

STROUPE'S Condo Scoop



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



featured building

Montreux European Flavor.

The inspiration for the Montreux Condominiums was from the Switzerland Montreux Jazz Festival. The developer recognized the void of old world charm in the downtown marketplace and sought to create a special residence that reflected what he saw while visiting Switzerland. Special attention was paid not only to the traditional architecture theme and intricate detailing but also to create an energy efficient, environmentally sound building. The Montreux features a wonderful rooftop deck with inspiring views, a gym, secured entrance, lobby office, and entertaining room.

Building Statistics

Address	425 Vine Street
Total # of Units	136 <i>(including commercial)</i>
Year Built	1999
Total Stories	7

*Information is from King County Tax Records

Featured Building stats continued inside.

inside this issue

Featured Building

Montreux

Sold Listings Last Month

Downtown Seattle, Queen Anne & Capitol Hill/Eastlake

August Condo Stats

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

Featured Listing

Spectacular Views.



JAMES STROUPE

Associate Broker & Condo Specialist

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



move into the current

www.stroupe.com

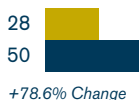
Condo Comparison August 2004 / 2005

Downtown Seattle

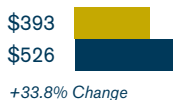
Average Prices

2004		2005	
List	\$362,819	List	\$463,665
Sold	\$352,731	Sold	\$459,524
	-2.8% Variance		-0.9% Variance

Sold Listings



Average \$ / SF



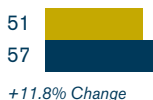
■ 2004 ■ 2005

Queen Anne

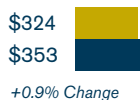
Average Prices

2004		2005	
List	\$315,472	List	\$352,730
Sold	\$311,406	Sold	\$354,373
	-1.3% Variance		+0.5% Variance

Sold Listings



Average \$ / SF



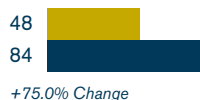
■ 2004 ■ 2005

Capitol Hill/Eastlake

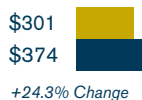
Average Prices

2004		2005	
List	\$273,899	List	\$317,887
Sold	\$270,011	Sold	\$316,637
	-1.4% Variance		-0.4% Variance

Sold Listings



Average \$ / SF

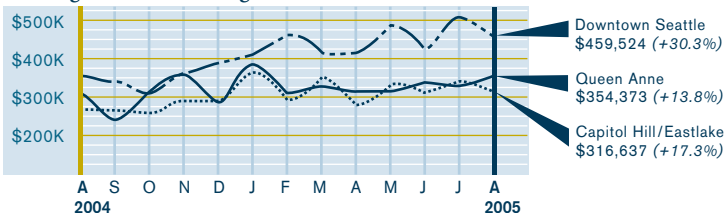


■ 2004 ■ 2005

Seattle Area Trends

- Downtown Seattle
- Queen Anne
- Capitol Hill/Eastlake

Average Sold Prices, August 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 August 2005

