

STROUPE'S Condo Scoop



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



featured building

Market Court

Playful Style. Right at the Market.

Perfectly located at the Pike Place Market, Market Court is a highly desirable condominium. Step right out your front door to explore the market, or relax in the "secret gardens" center courtyard with tranquil areas to slow down and ponder.

Many units feature generous terraces, decks, and marvelous views as well as flowing floor plans and tall ceilings. The esteemed Seattle Athletic Club is downstairs, and the market is yours to discover.

Building Statistics

Address	2030 Western Avenue
Total # of Units	69 <i>(including commercial)</i>
Year Built	1989
Total Stories	7

*Information is from King County Tax Records

Featured Building stats continued inside.

inside this issue

Featured Building

Market Court

Sold Listings Last Month

Downtown Seattle, Queen Anne & Capitol Hill/Eastlake

October Condo Stats

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

Featured Listing

Spectacular Urban City Views.



JAMES STROUPE

Associate Broker & Condo Specialist

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tel 206.910.5000
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Windermere

move into the current

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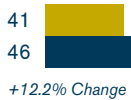
Condo Comparison October 2004 / 2005

Downtown Seattle

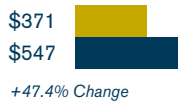
Average Prices

2004		2005	
List	\$308,823	List	\$464,518
Sold	\$304,572	Sold	\$459,021
-1.4% Variance		-1.2% Variance	

Sold Listings



Average \$ / SF



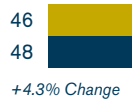
■ 2004 ■ 2005

Queen Anne

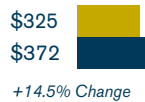
Average Prices

2004		2005	
List	\$308,879	List	\$391,706
Sold	\$307,366	Sold	\$391,192
-0.5% Variance		-0.1% Variance	

Sold Listings



Average \$ / SF



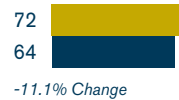
■ 2004 ■ 2005

Capitol Hill/Eastlake

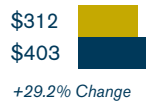
Average Prices

2004		2005	
List	\$265,449	List	\$390,322
Sold	\$261,814	Sold	\$388,348
-1.4% Variance		-0.5% Variance	

Sold Listings



Average \$ / SF

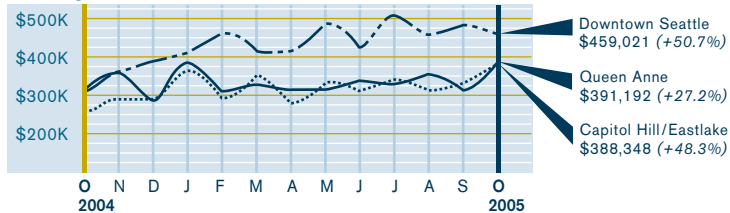


■ 2004 ■ 2005

Seattle Area Trends

- Downtown Seattle
- Queen Anne
- Capitol Hill/Eastlake

Average Sold Prices, October 2004 – 2005



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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 October 2005

