

# STROUPE'S Condo Scoop



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



## featured building

### Hillclimb Court

Where Harmony and  
Excitement Interconnect

Located in the heart of Pike Place Market, this unique building designed by Olson Walker has been an architectural landmark ever since its completion in 1982. Many of the units are townhouse style with expansive glass and soaring ceilings. Explore the market and sophistication of urban life or escape to the tranquil, lush center courtyard right outside your door.

Hillclimb Court's proximity to the viaduct will make it one of Seattle's most admired addresses if the freeway is placed underground as planned. Just imagine a park between you and the waterfront a few years from now.

#### Building Statistics

<b>Address</b>	1425 Western Avenue
<b>Total # of Units</b>	39
<i>(including commercial)</i>	
<b>Year Built</b>	1982
<b>Total Stories</b>	5

\*Information is from King County Tax Records

**Featured Building** stats continued inside.

## inside this issue

### Featured Building

Hillclimb Court

### Sold Listings Last Month

Downtown Seattle, Queen Anne & Capitol Hill/Eastlake

### December Condo Stats

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

### In the Neighborhood

Does this name ring a bell?



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Windermere



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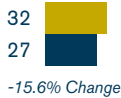
# Condo Comparison December 2004 / 2005

## Downtown Seattle

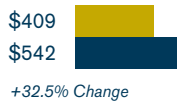
### Average Prices

2004		2005	
List	\$394,967	List	\$509,461
Sold	\$385,570	Sold	\$501,245
-2.4% Variance		-1.6% Variance	

### Sold Listings



### Average \$ / SF

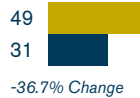


## Queen Anne

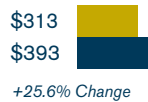
### Average Prices

2004		2005	
List	\$286,064	List	\$352,577
Sold	\$285,664	Sold	\$349,871
-0.1% Variance		-0.8% Variance	

### Sold Listings



### Average \$ / SF



## Capitol Hill/Eastlake

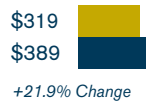
### Average Prices

2004		2005	
List	\$292,215	List	\$337,920
Sold	\$288,209	Sold	\$329,878
-1.4% Variance		-2.4% Variance	

### Sold Listings



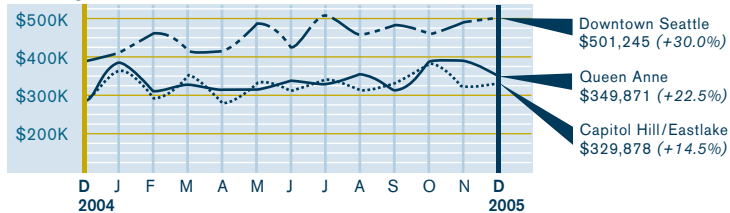
### Average \$ / SF



## Seattle Area Trends

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

### Average Sold Prices, December 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](http://www.stroupe.com).

**JAMES STROUPE**  
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# Sold Listings December 2005

## Downtown Seattle

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Belltown Lofts</b>								
66 Bell St	102	1,685	\$401	2	1.5	4	\$ 695,000	\$ 675,000
66 Bell St	63	831	\$379	2	1	4	\$ 315,000	\$ 315,000
<b>The Concord</b>								
2929 1st Ave	303	1,072	\$396	2	1	6	\$ 430,000	\$ 425,000
2929 1st Ave	920	480	\$567	1	1	6	\$ 279,950	\$ 272,000
<b>Cristalla</b>								
2033 2nd Ave	2003	1,387	\$836	2	2	0	\$ 1,160,000	\$ 1,160,000
2033 2nd Ave	2005	599	\$751	1	1	0	\$ 419,950	\$ 450,000
<b>The Ellington</b>								
2801 1st Ave	811	1,218	\$560	2	1.75	5	\$ 699,900	\$ 681,923
2801 1st Ave	503	608	\$493	1	1	5	\$ 299,990	\$ 299,900
<b>Newmark Tower</b>								
1415 2nd Ave	2404	1,015	\$590	2	1.75	14	\$ 599,000	\$ 599,000
1415 2nd Ave*	2308	511	\$477	1	1	14	\$ 244,000	\$ 244,000
<b>Seattle Heights</b>								
2600 2nd Ave	2302	1,699	\$750	3	2	12	\$ 1,275,000	\$ 1,275,000
2600 2nd Ave	1209	729	\$549	1	1	12	\$ 409,950	\$ 400,000
<b>Vine</b>								
2607 Western Ave	1002	1,025	\$561	1	1.5	3	\$ 599,900	\$ 575,000
2607 Western Ave*	556	889	\$489	2	1.25	3	\$ 435,000	\$ 435,000
2607 Western Ave	708	670	\$619	1	1	3	\$ 414,900	\$ 414,900
2607 Western Ave	205	447	\$463	0	1	3	\$ 207,000	\$ 207,000
<b>Other Properties</b>								
2000 1st Ave	1801	1,523	\$689	2	2	11	\$ 1,100,000	\$ 1,050,000
80 Vine St	301	1,078	\$510	1	1	11	\$ 574,900	\$ 550,000
2201 3rd Ave*	1804	988	\$535	2	1.75	26	\$ 529,000	\$ 529,000
121 Vine St	2003	1,065	\$469	2	1.75	16	\$ 539,000	\$ 500,000
98 Union St	303	1,036	\$463	2	1.75	20	\$ 489,850	\$ 480,000
1107 1st Ave	1101	1,111	\$383	2	1.75	22	\$ 449,900	\$ 425,000
81 Vine St	306	657	\$578	0	1	91	\$ 389,500	\$ 380,000
1900 Alaskan Way	201	850	\$441	1	1	8	\$ 379,000	\$ 375,000
2701 Western Ave*	8000	680	\$515	1	1	4	\$ 349,900	\$ 349,900
425 Vine St	516	666	\$458	2	1.75	7	\$ 309,950	\$ 305,000
1519 3rd Ave	201	433	\$372	0	1	92	\$ 159,900	\$ 161,000

