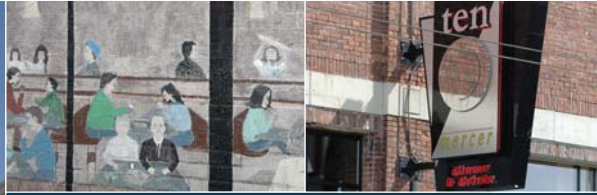


STROUPE'S Condo Scoop



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



featured building

The IV West

A Perfect Marriage of Tradition and Style

Fourth West is where tradition and style unite. Classic architectural details and a beautifully landscaped courtyard provide the setting, while contemporary interiors welcome you home. Among the many features Fourth West offers is the luxury of a common area rooftop deck with stunning Elliott Bay views, the peace of mind of controlled access entry with voice and video monitoring, and the convenience of living in the vibrant Queen Anne neighborhood.

Building Statistics

Address	530 4th Avenue West
Total # of Units	50 <i>(including commercial)</i>
Year Built	2003
Total Stories	5

*Information is from King County Tax Records

Featured Building stats continued inside.

inside this issue

Featured Building

The IV West

Sold Listings Last Month

Downtown Seattle, Queen Anne & Capitol Hill/Eastlake

November Condo Stats

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

2006 Events Calendar

A handy reference for holidays, events and happenings.



JAMES STROUPE

Associate Broker & Condo Specialist

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

Windermere



move into the current

www.stroupe.com

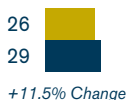
Condo Comparison November 2004 / 2005

Downtown Seattle

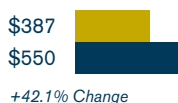
Average Prices

2004		2005	
List	\$373,853	List	\$511,968
Sold	\$362,911	Sold	\$495,472
-2.9% Variance		-3.2% Variance	

Sold Listings



Average \$ / SF



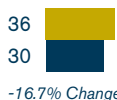
■ 2004 ■ 2005

Queen Anne

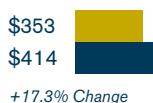
Average Prices

2004		2005	
List	\$358,687	List	\$395,273
Sold	\$356,673	Sold	\$392,394
-0.6% Variance		-0.7% Variance	

Sold Listings



Average \$ / SF



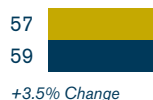
■ 2004 ■ 2005

Capitol Hill/Eastlake

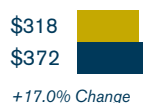
Average Prices

2004		2005	
List	\$292,690	List	\$321,494
Sold	\$292,830	Sold	\$320,958
+0.0% Variance		-0.2% Variance	

Sold Listings



Average \$ / SF

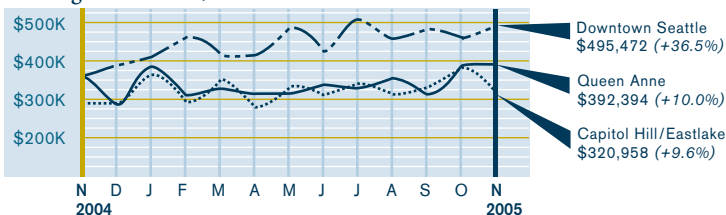


■ 2004 ■ 2005

Seattle Area Trends

- Downtown Seattle
- Queen Anne
- Capitol Hill/Eastlake

Average Sold Prices, November 2004 – 2005



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.

