1	1	21	\$ 219,500	\$ 216,750
507 W Mercer St	704	728	\$295	1	1	42	\$ 220,000	\$ 215,000
769 Hayes St	302	769	\$270	2	2	16	\$ 205,000	\$ 208,000
1800 Taylor Ave N	201	574	\$323	1	1	57	\$ 175,000	\$ 185,500
7 Harrison St	38	650	\$278	1	1	97	\$ 179,000	\$ 180,500
1300 W Boston St	23	653	\$274	1	1	20	\$ 179,000	\$ 179,000
174 Florentia St	302	573	\$312	1	1	27	\$ 179,000	\$ 179,000
507 W Mercer St	203	551	\$319	1	1	42	\$ 170,000	\$ 176,000
1015 W Nickerson St	333	674	\$260	1	1	40	\$ 179,900	\$ 175,000
123 Queen Anne Ave N	603	420	\$410	0	1	5	\$ 172,000	\$ 172,000
120 1st Ave W	303	400	\$430	0	1	5	\$ 171,950	\$ 171,950
1312 6th Ave N	6	465	\$368	1	1	19	\$ 174,950	\$ 171,000
2450 Dexter Ave N	102	640	\$266	1	1	58	\$ 169,950	\$ 170,000
2530 15th Ave W	509	567	\$277	1	1	5	\$ 156,900	\$ 156,900
2530 15th Ave W	306	635	\$244	1	1	5	\$ 155,000	\$ 155,000
22 John St	27	Co-Op	n/a	1	1	97	\$ 119,000	\$ 123,000

## Capitol Hill/Eastlake

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Capitol Hill/ Eastlake Properties</b>								
2414 43rd Ave E	A-2	1,756	\$706	2	1.75	5	\$1,350,000	\$1,240,000
730 Belmont Pl E		2,427	\$342	2	2.5	14	\$ 875,000	\$ 830,000
1620 43rd Ave E	5C	1,652	\$454	2	1.75	36	\$ 760,000	\$ 750,000
2920 Eastlake Ave E	407	1,781	\$392	2	2.5	1	\$ 699,000	\$ 699,000
1420 Terry Ave	2503	1,310	\$512	2	2	2	\$ 670,950	\$ 670,950
1420 Terry Ave	2303	1,310	\$469	2	2	2	\$ 640,950	\$ 615,000
700 E Denny Way	PH5	1,415	\$424	2	2	5	\$ 599,990	\$ 599,990
2920 Eastlake Ave E	302	1,430	\$419	1	1.75	1	\$ 599,000	\$ 599,000
601 Belmont Ave E	A-10	1,303	\$426	2	1.75	35	\$ 575,000	\$ 555,000
1420 Terry Ave	1601	1,104	\$498	2	2	3	\$ 559,950	\$ 550,000
2502 Canterbury Ln E	211	1,131	\$473	2	2	38	\$ 539,950	\$ 535,000
1101 Seneca St	1702	1,746	\$298	3	1.75	24	\$ 539,950	\$ 520,000
1301 Spring St	10A	1,185	\$435	2	1.75	23	\$ 529,900	\$ 515,000
921 11th Ave E	6	1,360	\$379	2	1	83	\$ 515,000	\$ 515,000
1600 43rd Ave E	308	1,180	\$417	2	1.5	46	\$ 549,000	\$ 492,000
700 E Denny Way	503	1,265	\$387	3	2	5	\$ 489,990	\$ 489,990
420 Melrose Ave E	902	1,638	\$296	2	2.5	13	\$ 484,950	\$ 484,950
103 Bellevue Ave E	605	1,142	\$420	2	2	1	\$ 499,950	\$ 480,000
317 Lakeside Ave S	7	not avail	n/a	1	1	99	\$ 449,000	\$ 438,000
103 Bellevue Ave E*	602	1,003	\$399	2	2	1	\$ 399,950	\$ 399,950