Downtown Seattle

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Avenue One								
2721 1st Ave	202	1,330	\$402	2	2	1	\$ 529,000	\$ 535,000
2721 1st Ave	601	469	\$485	0	1	1	\$ 224,500	\$ 227,500
Bellora								
2716 Elliott Ave	903	516	\$533	0	1	2	\$ 289,000	\$ 275,000
2716 Elliot Ave	304	516	\$512	0	1	2	\$ 255,000	\$ 264,000
Belltown Court								
2414 1st Ave*	517	916	\$410	2	1.75	11	\$ 359,500	\$ 376,000
2415 2nd Ave	330	701	\$406	1	1	11	\$ 284,950	\$ 284,500
2415 2nd Ave	532	627	\$416	1	1	11	\$ 249,950	\$ 261,000
2415 2nd Ave	438	531	\$452	1	1	11	\$ 235,000	\$ 240,000
The Concord								
2929 1st Ave	1003	1,072	\$576	2	1.75	5	\$ 639,950	\$ 617,500
2929 1st Ave	1117	801	\$574	1	1	5	\$ 465,000	\$ 460,000
2929 1st Ave*	414	751	\$499	1	1	5	\$ 375,000	\$ 375,000
2929 1st Ave	1015	386	\$589	0	1	5	\$ 227,950	\$ 227,500
Cristalla								
2033 2nd Ave	PH1	2,431	\$1,481	2	2	0	\$ 3,640,000	\$ 3,600,000
2033 2nd Ave	2001	762	\$730	1	1	0	\$ 499,990	\$ 556,500
2033 2nd Ave	1805	603	\$716	1	1	0	\$ 429,000	\$ 432,000
2033 2nd Ave	1205	423	\$697	0	1	0	\$ 295,000	\$ 295,000
The Ellington								
2801 1st Ave	408	702	\$470	1	1	4	\$ 335,000	\$ 330,000
2801 1st Ave	403	608	\$477	1	1	4	\$ 285,000	\$ 290,000
2801 1st Ave	505	447	\$470	0	1	4	\$ 195,000	\$ 210,000
2801 1st Ave	515	447	\$447	0	1	4	\$ 194,950	\$ 200,000
2801 1st Ave	705	447	\$425	0	1	4	\$ 179,950	\$ 190,000
The Klee								
2717 Western Ave	PH-08	2,262	\$531	2	2	4	\$ 1,275,000	\$ 1,200,000
2717 Western Ave	530	914	\$443	2	1.75	4	\$ 410,000	\$ 405,000
Montreux								
425 Vine	316	666	\$436	2	1.75	6	\$ 285,000	\$ 290,500
425 Vine	501	365	\$452	0	1	6	\$ 159,888	\$ 165,000
The Pomeroy								
2319 1st Ave	707	1,324	\$542	2	2	5	\$ 739,000	\$ 718,000
2319 1st Ave	206	1,146	\$510	2	2	5	\$ 599,000	\$ 585,000
Seattle Heights								
2600 2nd Ave	1908	637	\$573	1	1	12	\$ 379,900	\$ 365,000
2600 2nd Ave*	220	525	\$352	0	1	12	\$ 189,950	\$ 185,000
The Vine								
2607 Western Ave	1005	1,494	\$676	2	1.75	3	\$ 1,100,000	\$ 1,010,000
2607 Western Ave	301	1,212	\$469	2	1.75	3	\$ 579,000	\$ 569,000
2607 Western Ave*	503	941	\$430	1	1.5	3	\$ 409,900	\$ 405,000
2607 Western Ave	805	694	\$540	1	1	3	\$ 375,000	\$ 375,000
Waterfront Landings								
1900 Alaskan Way	414	1,155	\$455	2	1.75	7	\$ 524,000	\$ 525,000
2000 Alaskan Way	146	727	\$424	1	1	7	\$ 319,000	\$ 308,000

* Properties closed in September that did not post until October. ** Sold as a "shell". Not included in statistics.
 All October "sold" data provided by NWMLS or King County tax records as of November 5, 2005. October "sold" listing information which did not post by November 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 *(continued)*

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Other Properties								
2021 1st Ave	G-10	1,725	\$551	3	2	23	\$ 975,000	\$ 950,000
715 2nd Ave* **	1505	2,656	\$343	0	0	5	\$ 1,000,000	\$ 910,000
2000 1st Ave*	802	976	\$497	1	1.75	11	\$ 500,000	\$ 485,000
210 3rd Ave S	4B	1,249	\$380	1	1	101	\$ 479,000	\$ 475,000
1101 Seneca St	1003	1,274	\$361	3	1.75	24	\$ 475,000	\$ 460,000
1107 1st Ave	806	712	\$537	1	1	22	\$ 382,000	\$ 382,000
1519 3rd Ave	602	851	\$382	1	1	92	\$ 349,000	\$ 325,000
2201 3rd Ave	1301	502	\$510	0	1	26	\$ 256,000	\$ 256,000
2100 3rd Ave	901	772	\$323	1	1	32	\$ 249,000	\$ 249,000
1415 2nd Ave	705	602	\$395	1	1	14	\$ 245,000	\$ 238,000
516 E Thomas St	102	653	\$325	1	1	88	\$ 210,000	\$ 212,000
3028 Western Ave	113	590	\$322	1	1	14	\$ 179,000	\$ 190,000