\* Properties closed in November that did not post until December. \*\* Sold as a "shell". Not included in statistics.  
 All December "sold" data provided by NWMLS or King County tax records as of January 8, 2006. December "sold" listing information which did not post by January 8 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
<b>Queen Anne Properties</b>								
2033 2nd Ave*	1702	1,558	\$738	2	2	0	\$ 1,175,000	\$ 1,150,000
2120 8th Ave N	301	1,192	\$461	2	2	14	\$ 550,000	\$ 550,000
2033 2nd Ave*	807	820	\$650	1	0.75	0	\$ 529,990	\$ 533,200
1216 1st Ave W	202	1,078	\$455	2	1.75	86	\$ 499,500	\$ 490,000
1818 Bigelow Ave N	202	1,014	\$478	2	2	41	\$ 485,000	\$ 485,000
415 W Mercer	802	1,817	\$261	2	1.75	42	\$ 499,000	\$ 475,000
1216 1st Ave W	102	1,078	\$436	2	1.75	86	\$ 474,500	\$ 470,000
802 Newton St	PH-1	847	\$484	2	1	22	\$ 425,000	\$ 410,000
323 Queen Anne Ave N	302	not avail	n/a	1	1	5	\$ 414,900	\$ 399,900
115 W Galer St	302	1,013	\$375	2	1.5	14	\$ 374,900	\$ 379,900
654 W Olympic Pl	501	1,075	\$349	2	2	37	\$ 374,950	\$ 374,950
323 Queen Anne Ave N	406-B	699	\$515	1	1	5	\$ 359,900	\$ 359,900
1001 Queen Anne Ave N	401	1,025	\$348	2	0.75	35	\$ 349,950	\$ 357,000
323 Queen Anne Ave N	506	not avail	n/a	1	1	5	\$ 389,900	\$ 350,000
323 Queen Anne Ave N	517-D	692	\$498	1	1	5	\$ 349,900	\$ 344,900
2219 14th Ave	404	1,060	\$292	2	1.75	27	\$ 315,000	\$ 309,000
420 Valley St	503	843	\$338	2	2	14	\$ 279,900	\$ 285,000
18 Dravus St*	305	813	\$343	1	1	6	\$ 259,900	\$ 279,000
612 Prospect	301	909	\$297	2	1	37	\$ 263,000	\$ 270,000
762 Hayes St	17	869	\$306	2	1	28	\$ 259,950	\$ 266,150
2552 14th Ave W	301	1,040	\$256	2	1	39	\$ 259,950	\$ 266,000
1300 W Boston St	35	837	\$289	1	1	20	\$ 235,500	\$ 241,500
566 Prospect St	405	not avail	n/a	1	1	16	\$ 230,000	\$ 230,000
566 Prospect St	409	570	\$399	1	1	16	\$ 225,000	\$ 227,500
566 Highland Dr*	203	721	\$311	1	1	24	\$ 214,500	\$ 223,950
1300 W Boston St	21	890	\$247	1	1	20	\$ 219,950	\$ 219,950
566 Prospect St	102	544	\$379	1	1	16	\$ 200,990	\$ 206,190
1427 3rd Ave W*	14	Co-Op	n/a	1	1	75	\$ 199,950	\$ 196,000
762 Hayes St	14	657	\$266	1	1	28	\$ 184,950	\$ 175,000
220 W Olympic Pl	306	Co-Op	n/a	1	1	75	\$ 179,950	\$ 172,000
2530 15th Ave W	408	499	\$299	0	1	4	\$ 149,000	\$ 149,000