**JAMES
STROUPE**

move into the current



Sold Listings November 2005

Downtown Seattle

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Arbor Place								
121 Vine St	1103	1,065	\$413	2	1.75	16	\$ 449,500	\$ 440,000
121 Vine St	1201	996	\$437	2	1.75	16	\$ 435,000	\$ 435,000
Belltown Lofts								
66 Bell St	301	823	\$583	1	1	5	\$ 495,000	\$ 480,150
66 Bell St	15	569	\$383	1	1	5	\$ 215,000	\$ 218,000
Cristalla								
2033 2nd Ave	1702	1,558	\$738	2	2	0	\$1,175,000	\$1,150,000
2033 2nd Ave*	2207	1,197	\$664	2	2	0	\$ 795,000	\$ 795,000
2033 2nd Ave	1900	929	\$694	1	1	0	\$ 645,000	\$ 645,000
2033 2nd Ave	2208	881	\$624	1	1	0	\$ 549,990	\$ 549,990
2033 2nd Ave	1101	773	\$692	1	1	0	\$ 545,000	\$ 535,000
2033 2nd Ave	807	820	\$650	1	.75	0	\$ 529,990	\$ 533,200
Florentine								
526 1st Ave S	204	1,115	\$328	2	1	14	\$ 369,950	\$ 365,950
526 1st Ave S	207	1,229	\$289	2	1.5	14	\$ 359,950	\$ 354,950
Montreux								
425 Vine St	414	466	\$352	0	1	7	\$ 164,000	\$ 164,000
425 Vine St	522	349	\$441	0	1	7	\$ 149,000	\$ 154,000
Seattle Heights								
2600 2nd Ave	910	637	\$585	1	1	12	\$ 379,950	\$ 372,500
2600 2nd Ave	324	720	\$364	1	1	12	\$ 265,000	\$ 262,000
Other Properties								
2716 Elliott Ave	PH-00	1,802	\$1,165	2	2	1	\$2,400,000	\$2,100,000
87 Virginia St	3	927	\$998	1	1	27	\$1,050,000	\$ 925,000
2030 Western Ave	306	1,299	\$396	2	1.75	16	\$ 525,000	\$ 515,000
80 Vine St*	302	1,071	\$439	1	1	11	\$ 460,000	\$ 470,000
2440 Western Ave	410	1,058	\$425	2	2	7	\$ 450,000	\$ 450,000
2717 Western Ave	5012	816	\$533	2	1	4	\$ 424,950	\$ 435,000
2607 Western	151	980	\$403	2	1.75	3	\$ 394,900	\$ 395,000
2415 2nd Ave	530	700	\$450	1	1	11	\$ 315,000	\$ 315,000
2801 1st Ave	903	608	\$502	1	1	4	\$ 310,000	\$ 305,000
2100 3rd Ave	1003	779	\$385	1	1.5	32	\$ 304,950	\$ 300,000
3028 Western Ave	214	765	\$319	1	1	14	\$ 230,000	\$ 244,000
2700 4th Ave	606	689	\$334	1	1	94	\$ 225,000	\$ 230,000
1415 2nd Ave	803	507	\$454	1	1	14	\$ 234,950	\$ 229,950

* Properties closed in October that did not post until November. ** Sold as a "shell". Not included in statistics.

All November "sold" data provided by NWMLS or King County tax records as of December 4, 2005. November "sold" listing information which did not post by December 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.