Queen Anne

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Queen Anne Properties								
200 W Comstock St	502	2,140	\$631	2	2.5	0	\$1,350,000	\$1,350,000
306 Ward St		2,900	\$388	3	3.5	80	\$1,199,950	\$1,125,000
1324 4th Ave W*	7	1,752	\$385	3	1.75	112	\$ 685,900	\$ 675,000
424 Queen Anne Ave N	301	1,318	\$486	1	1	2	\$ 635,000	\$ 640,000
323 Queen Anne Ave N	601	not avail	n/a	2	2	5	\$ 534,900	\$ 556,000
620 W Mercer Pl	3C	1,486	\$358	3	2	27	\$ 548,000	\$ 532,000
620 W Mercer Pl	1B	1,453	\$361	2	2	27	\$ 495,000	\$ 525,000
611 Highland Dr	502	1,648	\$306	2	2	5	\$ 519,000	\$ 505,000
326 Queen Anne Ave N	605	1,078	\$458	2	2	4	\$ 486,000	\$ 494,000
100 W Highland Dr	423	1,173	\$418	1	1	84	\$ 499,000	\$ 490,000
2040 Waverly Pl N	101	1,448	\$335	2	2	15	\$ 499,950	\$ 485,000
2829 Prosch Ave W		1,910	\$239	3	2.5	10	\$ 449,000	\$ 456,500
12 Ward St*	A302	820	\$549	2	1.75	15	\$ 459,900	\$ 450,000
521 5th Ave W	905	888	\$479	1	1	42	\$ 399,950	\$ 425,000
801 2nd Ave N	201	1,057	\$401	2	1.75	11	\$ 424,900	\$ 424,000
801 2nd Ave N	202	1,057	\$390	1	1.75	11	\$ 385,000	\$ 412,000
1605 5th Ave N	302	1,275	\$318	2	1.75	35	\$ 398,000	\$ 405,000
410 W Roy St	308	1,076	\$370	2	1.75	23	\$ 393,000	\$ 398,000
1605 5th Ave N	503	1,275	\$301	2	1.75	35	\$ 420,000	\$ 383,309
123 Queen Anne Ave N	212	922	\$414	2	2	5	\$ 374,950	\$ 382,000
326 Queen Anne Ave N	201	877	\$433	2	2	4	\$ 365,000	\$ 380,000
566 Prospect St	401	881	\$422	2	1.75	16	\$ 372,200	\$ 372,200
900 Aurora Ave N	404	1,139	\$312	2	2	6	\$ 354,950	\$ 355,000
1401 Fifth Ave W	409	725	\$481	1	1.5	85	\$ 354,000	\$ 349,000
2572 14th Ave W	402	1,218	\$285	2	2	21	\$ 349,900	\$ 347,000
1400 Taylor Ave N	202	1,023	\$336	2	1.75	21	\$ 349,000	\$ 344,000
900 Aurora Ave N	204	1,139	\$299	2	2	6	\$ 341,000	\$ 341,000
619 5th Ave W	301	1,152	\$296	2	1.75	15	\$ 339,000	\$ 341,000
550 Aloha St	304	979	\$347	2	2	24	\$ 340,000	\$ 340,000
1214 Taylor Ave N	201	1,161	\$280	3	1.5	39	\$ 325,000	\$ 325,000
655 Crockett St	B302	728	\$422	1	1	1	\$ 299,990	\$ 307,000
3636 14th Ave W	102	1,215	\$246	2	2	19	\$ 299,000	\$ 299,000
330 W Olympic Pl	105	634	\$465	1	1	48	\$ 299,000	\$ 295,000
323 Queen Anne Ave N	610	not avail	n/a	1	1	5	\$ 269,900	\$ 272,900
133 Queen Anne Ave N	203	635	\$417	1	1	4	\$ 265,000	\$ 265,000

Queen Anne *(continued)*

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
323 Queen Anne Ave N	600	not avail	n/a	1	1	5	\$ 259,900	\$ 259,900
611 Highland Dr	303	688	\$374	1	1	4	\$ 265,000	\$ 257,500
701 1st Ave N	310	623	\$409	1	1	5	\$ 249,900	\$ 255,000
1017 W Nickerson St	21	977	\$256	2	1	40	\$ 249,950	\$ 249,950
500 W Olympic Pl	101	1,000	\$245	2	1.5	43	\$ 250,000	\$ 245,000
2244 13th Ave W	308	586	\$356	1	1	15	\$ 210,000	\$ 208,500
530 W Olympic Pl	210	652	\$310	1	1	56	\$ 195,000	\$ 202,000
123 Queen Anne Ave N	509	392	\$472	0	1	5	\$ 178,000	\$ 185,000
519 W Roy St	106	358	\$500	0	1	75	\$ 179,000	\$ 179,151
1312 6th Ave N	1	434	\$412	1	1	19	\$ 175,000	\$ 179,000
29 Etruria St	B306	630	\$278	1	1	20	\$ 174,900	\$ 175,400
524 6th Ave W*	107	500	\$340	1	1	8	\$ 169,950	\$ 169,950
2244 13th Ave W	311	546	\$302	1	1	15	\$ 164,950	\$ 164,950