Downtown Seattle

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
The Alexandria								
3028 Western Ave	207	775	\$310	1	1	14	\$ 192,000	\$ 240,001
3028 Western Ave	309	330	\$421	0	1	14	\$ 139,000	\$ 139,000
Avenue One								
2721 1st Ave	505	905	\$497	2	1	0	\$ 455,000	\$ 450,000
2721 1st Ave	1206	657	\$514	1	1	0	\$ 338,000	\$ 338,000
Bellora								
2716 Elliott Ave	302	1,055	\$415	1	1.75	2	\$ 445,950	\$ 438,000
2716 Elliott Ave	705	640	\$508	1	1	2	\$ 325,000	\$ 325,000
Belltown Court								
2415 2nd Ave	446	700	\$411	1	1	11	\$ 269,900	\$ 288,000
2415 2nd Ave*	645	624	\$416	1	1	11	\$ 239,900	\$ 259,800
2415 2nd Ave	537	541	\$406	1	1	11	\$ 219,500	\$ 219,500
Belltown Lofts								
66 Bell St	204	783	\$402	1	1	91	\$ 319,950	\$ 315,000
66 Bell St	51	638	\$341	1	1	91	\$ 215,000	\$ 217,500
The Concord								
2929 1st Ave	805	845	\$503	1	1	5	\$ 432,000	\$ 425,000
2929 1st Ave	1005	797	\$522	1	1	5	\$ 415,950	\$ 415,950
Cristalla								
2033 2nd Ave	1709	1,616	\$541	2	2	0	\$ 845,000	\$ 875,000
2033 2nd Ave	1807	1,197	\$589	2	2	0	\$ 675,000	\$ 705,000
2033 2nd Ave	1504	1,108	\$596	2	1.75	0	\$ 645,000	\$ 660,000
2033 2nd Ave	1607	not avail	n/a	2	2	0	\$ 630,000	\$ 620,000
2033 2nd Ave	1801	762	\$604	1	1	0	\$ 459,990	\$ 459,990
2033 2nd Ave	1806	802	\$549	1	1.5	0	\$ 424,990	\$ 439,990
2033 2nd Ave	1705	701	\$571	1	1	0	\$ 354,990	\$ 399,990
2033 2nd Ave	1008	600	\$647	1	1	0	\$ 399,900	\$ 388,000
2033 2nd Ave	1204	600	\$642	1	0.75	0	\$ 389,000	\$ 385,000
2033 2nd Ave	804	585	\$597	1	1	0	\$ 349,000	\$ 349,000
2033 2nd Ave	1605	603	\$531	1	1	0	\$ 319,990	\$ 319,990
The Klee								
2717 Western Ave	106	1,157	\$367	1	1	4	\$ 399,000	\$ 425,000
2717 Western Ave	1014	720	\$493	1	1	4	\$ 354,900	\$ 355,000
2717 Western Ave	8016	721	\$441	1	1	4	\$ 339,000	\$ 318,000
The Montreaux								
425 Vine St	301	338	\$440	0	1	6	\$ 148,888	\$ 148,888
425 Vine St	421	349	\$387	0	1	6	\$ 134,950	\$ 134,950
Newmark Tower								
1415 2nd Ave	910	715	\$488	1	1	14	\$ 349,000	\$ 349,000
1415 2nd Ave	2203	507	\$511	1	1	14	\$ 259,000	\$ 259,000
1415 2nd Ave	1503	507	\$492	1	1	14	\$ 249,500	\$ 249,500
One Pacific Towers								
2000 1st Ave	1902	1,909	\$838	3	2.5	11	\$1,650,000	\$1,600,000
2000 1st Ave	1003	976	\$507	1	1.75	11	\$ 495,000	\$ 495,000
Seattle Heights								
2600 2nd Ave	2602	3,081	\$1,039	3	3.5	12	\$3,500,000	\$3,200,000
2600 2nd Ave	521	891	\$359	1	1.5	12	\$ 319,950	\$ 320,000
2600 2nd Ave	404	641	\$399	1	1	12	\$ 262,750	\$ 256,000

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

All August "sold" data provided by NWMLS or King County tax records as of September 6, 2005. August "sold" listing information which did not post by September 6 will be 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
2600 2nd Ave	302	765	\$294	1	1	12	\$ 205,000	\$ 225,000
The Vine Building								
2607 Western Ave	907	1,156	\$608	2	1.75	2	\$ 699,000	\$ 703,000
2607 Western Ave	703	987	\$481	1	1.5	3	\$ 474,900	\$ 474,900
2607 Western Ave	502	978	\$424	1	1.5	3	\$ 415,000	\$ 415,000
2607 Western Ave	152	619	\$426	1	1	3	\$ 260,000	\$ 263,500
Other Properties								
2125 1st Ave	2002	1,208	\$724	2	1.75	24	\$ 895,000	\$ 875,000
2030 Western Ave	606	1,299	\$427	2	1.75	16	\$ 595,000	\$ 554,250
98 Union St	313	1,036	\$348	2	1.75	20	\$ 349,000	\$ 361,000
526 1st Ave S	326	1,387	\$247	2	1	96	\$ 342,500	\$ 342,500
2201 3rd Ave	1706	572	\$507	1	1	26	\$ 299,900	\$ 290,000
2000 Alaskan Way	443	674	\$407	1	1	7	\$ 274,000	\$ 274,000
121 Vine St	907	855	\$289	1	1	16	\$ 247,000	\$ 247,000
2100 3rd Ave	1504	578	\$291	0	1	32	\$ 165,000	\$ 168,000