# STROUPE'S Condo Scoop

## Capitol Hill/Eastlake *(continued)*

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
103 Bellevue Ave E	603	1,008	\$388	2	2	1	\$ 399,950	\$ 391,450
3100 Fairview Ave E	309	1,186	\$325	2	1.75	14	\$ 364,950	\$ 385,000
1111 10th Ave E	33	1,000	\$380	2	1.75	19	\$ 399,950	\$ 380,000
3217 Eastlake Ave E	406	1,106	\$335	2	1.75	2	\$ 389,900	\$ 370,000
1301 Spring St	14-B	865	\$405	1	1.5	23	\$ 350,000	\$ 350,000
214 16th Ave E	302	1,020	\$343	2	1	77	\$ 349,950	\$ 350,000
214 16th Ave E	201	1,023	\$332	2	1	77	\$ 339,950	\$ 340,000
1210 Lakeview Blvd E	201	887	\$382	2	1	20	\$ 339,000	\$ 339,000
1700 Bellevue Ave	501	822	\$407	2	1	16	\$ 334,900	\$ 334,900
2502 Canterbury Ln E	314	1,006	\$323	2	1.75	38	\$ 339,950	\$ 325,000
1740 Melrose Ave*	706	1,205	\$270	2	2	42	\$ 334,950	\$ 325,000
1420 Terry Ave	904	752	\$424	1	1	3	\$ 319,000	\$ 319,000
1420 Terry Ave	1503	615	\$504	1	1	3	\$ 310,000	\$ 310,000
700 E Denny Way	202	not avail	n/a	2	2	5	\$ 309,990	\$ 310,000
214 16th Ave E	101	1,020	\$304	2	1	77	\$ 309,950	\$ 309,950
1700 Bellevue Ave*	401	822	\$377	2	1	16	\$ 309,900	\$ 309,900
2035 Eastlake Ave E	302	782	\$395	1	1	3	\$ 309,950	\$ 308,950
1709 18th Ave*	301	945	\$324	2	1.75	7	\$ 285,000	\$ 306,500
1700 Bellevue Ave	301	822	\$366	2	1	20	\$ 299,900	\$ 300,900
300 10th Ave	B403	990	\$303	2	2	15	\$ 299,990	\$ 299,990
2920 Eastlake Ave E	205	653	\$452	0	1	1	\$ 295,000	\$ 295,000
1700 Bellevue Ave	503	not avail	n/a	1	1	16	\$ 274,900	\$ 293,400
1700 Bellevue Ave	504	553	\$524	1	1	16	\$ 289,900	\$ 289,900
1700 Bellevue Ave	402	not avail	n/a	1	1	16	\$ 289,900	\$ 289,900
2301 Fairview Ave E	204	715	\$399	1	1	37	\$ 295,000	\$ 285,000
1700 Bellevue Ave*	502	722	\$394	1	1	16	\$ 299,900	\$ 284,500
1800 Boylston Ave	104	962	\$291	2	1	20	\$ 278,500	\$ 280,000
1700 Bellevue Ave	403	616	\$454	1	1	16	\$ 284,900	\$ 279,900
1800 43rd Ave E	302	625	\$440	1	1	41	\$ 280,000	\$ 275,000
706 16th Ave	302	928	\$296	2	2	4	\$ 275,000	\$ 275,000
1700 Bellevue Ave	505	not avail	n/a	1	1	16	\$ 274,900	\$ 274,900
1700 Bellevue Ave	201	not avail	n/a	1	1	16	\$ 264,900	\$ 264,900
921 11th Ave E	1	581	\$448	0	1	83	\$ 260,000	\$ 260,000
415 Summit Ave E	4	834	\$307	2	1	4	\$ 237,000	\$ 256,000
1515 E Yesler Way	403	1,133	\$225	2	1.5	3	\$ 259,950	\$ 255,000
1700 Bellevue Ave	305	553	\$461	1	1	16	\$ 254,900	\$ 254,900
2040 43rd Ave E*	311	553	\$452	1	1	44	\$ 249,950	\$ 250,000
1515 E Yesler Way	402	1,058	\$236	2	1.5	3	\$ 249,950	\$ 249,950
530 Melrose Ave E	101	710	\$351	2	1.75	14	\$ 249,500	\$ 249,500
1000 Bellevue Pl E	5	599	\$413	1	1	20	\$ 239,950	\$ 247,350
601 Belmont Ave E	E 5	806	\$305	1	1	35	\$ 244,900	\$ 245,900
506 E Howell St*	E312	795	\$308	2	2	13	\$ 249,000	\$ 245,000
1700 Bellevue Ave	205	553	\$442	1	1	16	\$ 239,900	\$ 244,400
1100 17th Ave	303	Co-Op	n/a	1	1	76	\$ 225,000	\$ 242,500
1605 E Olive St	310	850	\$282	2	1	79	\$ 240,000	\$ 240,000

*Continued on next page.*

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

**JAMES  
STROUPE**

move into the current

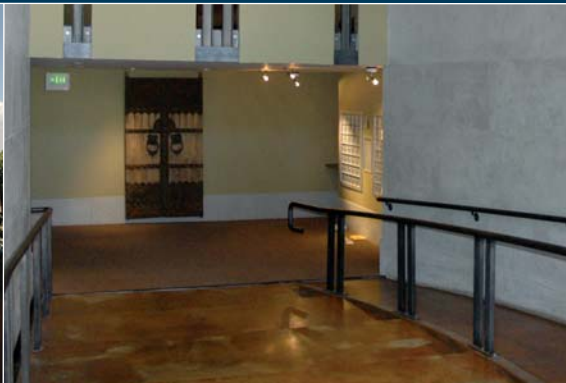
[www.stroupe.com](http://www.stroupe.com)