Queen Anne

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Queen Anne Properties								
200 W Comstock St	501	2,017	\$669	2	2.5	0	\$1,350,000	\$1,350,000
505 W Mercer Pl	400	2,423	\$475	2	2.5	2	\$1,250,000	\$1,150,000
122 Aloha St	303	1,909	\$452	3	1.75	6	\$ 879,500	\$ 862,500
500 Aloha St	404	1,521	\$464	2	2	13	\$ 689,800	\$ 705,000
1011 5th Ave N	402	1,274	\$377	2	1.75	20	\$ 479,950	\$ 479,950
1216 1st Ave W	103	1,103	\$430	2	1.75	89	\$ 474,500	\$ 474,500
611 Highland Dr	501	1,212	\$379	2	1.75	4	\$ 459,710	\$ 459,710
2618 4th Ave N	506	1,543	\$282	3	2	24	\$ 435,000	\$ 435,000
1417 Queen Anne Ave N *	201	973	\$385	1	1.5	9	\$ 375,000	\$ 375,000
200 W Comstock St *	204	704	\$510	1	1	0	\$ 359,000	\$ 359,000
2618 4th Ave N	501	1,090	\$321	2	1.75	24	\$ 360,000	\$ 350,000
655 Crockett St	A-106	872	\$396	1	1	1	\$ 352,990	\$ 345,000
654 W Olympic Pl	402	1,075	\$306	2	2	37	\$ 329,000	\$ 329,000
655 Crockett St	B-504	641	\$507	1	1	1	\$ 324,950	\$ 325,000
1800 10th Ave W	1800	738	\$440	1	1.5	7	\$ 325,000	\$ 325,000
655 Crockett St	B-303	728	\$426	1	1	1	\$ 309,990	\$ 309,990
521 5th Ave W	104	716	\$419	1	1	42	\$ 299,950	\$ 300,000
1417 Queen Anne Ave N	404	736	\$389	1	1	9	\$ 285,000	\$ 286,000
566 Prospect St	110	737	\$369	2	1	16	\$ 260,000	\$ 271,622
566 Prospect St	404	575	\$426	1	1	16	\$ 245,000	\$ 245,000
566 Prospect St	407	not avail	n/a	1	1	16	\$ 235,200	\$ 235,200
530 4th Ave W	102	631	\$372	0	1	2	\$ 239,000	\$ 235,000
323 Queen Anne Ave N *	509	not avail	n/a	0	1	5	\$ 219,900	\$ 225,400
515 W Olympic Pl	5	750	\$287	1	1	54	\$ 215,000	\$ 215,000
762 Hayes St	44	657	\$317	1	1	28	\$ 195,000	\$ 208,000
769 Hayes St	609	566	\$366	1	1	16	\$ 200,000	\$ 207,000
515 W Olympic Pl	1	Co-Op	n/a	1	1	54	\$ 199,950	\$ 204,000
63 W Etruria	2	627	\$303	1	1	37	\$ 189,950	\$ 190,000
123 Queen Anne Ave N	205	370	\$432	0	1	5	\$ 159,950	\$ 159,950
2530 15th Ave W	502	642	\$241	1	1	3	\$ 159,900	\$ 155,000

“I am very pleased with my new home, and Jim is the person who found it for me. I had dealt with other real estate agents from other companies, but none of them followed through like Jim has. Jim is a great guy. He has been very helpful & very patient throughout the whole transaction.” — *Caroline Khurana*

“Impeccable! Jim Stroupe was our agent & he always went the extra mile for us. He’s kind, courteous, smart & very professional. Keep up the great work!”
— *Joel Meyers*