Queen Anne

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Queen Anne Properties								
424 Queen Anne Ave N	400	2,567	\$571	3	2.25	2	\$1,495,000	\$1,465,000
1414 1st Ave W	602	2,417	\$476	3	2.5	2	\$1,175,000	\$1,150,000
100 W Highland Dr	420	1,398	\$526	2	2	84	\$ 735,000	\$ 735,000
511 W Mercer Pl	401	1,430	\$420	2	2	3	\$ 600,000	\$ 600,000
200 W Comstock St	302	1,360	\$434	2	2	0	\$ 575,000	\$ 590,000
2400 Aurora Ave N	206	1,865	\$314	2	2.5	18	\$ 579,000	\$ 585,000
1415 6th Ave N	301	1,181	\$457	2	2	3	\$ 549,900	\$ 540,000
530 4th Ave W	501	1,116	\$419	2	1.75	2	\$ 470,000	\$ 467,500
559 McGraw St	302	1,462	\$284	2	2.25	10	\$ 429,950	\$ 415,000
655 Crockett St	A101	1,104	\$375	1	2	1	\$ 404,990	\$ 414,349
530 4th Ave W	209	1,029	\$398	2	1.75	2	\$ 410,000	\$ 410,000
1823 Queen Anne Ave N	201	1,136	\$361	2	1.75	5	\$ 425,000	\$ 410,000
410 W Roy St	301	1,112	\$360	2	1.75	23	\$ 395,000	\$ 400,000
2620 4th Ave N	606	1,543	\$253	3	2	24	\$ 395,000	\$ 390,000
500 W Roy St	305	1,130	\$341	2	2	23	\$ 399,900	\$ 385,000
801 2nd Ave N	103	1,031	\$369	2	2	11	\$ 375,500	\$ 380,000
467 Newton St	201	922	\$410	2	1.75	15	\$ 378,000	\$ 378,000
200 W Comstock St	203	844	\$444	1	1	0	\$ 360,000	\$ 375,000
1001 2nd Ave W	302	977	\$367	1	1	30	\$ 359,000	\$ 359,000
505 W Roy St	202	1,137	\$316	2	2	23	\$ 359,000	\$ 359,000
348 W Olympic Pl*	104	995	\$357	1	1	76	\$ 349,999	\$ 355,000
701 Galer St	613	1,326	\$265	2	2.25	13	\$ 345,000	\$ 351,000
2841 14th Ave W	101	1,222	\$286	2	1.75	5	\$ 354,990	\$ 350,000
1914 13th Ave W	201	1,358	\$257	2	1.75	25	\$ 349,500	\$ 349,500
1914 13th Ave W	102	1,388	\$247	2	1.75	25	\$ 345,000	\$ 343,000
1011 5th Ave N	305	1,075	\$315	2	2	20	\$ 339,000	\$ 339,000
701 Galer St	706	1,233	\$273	2	2	13	\$ 339,950	\$ 337,000
530 4th Ave W	303	876	\$377	1	1	2	\$ 325,000	\$ 330,000
520 2nd Ave W	210	791	\$398	2	1	13	\$ 315,000	\$ 315,000
17 W Mercer	207	820	\$384	1	1	3	\$ 313,000	\$ 315,000
1417 Queen Anne Ave N	303	800	\$385	1	1	9	\$ 300,000	\$ 308,000
1504 Aurora Ave N	312	981	\$307	2	1.75	14	\$ 294,000	\$ 301,500