## sold listings *(continued from inside)*

### Capitol Hill/Eastlake *(continued)*

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
2328 10th Ave E	A	641	\$362	1	1	77	\$ 219,950	\$ 232,000
2524 Boyer Ave E	216	724	\$318	2	1	47	\$ 235,000	\$ 230,000
103 Bellevue Ave E*	205	609	\$378	1	1	1	\$ 229,950	\$ 229,950
150 Melrose Ave E	104	1,017	\$226	2	1.5	27	\$ 230,000	\$ 229,500
1111 15th Ave	2	607	\$371	1	1	22	\$ 214,950	\$ 225,000
300 10th Ave*	B409	600	\$367	1	1	15	\$ 219,990	\$ 219,990
1101 E Terrace St	404	603	\$357	1	1	4	\$ 215,000	\$ 215,000
756 Broadway Ave E*	401	Co-Op	n/a	1	1	76	\$ 204,900	\$ 205,000
1916 E Fir St		860	\$233	2	1	25	\$ 199,950	\$ 199,950
1732 15th Ave	14	850	\$231	1	.75	96	\$ 187,000	\$ 196,000
1515 E Yesler Way	308	793	\$240	1	1	3	\$ 194,950	\$ 190,000
1400 Hubbell Pl*	508	574	\$315	1	1	48	\$ 175,000	\$ 180,700
720 Lakeside Ave S	202	525	\$343	1	1	48	\$ 184,500	\$ 180,000
530 Melrose Ave E	705	576	\$309	1	1	14	\$ 178,000	\$ 178,000
511 E Roy	312	458	\$345	0	1	25	\$ 157,900	\$ 157,900
103 Bellevue Ave E*	406	426	\$366	0	1	1	\$ 159,950	\$ 156,000
103 Bellevue Ave E*	503	425	\$364	0	1	1	\$ 154,950	\$ 154,900
300 10th Ave*	B211	484	\$319	1	1	15	\$ 149,990	\$ 154,590
1400 Hubbell Pl	608	574	\$267	1	1	48	\$ 153,500	\$ 153,000
103 Bellevue Ave E	403	425	\$353	0	1	1	\$ 149,950	\$ 149,950
103 Bellevue Ave E*	203	417	\$335	0	1	1	\$ 139,950	\$ 139,900
321 Boylston Ave E	301	478	\$282	0	1	80	\$ 139,950	\$ 135,000
756 Broadway Ave E	404	480	\$273	0	1	76	\$ 129,950	\$ 131,000
1400 Hubbell Pl*	1314	425	\$271	0	1	48	\$ 115,000	\$ 115,000
1614 Summit Ave	103	not avail	n/a	0	1	15	\$ 109,950	\$ 109,950

## featured building *(continued from cover)*



### Pike Lofts Facts & Stats

#### Amenities

View inspired trellis rooftop deck; controlled building access; landscaped deck area to south of building at grade; secured garage; great location; high standard of materials; and dramatic lobby with running water.

#### Next Month's Featured Building

Uptown

#### Listing History, Past 12 Months

**Total # of Units Listed** 11 units

**Total # of Unit Sales** 9 units

*(plus zero sold subject to inspection and zero pending sales)*

**Currently Active on Market** 1 unit

*(as of 6/1/05)*

#### Sales History, Past 12 Months

**Average-Unit Orig. List Price** \$286,089

**Average-Unit Sale Price** \$284,774

*(for 9 sales)*

**List / Sold Price Ratio** 99.5%

**Average Market Time** 45 Days

## featured listing

### Lovely Belltown Studio.

**2607 Western Avenue, #359**

Enjoy living in one of Seattle's finest buildings. The Vine is right in the heart of Belltown. This light-filled studio features an elegant kitchen with granite eating bar and gas cooking; dining alcove; living room with gas burning fireplace; and a nice deck. The Vine features amenities, services, and security that are top notch. It has a great location in-between the Waterfront, 1st Avenue, Pike Place Market, and the soon to be Seattle Outdoor Art Sculpture Park.

#### Property Stats

price	\$219,500
bedrooms	Studio
bathrooms	1
parking	1, secured
year built	2002
size	431 (approx)
HOD	\$153 / month
taxes	\$1,436 / year

Please call for a private viewing.

# JAMES STROUPE

Associate Broker & Condo Specialist

tel 206.910.5000

james@stroupe.com



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

# JAMES STROUPE

Windermere Real Estate / Wall Street, Inc.

James Stroupe, Associate Broker  
PO Box 19385  
Seattle, WA 98109

Return Service Requested

# STROUPE'S Condo Scoop

## May 2005 Condominium Sales Statistics

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