Capitol Hill/Eastlake

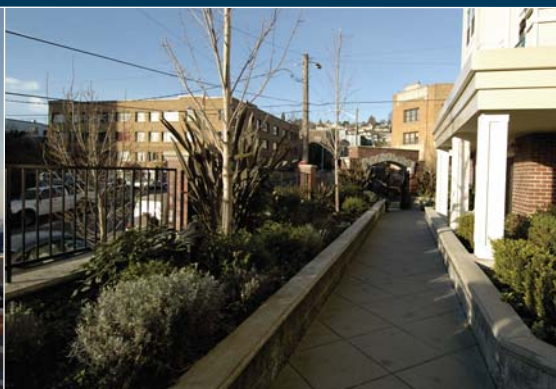
Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Capitol Hill / Eastlake Properties								
1928 10th Ave E		2,600	\$362	3	2.75	6	\$ 950,000	\$ 940,000
1420 Terry Ave	1806	1,667	\$480	3	3	3	\$ 827,518	\$ 800,000
1117 E Denny Way *		1,554	\$405	1	1.75	3	\$ 629,900	\$ 629,900
517 16th Ave E	A	1,610	\$365	3	3.25	3	\$ 599,000	\$ 587,000
1812 19th Ave *	106	1,279	\$371	2	2	1	\$ 474,900	\$ 474,000
1420 Terry Ave	708	1,103	\$416	2	1.75	3	\$ 459,000	\$ 459,000
1014 E Roy St	29	1,126	\$381	2	1	77	\$ 429,000	\$ 429,000
1609 Summit Ave	201	1,150	\$371	1	1.5	3	\$ 399,000	\$ 427,000
200 17th Ave E	306	1,000	\$425	2	1	76	\$ 449,900	\$ 425,000
1812 19th Ave	312	1,010	\$421	1	2	1	\$ 429,950	\$ 425,000
1029 Belmont Ave E	303	1,114	\$379	2	2	6	\$ 428,000	\$ 422,000
1065 E Prospect	204	1,213	\$330	2	1.5	85	\$ 399,950	\$ 400,000
1101 Seneca St	801	1,113	\$358	2	1.75	24	\$ 399,000	\$ 399,000
249 11th Ave E		850	\$459	2	1	0	\$ 399,500	\$ 390,000
1406 Harvard Ave	7	1,032	\$378	2	1.5	99	\$ 415,000	\$ 390,000
2611 Eastlake Ave E	205	1,162	\$336	2	2	19	\$ 399,950	\$ 390,000
1029 Belmont Ave E	203	1,114	\$348	2	2	6	\$ 395,000	\$ 387,500
732 11th Ave E	406	1,010	\$381	2	1	36	\$ 385,000	\$ 385,000
732 11th Ave E	304	1,006	\$368	2	1	36	\$ 369,950	\$ 370,000
200 17th Ave E	303	821	\$449	1	1	76	\$ 369,900	\$ 368,900
1516 E Pike St	302	1,000	\$360	2	1.75	35	\$ 369,950	\$ 360,000
1550 Eastlake Ave E	304	1,116	\$314	2	2	9	\$ 349,900	\$ 349,950
601 Belmont Ave E	C-4	919	\$377	2	1	35	\$ 349,950	\$ 346,500
1128 Broadway E	202	783	\$428	2	1	38	\$ 344,000	\$ 335,000
2017 Eastlake Ave E	202	1,017	\$324	2	2	13	\$ 275,000	\$ 330,000
1300 University St	7-D	827	\$393	2	1	25	\$ 295,000	\$ 325,000
923 15th Ave	4	841	\$357	2	1	101	\$ 295,000	\$ 300,000
1420 Terry Ave	1706	558	\$529	1	1	3	\$ 295,000	\$ 295,000
1819 E Denny Way	204	920	\$320	2	2	9	\$ 299,900	\$ 294,000
1926 Fairview Ave E	111	1,019	\$285	2	1	15	\$ 298,000	\$ 290,000
525 16th Ave E	303	674	\$430	1	1	78	\$ 289,900	\$ 289,900
1709 18th Ave	102	734	\$388	1	1	7	\$ 284,995	\$ 285,000
103 Bellevue Ave E	201	699	\$399	1	1	1	\$ 278,900	\$ 278,900
525 Belmont Ave E	1-E	840	\$321	2	1	40	\$ 279,950	\$ 270,000
2112 E Thomas St	3A	904	\$299	2	2	35	\$ 279,000	\$ 270,000
1114 17th Ave	303	788	\$327	1	1	78	\$ 259,999	\$ 258,000
400 Boylston Ave E	408	569	\$432	1	1	74	\$ 245,000	\$ 246,000
2111 E John St	102	721	\$333	2	1	36	\$ 249,950	\$ 240,000
1505 11th Ave	306	488	\$482	0	.75	5	\$ 234,000	\$ 235,000
1221 Minor Ave	1012	608	\$387	1	1	45	\$ 235,000	\$ 235,000
1400 Hubbell Pl	401	803	\$280	2	1	48	\$ 225,000	\$ 225,000
400 Boylston Ave E	402	513	\$433	1	1	74	\$ 207,000	\$ 222,000
2350 10th Ave E	105	611	\$354	1	1	20	\$ 208,000	\$ 216,000
300 10th Ave	A-104	553	\$389	1	1	15	\$ 214,990	\$ 214,990
1221 Minor Ave	308	676	\$311	1	1	45	\$ 189,950	\$ 210,500
1200 Boylston St	203	570	\$360	1	1	45	\$ 204,999	\$ 204,999
505 E Denny Way	A-307	501	\$395	1	1	82	\$ 199,000	\$ 198,000
308 E Republican St	903	640	\$305	1	1	44	\$ 199,900	\$ 195,000