Capitol Hill/Eastlake

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Capitol Hill / Eastlake Properties								
1223 Spring St	1200	3,717	\$726	3	4	76	\$2,700,000	\$2,700,000
80 E Roanoke	5	2,880	\$391	2	2.75	3	\$1,234,500	\$1,125,000
1420 Terry Ave	2301	1,666	\$630	3	2.75	3	\$1,100,000	\$1,050,000
1300 University St	11-D	2,540	\$352	4	2.5	25	\$ 895,000	\$ 895,000
1420 Terry Ave	2202	1,310	\$539	2	2	3	\$ 725,000	\$ 705,550
2920 Eastlake Ave E	404	1,673	\$388	2	2.5	1	\$ 649,000	\$ 649,000
1117 E Denny Way	A	1,829	\$325	1	1.75	2	\$ 595,000	\$ 595,000
1000 Union St	PH-A	1,386	\$415	2	1.75	40	\$ 575,000	\$ 575,000
1101 Seneca St	1801	1,164	\$455	2	1.75	24	\$ 548,000	\$ 530,000
921 11th Ave E	6	1,360	\$383	2	1	83	\$ 515,000	\$ 521,000
1516 E Republican St	5	1,399	\$368	3	1.5	76	\$ 525,000	\$ 515,000
1017 Minor Ave	704	1,411	\$360	3	2	75	\$ 529,000	\$ 507,500
1029 Belmont Ave E	PH 6	1,162	\$396	2	2	5	\$ 499,000	\$ 460,000
1101 Seneca St	1003	1,274	\$361	3	1.75	24	\$ 475,000	\$ 460,000
1711 E Republican St	7	1,410	\$326	3	1.75	92	\$ 460,000	\$ 460,000
2012 Eastlake Ave E	303	974	\$472	2	2	19	\$ 475,000	\$ 459,500
200 17th Ave E	406	1,000	\$437	2	1	76	\$ 464,900	\$ 436,500
1812 19th Ave	305	750	\$500	1	1.75	2	\$ 375,000	\$ 375,000
1120 8th Ave	1401	1,060	\$354	2	1.75	35	\$ 375,000	\$ 375,000
732 11th Ave E	302	934	\$391	2	1	36	\$ 329,950	\$ 365,000
116 11th Ave E	402	1,045	\$345	2	1.75	20	\$ 355,000	\$ 361,000
1420 Terry Ave	1405	751	\$473	1	1	3	\$ 355,000	\$ 355,000
300 10th Ave	A105	not avail	n/a	1	1	15	\$ 219,990	\$ 354,990
1111 10th Ave E	23	1,000	\$349	2	1.75	19	\$ 349,000	\$ 349,000
200 17th Ave E	307	763	\$445	1	1	76	\$ 354,900	\$ 339,900
200 17th Ave E	405	755	\$430	1	1	76	\$ 339,900	\$ 325,000
303 13th Ave E	202	984	\$325	2	2	25	\$ 325,000	\$ 320,000
200 17th Ave E	206	810	\$395	1	1	76	\$ 329,900	\$ 319,900
421 10th Ave E	C	723	\$441	1	1	82	\$ 318,800	\$ 318,800
750 Belmont Ave E	9	738	\$427	1	1	76	\$ 340,000	\$ 315,000

“This is the second time we’ve asked Jim Stroupe to work with us. Repeat business is the highest compliment. That summarizes it. Jim did a fine job. Kept us informed and on track and managed two closings.” — *George & Ruth Kulstad*