Queen Anne *(continued)*

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
326 Queen Anne Ave N	604	639	\$457	1	1	4	\$ 275,000	\$ 292,000
3607-3609 14th Ave W*	210	1,353	\$213	2	2	27	\$ 274,500	\$ 288,000
530 4th Ave W	110	749	\$379	1	1	2	\$ 279,000	\$ 284,000
18 Dravus St	404	785	\$360	1	1	6	\$ 279,950	\$ 282,450
467 Newton St	102	712	\$388	1	1	15	\$ 255,000	\$ 276,000
1504 Aurora Ave N	510	630	\$422	1	1	14	\$ 272,000	\$ 266,000
526 W Mercer Pl	103	1,000	\$265	2	2	38	\$ 264,900	\$ 265,000
275 W Roy St	218	714	\$368	2	1	23	\$ 263,000	\$ 263,000
520 2nd Ave W	209	587	\$443	1	1	13	\$ 259,900	\$ 260,000
718 W Argand St	A	900	\$266	1	1	33	\$ 228,500	\$ 239,500
714 W Argand St	E	900	\$266	1	1	33	\$ 239,500	\$ 239,500
716 W Argand St	C	1,000	\$240	1	1	33	\$ 239,500	\$ 239,500
1504 Aurora Ave N	201	828	\$284	2	1	14	\$ 215,000	\$ 234,890
714-1/2 W Argand St	D	1,000	\$234	1	1	33	\$ 232,500	\$ 233,500
965 W Nickerson St	13	1,000	\$230	1	1	21	\$ 230,000	\$ 230,000
1312 6th Ave N	13	450	\$493	1	1	19	\$ 233,000	\$ 222,000
524 6th Ave W	309	680	\$322	2	1	8	\$ 199,990	\$ 219,000
2244 13th Ave W	204	605	\$342	1	1	15	\$ 195,000	\$ 207,000
2244 13th Ave W	402	595	\$336	1	1	15	\$ 195,000	\$ 200,000
3609 14th Ave W	205	668	\$287	1	1	27	\$ 180,000	\$ 192,000
2530 15th Ave W	401	778	\$238	1	1	5	\$ 179,950	\$ 185,000
3609 14th Ave W	G-2	665	\$278	1	1	27	\$ 184,950	\$ 184,950
34 W Etruria	3	624	\$284	1	1	27	\$ 172,000	\$ 177,000
22 John St	38	Co-Op	n/a	0	1	96	\$ 139,500	\$ 141,500
7 Harrison St	39	Co-Op	n/a	1	1	97	\$ 130,000	\$ 130,000

Capitol Hill/Eastlake

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Capitol Hill/ Eastlake Properties								
1301 Spring St*	28G	1,500	\$553	2	1.75	23	\$ 875,000	\$ 830,000
57 E Roanoke St	57	1,753	\$439	2	1.75	19	\$ 769,000	\$ 769,000
1929 43rd Ave E	301	1,262	\$559	2	2.5	8	\$ 719,000	\$ 705,000
2920 Eastlake Ave E*	409	1,782	\$392	2	2.5	1	\$ 699,000	\$ 699,000
2920 Eastlake Ave E	405	1,852	\$376	2	2.5	1	\$ 699,000	\$ 697,000
3142 Franklin Ave E	A	1,781	\$326	3	2.5	0	\$ 579,950	\$ 579,950
3142 Franklin Ave E*	B	2,003	\$285	3	2.5	0	\$ 599,950	\$ 570,000
1615 43rd Ave E	401	991	\$567	2	1.5	21	\$ 569,500	\$ 562,000
2920 Eastlake Ave E*	310	1,299	\$393	2	1.75	1	\$ 499,000	\$ 510,000
2920 Eastlake Ave E	309	1,427	\$350	1	1.75	1	\$ 499,950	\$ 499,950
2360 43rd Ave E	305	1,025	\$426	2	1.75	39	\$ 449,000	\$ 437,000
2039 Minor Ave E*	2	1,129	\$385	1	1.5	16	\$ 439,000	\$ 435,000
1516 E Pike St*	301	1,139	\$382	2	2	25	\$ 449,950	\$ 435,000
1929 42nd Ave E	A	965	\$430	2	1	18	\$ 415,000	\$ 415,000
717 E Denny Way	5-C	1,195	\$343	3	2	3	\$ 429,950	\$ 409,950
601 Belmont Ave E	C-11	991	\$399	2	1	35	\$ 395,950	\$ 395,000
414 Malden Ave E	C	1,010	\$391	2	1.5	9	\$ 399,000	\$ 395,000
1301 Spring St*	12B	865	\$436	1	1.5	23	\$ 379,000	\$ 377,500

“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 and very patient throughout the whole transaction.” —*Caroline Khurana*