STROUPE'S Condo Scoop

Capitol Hill/Eastlake *(continued)*

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
300 10th Ave	A-403	445	\$427	0	1	15	\$ 189,990	\$ 189,990
300 10th Ave	A-208	448	\$424	1	1	15	\$ 189,990	\$ 189,990
308 E Republican St	712	680	\$276	1	1	44	\$ 194,900	\$ 188,000
308 E Republican St	108	Co-Op	n/a	1	1	44	\$ 185,000	\$ 185,000
1100 S Atlantic St	206	754	\$243	1	1	36	\$ 179,000	\$ 183,000
1605 E Olive St	212	Co-Op	n/a	1	1	76	\$ 180,000	\$ 175,000
1501 E Spring St	8	438	\$393	1	1	23	\$ 169,000	\$ 172,000
300 10th Ave	B-105	459	\$363	1	1	15	\$ 159,990	\$ 166,500
211 Summit Ave E	N-108	383	\$419	0	1	21	\$ 144,950	\$ 160,500
323 16th Ave E	203	473	\$334	0	1	76	\$ 169,000	\$ 158,000
308 E Republican St	206	Co-Op	n/a	1	1	44	\$ 139,950	\$ 150,500

featured building *(continued from cover)*



The IV West Facts & Stats

Amenities

Elegant bamboo or slate entries; sleek stainless steel kitchen appliances; fireplaces with custom slate surround; classic bamboo hardwood flooring in kitchens; decks or patios for outdoor entertaining; imported granite kitchen countertops; high-tech wiring and digital satellite; beautifully landscaped rooftop terrace with stunning Elliott Bay views; controlled access parking and entry.

Next Month's Featured Building

Hillclimb Court

Listing History, Past 12 Months

Total # of Units Listed 14 units

Total # of Unit Sales 11 units

(plus 1 sold subject to inspection and 0 pending sales)

Currently Active on Market 1 unit

(as of 12/01/05)

Sales History, Past 12 Months

Average-Unit Orig. List Price \$383,872

Average-Unit Sale Price \$373,173

(for 4 sales)

List / Sold Price Ratio 97.2%

Average Market Time 49.8 Days

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

2006 events calendar *(continued from back cover)*

2006 Dates

February 5
February 10 - 26

Seattle Mariners

March 2 - 30
April 3

Seattle Storm

April 30 - May 19
May 21 - August 27

Seattle Seahawks

Mid-August
Early September

Seattle Sonics

Mid-October
Early November

Sporting Events

Super Bowl XL, Detroit
Winter Olympics at Turin (Torino), Italy

Check online for season & individual ticket sales
Mariners' spring training, Peoria, AZ (tix on sale Jan 14)
Mariners' season opener vs. Los Angeles Angels

Season tickets on sale; check online for individual sales
Storm Pre-Season
Storm Regular Season

Check online for season & individual ticket sales
Seahawks Pre-Season begins
Seattle Seahawks Regular Season begins

Check online for season & individual ticket sales
Seattle Sonics Pre-Season begins
Seattle Sonics Season begins

Website

www.superbowl.com
www.nbcolympics.com
seattle.mariners.mlb.com

www.wnba.com/storm

www.seahawks.com

www.nba.com/sonics

2006 Dates

May 21
June 17
July 9
July 16
July 29
Early September
November 26
Early December

Runs/Walks

Nordstrom Beat the Bridge to Beat Diabetes
Susan G. Komen Breast Cancer Foundation Race for the Cure
Virginia Mason Team Medicine Marathon at SEAFair
Benaroya Research Institute Triathlon at SEAFair
PacifiCare Torchlight Run
Seattle AIDS Walk
Seattle Marathon
Jingle Bell Run and Walk, Arthritis Foundation

Website

www.beatthebridge.org
komenseattle.org
www.seafair.com
www.seafair.com
www.seafair.com
www.seafair.com
www.aidswalk.org
www.seattlemarathon.org
www.arthritis.org

2006 Dates

April 22
June 25
July 1 - August 6
July 1
July 4
July 4
July 25
July 29
August 2
August 4 - 6
August 4 - 6
September 8 - 24
November 24
November 24
December 31