“Service was very good. Our agent is very knowledgeable about the housing market and kept in touch with us frequently with listings updates. He is always willing to make time for us for house showings, and is also very knowledgeable about structural problems and pointed these problems out to us.

We were treated well. Jim has been our agent since our first purchase in 1995. He provided excellent service at that time as well. I did not hesitate to consult him again for our recent house purchase. There is no question that my wife and myself would require Jim’s service again. We would also refer Jim Stroupe to friends and family.”

—*Mary L. Carlson & Martin Morris*

## Capitol Hill/Eastlake

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Capitol Hill / Eastlake Properties</b>								
1420 Terry Ave	2104	1,666	\$571	3	3	3	\$ 949,950	\$ 951,500
941 11th Ave E	4	2,121	\$422	2	2.5	85	\$ 969,000	\$ 895,000
1120 Spring St	1602	1,525	\$493	2	2.5	23	\$ 799,000	\$ 751,500
2920 Eastlake Ave E	401	1,933	\$316	2	2.5	1	\$ 715,000	\$ 610,000
909 Newton St	C-7	1,278	\$469	1	1	27	\$ 680,000	\$ 600,000
601 Belmont Ave E	B-2	1,303	\$437	2	2	35	\$ 599,750	\$ 570,000
1131 10th Ave E	B	1,639	\$341	3	2.75	3	\$ 559,000	\$ 559,000
75 E Lynn St*	401	1,018	\$427	2	2	39	\$ 449,000	\$ 435,000
2012 Eastlake Ave E	304	874	\$460	1	1	19	\$ 410,000	\$ 402,000
201 E Boston St	1200	1,178	\$340	2	1.75	16	\$ 399,950	\$ 399,950
1420 Terry Ave	1705	750	\$523	1	1	3	\$ 392,000	\$ 392,000
1805 Bellevue Ave	502	1,083	\$352	2	1.75	10	\$ 399,000	\$ 381,000
322 Belmont Ave E	203	903	\$400	2	1.5	12	\$ 343,500	\$ 361,000
1516 E Republican St*	10	890	\$388	1	1	76	\$ 346,500	\$ 345,000
601 Belmont Ave E	A-11	1,113	\$296	2	2	35	\$ 340,000	\$ 330,000
1420 Terry Ave	1703	557	\$575	1	1	3	\$ 319,950	\$ 320,000
1420 Terry Ave	1506	616	\$519	1	1	3	\$ 319,950	\$ 319,950
2593 E Madison St	2593	1,540	\$201	2	1.5	27	\$ 309,000	\$ 309,000
232 Belmont Ave E	303	835	\$365	1	1.5	10	\$ 310,000	\$ 305,000
525 16th Ave E	402	616	\$489	1	1	78	\$ 304,900	\$ 301,500
525 16th Ave E	403	674	\$445	1	1	78	\$ 299,900	\$ 299,900
525 16th Ave E	302	616	\$463	1	1	78	\$ 284,900	\$ 285,000
525 16th Ave E	204	637	\$400	1	1	78	\$ 234,900	\$ 254,900
2350 10th Ave E	223	905	\$277	2	1.75	20	\$ 249,000	\$ 251,000
511 E Roy St	309	708	\$353	1	1	25	\$ 249,950	\$ 249,950
403 Terry Ave	305	890	\$281	2	1	98	\$ 249,950	\$ 249,950
2350 10th Ave E	213	902	\$273	2	1.75	20	\$ 245,000	\$ 246,250
300 10th Ave*	A-402	545	\$431	1	1	15	\$ 234,990	\$ 235,000
300 10th Ave	A-309	580	\$398	1	1	15	\$ 224,990	\$ 231,000
2703 Boylston Ave E	302	647	\$357	1	1	45	\$ 219,900	\$ 231,000
400 Melrose Ave E	504	780	\$282	1	1	38	\$ 248,000	\$ 220,000
535 20th Ave E	102	547	\$402	1	1	82	\$ 219,950	\$ 219,950
530 Melrose Ave E	305	576	\$363	1	1	14	\$ 208,900	\$ 208,900
1400 Hubbell Pl	612	572	\$344	1	1	48	\$ 192,000	\$ 197,000
1101 17th Ave*	301	468	\$417	0	1	77	\$ 199,950	\$ 195,000
300 10th Ave*	A-308	448	\$435	1	1	15	\$ 194,990	\$ 194,990
1000 Union St	406	527	\$351	1	1	40	\$ 175,000	\$ 185,000
1605 E Olive St	207	Co-Op	n/a	1	1	76	\$ 169,950	\$ 169,950
1136 13th Ave	B-04	Co-Op	n/a	1	1	81	\$ 167,950	\$ 165,000
321 Boylston Ave E	205	510	\$320	1	1	80	\$ 159,950	\$ 163,000
1828 11th Ave	303	448	\$348	1	1	18	\$ 156,000	\$ 156,000
403 Terry Ave	207	456	\$323	1	1	98	\$ 149,900	\$ 147,500
1726 15th Ave	11	Co-Op	n/a	1	1	98	\$ 119,000	\$ 120,000
1732 15th Ave	15	Co-Op	n/a	0	1	96	\$ 98,000	\$ 100,000