STROUPE'S Condo Scoop

Capitol Hill/Eastlake *(continued)*

Address	Unit	SF	\$/SF	Bed	Bath	Age	List Price	Sold Price
201 E Boston St	2200	1,161	\$319	2	2	16	\$ 369,950	\$ 369,950
334 Lakeside Ave S	302	702	\$526	2	1	40	\$ 374,990	\$ 369,000
1017 Minor Ave	1002	1,186	\$310	2	1	75	\$ 375,000	\$ 367,500
1550 Eastlake Ave E	404	1,116	\$326	2	2	8	\$ 369,000	\$ 364,000
1301 Spring St*	14B	865	\$405	1	1.5	23	\$ 350,000	\$ 350,000
1120 Spring St	403	1,065	\$325	2	1.75	23	\$ 339,000	\$ 346,500
2502 Canterbury Ln E	212	1,006	\$339	2	1.75	38	\$ 349,000	\$ 341,000
215 20th Ave E	303	922	\$369	2	2	6	\$ 324,950	\$ 340,000
1301 Spring St*	13B	865	\$393	1	1.5	23	\$ 339,950	\$ 339,950
1101 Seneca St	404	964	\$352	2	1	24	\$ 337,500	\$ 339,500
200 17th Ave E	305	755	\$449	1	1	76	\$ 329,990	\$ 339,000
417 E Pine St	401	759	\$444	1	1.5	86	\$ 329,900	\$ 337,000
2501 Canterbury Ln E	312	1,006	\$326	2	1.75	38	\$ 319,950	\$ 328,000
1305 E Republican St	7	742	\$438	2	1	77	\$ 315,000	\$ 325,000
908 Hiawatha Pl S	A	1,382	\$235	3	2.75	7	\$ 325,000	\$ 325,000
200 17th Ave E*	302	713	\$449	1	1	76	\$ 319,990	\$ 320,000
200 17th Ave E	202	712	\$449	1	1	76	\$ 319,990	\$ 319,990
3217 Eastlake Ave SE	204	767	\$417	1	1	2	\$ 319,950	\$ 319,950
417 E Pine St	403	828	\$385	1	1.5	86	\$ 319,000	\$ 319,000
2634 Franklin Ave E	204	631	\$502	1	1	78	\$ 317,000	\$ 317,000
1812 19th Ave	216	832	\$373	1	1	2	\$ 325,000	\$ 310,000
1733 15th Ave	206	828	\$365	1	1	96	\$ 298,000	\$ 302,000
505 Belmont Ave E	403	713	\$421	1	1	43	\$ 285,000	\$ 300,000
1501 Lake Washington Bl*	1505B	450	\$653	1	1	94	\$ 297,000	\$ 294,000
506 E Howell St	W301	890	\$326	2	2	13	\$ 290,000	\$ 290,000
525 Belmont Ave E	3B	840	\$333	2	1	40	\$ 285,000	\$ 280,000
150 Melrose Ave E	203	1,017	\$275	2	1.5	27	\$ 289,000	\$ 280,000
2020 Broadway Ave E	1	Co-Op	n/a	2	1	83	\$ 279,950	\$ 280,000
1400 Hubbell Pl	510	896	\$312	2	1	48	\$ 274,500	\$ 279,500
715 Summit Ave E	A	640	\$430	1	1	85	\$ 262,000	\$ 275,000
1631 16th Ave	212	640	\$420	1	1	76	\$ 269,000	\$ 269,000
232 Belmont Ave E	306	797	\$332	2	2	11	\$ 274,000	\$ 265,000
400 Melrose Ave E*	309	1,100	\$241	2	1.75	38	\$ 269,950	\$ 265,000
2920 Eastlake Ave E	208	595	\$437	0	1	1	\$ 295,000	\$ 259,950
1631 16th St	211	615	\$415	1	1	76	\$ 255,000	\$ 255,000
1631 16th Ave*	207	716	\$349	1	1	76	\$ 259,000	\$ 250,000
1114 17th Ave	204	788	\$317	1	1	78	\$ 249,950	\$ 250,000
103 Bellevue Ave E*	402	599	\$416	1	1	1	\$ 244,950	\$ 249,480
1631 16th Ave	301	651	\$382	1	1	76	\$ 249,000	\$ 249,000
416 E Roy St	B	698	\$347	1	1	95	\$ 242,000	\$ 242,000
2328 10th Ave E	103	670	\$351	1	1	77	\$ 230,000	\$ 235,000
308 Summit Ave E	504	627	\$371	1	1	38	\$ 232,500	\$ 232,500
511 E Roy St	207	704	\$320	1	1	25	\$ 225,000	\$ 225,000
626 13th Ave E	J	Co-Op	n/a	1	1	95	\$ 225,000	\$ 224,050
1614 Summit Ave	308	777	\$283	2	1	15	\$ 220,000	\$ 220,000
530 Melrose Ave E	407	525	\$390	1	1	14	\$ 199,950	\$ 204,500
300 10th Ave	B410	not avail	n/a	1	1	15	\$ 194,990	\$ 201,000
1400 Hubbell Pl	603	568	\$348	1	1	48	\$ 195,000	\$ 197,400

Continued on next page.