STROUPE'S Condo Scoop

Capitol Hill/Eastlake *(continued)*

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
421 10th Ave E	D	723	\$433	1	1	82	\$ 312,800	\$ 312,800
150 Melrose Ave E	501	1,066	\$291	2	1.5	27	\$ 299,950	\$ 310,000
200 17th Ave E	101	712	\$428	1	1	76	\$ 299,950	\$ 305,000
111 14th Ave E	6	757	\$403	1	1	76	\$ 299,950	\$ 305,000
150 Melrose Ave E	307	1,023	\$289	2	1.5	27	\$ 289,950	\$ 295,500
303 E Pike St	310	742	\$391	1	1	6	\$ 290,000	\$ 290,000
421 10th Ave E	B	652	\$435	1	1	82	\$ 282,800	\$ 283,800
2203 Yale Ave E	103	693	\$397	1	1	85	\$ 275,000	\$ 275,000
1709 18th Ave	202	766	\$352	1	1	6	\$ 269,950	\$ 269,950
700 15th Ave E	201	857	\$296	2	1	28	\$ 250,000	\$ 254,000
400 Melrose Ave E	501	1,085	\$230	2	1.75	38	\$ 275,000	\$ 250,000
701 17th Ave	105	1,070	\$234	2	1.75	24	\$ 249,950	\$ 249,950
1400 Hubbell Pl	1206	714	\$332	2	1	48	\$ 229,000	\$ 237,000
409 16th Ave E	6	Co-Op	n/a	1	1	94	\$ 229,400	\$ 236,000
1631 16th Ave	114	641	\$367	1	1	76	\$ 235,000	\$ 235,100
1101 E Terrace St	403	624	\$372	1	1	4	\$ 217,000	\$ 232,000
511 E Roy St	208	703	\$329	1	1	25	\$ 224,950	\$ 231,000
211 Summit Ave E	N-203	529	\$425	1	1	21	\$ 230,000	\$ 225,000
520 10th Ave E	5	650	\$346	1	1	22	\$ 224,950	\$ 224,950
530 Melrose Ave E	406	687	\$322	2	1.75	14	\$ 216,000	\$ 221,000
1810 E Republican St	B	848	\$251	1	1	91	\$ 188,000	\$ 213,000
300 10th Ave	A204	not avail	n/a	1	1	15	\$ 204,990	\$ 212,500
516 E Thomas St	102	653	\$325	1	1	88	\$ 210,000	\$ 212,000
506 E Howell St	W303	566	\$362	1	1	13	\$ 205,000	\$ 205,000
300 10th Ave	B201	not avail	n/a	1	1	15	\$ 194,990	\$ 194,990
300 10th Ave	B207	not avail	n/a	1	1	15	\$ 184,990	\$ 184,990
300 10th Ave	B108	not avail	n/a	1	1	15	\$ 172,990	\$ 179,000
1726 15th Ave	16	Co-Op	n/a	1	1	98	\$ 165,000	\$ 170,000
511 E Roy St	212	458	\$371	0	1	25	\$ 169,950	\$ 169,950
615 Boren	9	555	\$288	0	1	96	\$ 159,000	\$ 160,000
1300 University St	4-F	381	\$420	0	1	25	\$ 159,950	\$ 159,950
300 10th Ave	B104	not avail	n/a	0	1	15	\$ 144,990	\$ 149,800
403 Terry Avenue	307	456	\$318	1	1	98	\$ 154,900	\$ 145,000
1400 Hubbell Pl	514	425	\$323	0	1	48	\$ 132,400	\$ 137,400

“In one word: excellent. James Stroupe was terrific throughout the entire process. I sincerely appreciate his patient explanations and insight. It will be so easy to recommend James and Windermere.” —*Bob Deane*

**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

featured building *(continued from cover)*



Market Court Facts & Stats

Amenities

Secured entrance with concierge; terraced courtyard with water feature; some townhouse units; historic Pike Place Market location

Next Month's Featured Building

IV West

Listing History, Past 12 Months

Total # of Units Listed 7 units

Total # of Unit Sales 7 units

(plus 0 sold subject to inspection and 0 pending sales)

Currently Active on Market 0 units

(as of 11/01/05)

Sales History, Past 12 Months

Average-Unit Orig. List Price \$562,993

Average-Unit Sale Price \$537,929

(for 4 sales)

List / Sold Price Ratio 95.6%

Average Market Time 90 Days

featured listing *(continued from back cover)*

Vibrant, Exciting Views.

1415 2nd Avenue, #2006

Enjoy living in the middle of everything Seattle—the shopping district to the East, Pike Place Market with its wonderful charm one block to the West, atmosphere, shopping, eating and just watching. This unit boasts vibrant city views; a large personal view deck; open floor plan; dining room; nice kitchen with eating bar; bright; views from all rooms.

Building Features

The Newmark features wonderful amenities including: secured parking & storage; concierge service; indoor pool; large gym with views of the sound; outdoor gardens with BBQ grills; club room; hot tub; sauna.

Please call for a private viewing.



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

**JAMES
STROUPE**

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featured listing

Spectacular Urban City Views.

1415 2nd Avenue, #2006

Wonderful opportunity to own a piece of the city with extraordinary views at an affordable price. Enjoy the views with generous glass windows and a unit-long deck to relax on. The unit is move-in ready with new carpet and is in great condition. Washer / Dryer in unit, nice closet space, dining area, and open floor plan.

Continued inside

Property	Stats
price	\$275,000
bedrooms	1
bathrooms	1
parking	1, secured
year built	1991
size	670 SF (approx)
HOD	\$451 / month
taxes	\$2,421 / 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.

JAMES STROUPE

Windermere Real Estate / Wall Street, Inc.

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Seattle, WA 98109

Return Service Requested

STROUPE'S Condo Scoop



October 2005 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.