Events & Parades

Daffodil Festival Grand Floral Parade, Tacoma
Seattle Pride Parade
SEAFair 2006, various locations
SEAFair Milk Carton Derby
Fourth of Jul-Ivar's, Myrtle Edwards Park
WAMU Family Fourth, Lake Union & Gasworks Park
Miss SEAFair Scholarship Program for Women
Southwest Airlines Torchlight Parade, Downtown
U.S. Navy Fleet Arrival, SEAFair
KeyBank Air Show at SEAFair
Chevrolet Cup at SEAFair
Pullayup Fair, Pullayup
Downtown Holiday Parade
Tree-Lighting Ceremonies, Space Needle & Westlake Center
Space Needle Fireworks Show

Website

www.daffodilfestival.net
www.seattlepride.org
www.seafair.com
www.seafair.com
www.ivars.net
www.familyfourth.org
www.seafair.com
www.seafair.com
www.seafair.com
www.seafair.com
www.seafair.com
www.seafair.com
www.thefair.com
www.macys.com
www.spaceneedle.com
www.spaceneedle.com

2006 Dates

February thru November
February 4
April 1 - 30
April 20 - 23
May 15 - 20
May 26 - 29
June 3 & 4
June 17 & 18
June 24 & 25
Early July
July 14 - 16
Mid-July
September 22 - 24
November 24 - January 2

Annual Event & Cultural Festivals

Festál Cultural Festivals, Seattle Center
Lunar New Year Celebration, Great Hall at Union Station
Skagit Valley Tulip Festival
Spring Fair, Puyallup
Seattle International Children's Festival, Seattle Center
FolkLife Festival, Seattle Center
Pike Place Market Street Festival, Pike Place Market
Fremont Fair, including the Summer Solstice Parade
Seattle Pride Festival, Seattle Center
Chinatown/International District Summer Festival
Lavendar Festival, Sequim
Bite of Seattle Festival, Seattle Center
Fremont Oktoberfest
Winterfest, Seattle Center

Website

www.seattlecenter.com
www.seattlechinatown.org
www.tulipfestival.org
www.thefair.com
www.seattlecenter.com
www.nwfolklife.org
www.pikeplacemarket.org
www.fremontfair.com
www.seattlepride.org
www.seattlechinatown.org
www.lavendarfestival.com
www.seattlecenter.com
www.fremontoktoberfest.com
www.seattlecenter.com

2006 Dates

February 3 & 4
May 25 - June 18
September 1 - 4
Mid-October
Late Oct - Early Nov

Film & Music Festivals

Science Fiction Short Film Festival, Cinerama and EMP
Seattle International Film Festival, various locations
Bumbershoot Festival, Seattle Center
Lesbian & Gay Film Festival, various locations
Earshot Jazz Festival, various locations

Website

www.seattlefilm.com
www.seattlefilm.com
bumbershoot.org
www.seattlequeerfilm.com
www.earshot.org

This is by no means a full calendar of events and some dates were not available at press time. Dates are subject to change. For more information please check the websites listed, local newspapers and listings as the dates near.



Associate Broker & Condo Specialist
tel 206.910.5000
james@stroupe.com

2006 events calendar

2006 Dates

January 1
January 2
January 16
February 14
February 20
March 17
April 2
April 13
April 16
May 5
May 14
May 29
June 14
June 18
July 4
September 4
September 23
October 31
October 9
October 29
November 7
November 10
November 23
December 16
December 25

Holidays & National Events

New Year's Day
New Year's Day Observed
Martin Luther King, Jr. Day
Valentine's Day
Presidents' Day
St. Patrick's Day
Daylight Savings Time Begins
Passover
Easter Sunday
Cinco De Mayo
Mother's Day
Memorial Day
Flag Day
Father's Day
Independence Day
Labor Day
Rosh Hashana
Halloween
Columbus Day Observed
Daylight Savings Time Ends
Election Day
Veterans Day Observed
Thanksgiving Day
Hanukkah
Christmas Day

Day of the Week

Sunday
Monday
Monday
Tuesday
Monday
Friday
Sunday
Thursday
Sunday
Friday
Sunday
Monday
Monday
Wednesday
Sunday
Tuesday
Monday
Saturday
Tuesday
Monday
Sunday
Tuesday
Friday
Thursday
Saturday
Monday

2006 Events Calendar continued inside.

**JAMES
STROUPE**

Associate Broker & Condo Specialist

tel 206.910.5000

james@stroupe.com

**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 

November 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.