**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

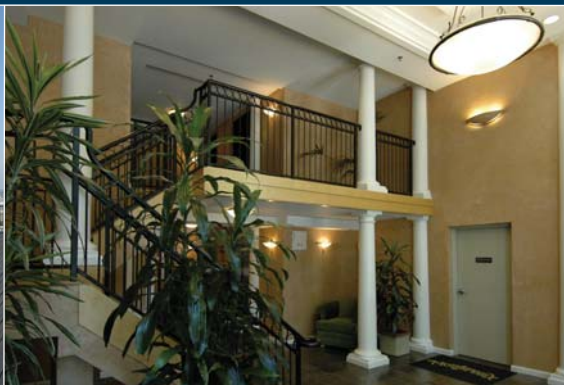
sold listings *(continued from inside)*

Capitol Hill/Eastlake *(continued)*

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
1400 Hubbell Pl	1008	574	\$340	1	1	48	\$ 195,000	\$ 195,000
1000 Union St	403	527	\$368	1	1	40	\$ 179,000	\$ 194,000
300 10th Ave	B301	not avail	n/a	1	1	15	\$ 191,990	\$ 192,990
1732 15th Ave	19	780	\$244	1	1	96	\$ 179,950	\$ 190,000
214 Summit Ave E	101	Co-Op	n/a	2	1	88	\$ 179,950	\$ 186,000
300 10th Ave	B411	not avail	n/a	0	1	15	\$ 179,990	\$ 179,990
321 Boylston Ave E	404	553	\$320	0	1	80	\$ 179,950	\$ 177,000
923 15th Ave	1	644	\$275	1	1	101	\$ 175,000	\$ 177,000
400 Boylston Ave E	2	519	\$333	1	1	74	\$ 169,500	\$ 173,000
411 Boylston Ave E	202	506	\$336	1	1	75	\$ 169,950	\$ 169,950
2228 E Yale	11	434	\$387	1	1	18	\$ 160,000	\$ 168,000
411 Boylston Ave E	201	501	\$321	0	1	75	\$ 159,900	\$ 161,000
308 E Republican St	911	Co-Op	n/a	1	1	44	\$ 159,950	\$ 156,050
1400 Hubbell Pl	605	447	\$335	1	1	48	\$ 149,950	\$ 149,950
211 Summit Ave E	N104	383	\$359	0	1	21	\$ 136,500	\$ 137,500
756 Broadway Ave E	204	480	\$277	0	1	76	\$ 134,900	\$ 133,000
1400 Hubbell Pl	614	425	\$247	0	1	48	\$ 105,000	\$ 105,000
2901 Franklin Ave E	D	Co-Op	n/a	0	0.75	96	\$ 69,000	\$ 69,000

“Fantastic, Jim’s architectural background and long real estate experience helped us find the perfect house 4 weeks ago and no buyer’s remorse. Plus, as we had a very difficult seller, his calm and friendly hand-holding really reassured us and helped us get through.”
—Susan & Ted Carroll

featured building *(continued from cover)*



Market Place North Facts & Stats

Amenities

Secured entrance; secured garage; spacious view deck with BBQ; European inspired designed two story lobby; gym; party room, business center

Listing History, Past 12 Months

Total # of Units Listed 31 units

Total # of Unit Sales 23 units
(plus 1 sold subject to inspection and 4 pending sales)

Currently Active on Market 2 units
(as of 9/13/05)

Sales History, Past 12 Months

Average-Unit Orig. List Price \$174,797

Average-Unit Sale Price \$172,626
(for 23 sales)

List / Sold Price Ratio 98.8%

Average Market Time 61 Days

Next Month's Featured Building

81 Vine Building

featured listing

Fantastic City Views.

2929 First Avenue, #1117

Enjoy spectacular views from this bright corner unit in the Concord Building. This unit features an open floor plan with gas burning fireplace; kitchen with gas cooking and floating glass eating bar; upgraded bath; and in-unit washer/dryer.

The Concord Building has one of the best reputations in Seattle for its sound construction and organization. Amenities include a fitness room with terrace view; business center w/conference room, club room; and an elegant lobby with 24 hour concierge. Located right in Belltown, from here, life is inspired.

Property Stats

price	\$465,000
bedrooms	1
bathrooms	1
parking	1, secured
year built	1999
size	801 SF (approx)
HOD	\$396 / month
taxes	\$3,325 / 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.

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

Return Service Requested

STROUPE'S Condo Scoop

August 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 August assist you with your real estate buying or selling needs. If your property is currently listed, this is not a solicitation for that listing.