## featured listing *(continued from back cover)*



### Breathtaking Views from Bright Corner Unit

1415 2nd Avenue, #2007

Call James Stroupe at 206.910.5000 for a private viewing.

#### Property Stats

price	\$450,000
bedrooms	2
bathrooms	1.75
parking	1, secured
year built	1991
size	1011 SF (approx)
HOD	\$657 / month
taxes	\$3,616 / year

#### Unit Features

Corner unit; large private deck; split plan; city views; second bedroom has privacy doors that can open up to the living room

#### Building Features

Concierge, remodeled entry, new party room; garden terrace; indoor pool, spa and hot tub; state-of-the-art fitness center; business center; secured entry and parking; located in the heart of Pike Place Market

#### More Info

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



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

## featured building *(continued from cover)*



### Hillclimb Court Facts & Stats

#### Amenities

Tranquil center courtyard with fountain; architectural landmark; Olson Walker designed building; concrete and steel construction; located at the historic Pike Place Market; townhouse-style units with soaring ceilings

#### Next Month's Featured Building

Avenue One

#### Listing History, Past 12 Months

**Total # of Units Listed** 3 units

**Total # of Unit Sales** 2 units

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

**Currently Active on Market** 0 units

*(as of 01/09/06)*

#### Sales History, Past 12 Months

**Average-Unit Orig. List Price** \$412,000

**Average-Unit Sale Price** \$382,000

*(for 2 sales)*

**List / Sold Price Ratio** 92.7%

**Average Market Time** 182 Days

## in the neighborhood

# Does This Name Ring a Bell?

## Bell, King and Other Seattle Nomenclature Misnomers

### Belltown

How did Belltown get its name? Urban myths often tout that the name came about during Seattle's seedier "red light district" days when bells on doors were used rather than red lights. However, any true Seattleite knows that Belltown—as well as Bell Street—is named after **William Nathaniel Bell** (1817 - 1887), one of the original members of the Denny Party who owned the plat of land that is now Belltown.

That may be old news to you, but did you also know that **Virginia** and **Olive Streets** are named after his daughters, and **Stewart Street** is named after Olive's husband, Joseph?

### King County

True or False: King County is named after Reverend Dr. Martin Luther King, Jr.

Answer: No, and Yes.

King County was originally named after **William Rufus de Vane King** (1786–1853), the vice president under president Franklin Pierce (from whom Pierce County got its name).

In 1986, a motion was passed "setting forth the historical basis for the 'renaming' of King County in honor of **Reverend Dr. Martin Luther King, Jr.**". This motion was made into Washington State law on April 19, 2005.

### References & more info

<http://www.historylink.org>

<http://www.wikipedia.com>

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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 Corner Unit Above it All.

**1415 2nd Avenue, #2007**

Enjoy breathtaking views of downtown Seattle from this 20th floor spacious 2 bedroom unit. This corner unit has plenty of natural light and a private deck to enjoy your year-round view. Located in the heart of the city, the Newmark Tower is near the finest restaurants, shops, and entertainment that Seattle has to offer with the famous Pike Place Market right outside.

Enjoy first-class amenities, including: a beautiful new entry and party room; a garden terrace; indoor pool, spa and hot tub; a state of the art gym; and secured entry & parking.

**Featured Listing** continued inside.

**Please call for a private viewing.**

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**STROUPE'S Condo Scoop** 

December 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.