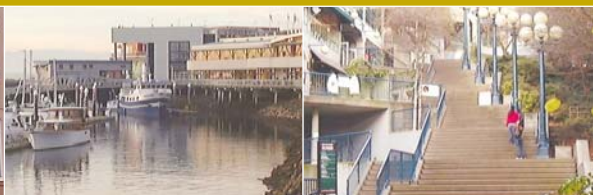


# STROUPE'S Condo Scoop



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



## featured building

### Waterfront Landing Downtown style. Relaxing living.

Enjoy a perfect blend of downtown style and relaxing waterfront living in this beautiful exclusive condominium village that links historic Pike Place Market to views of Elliott Bay and the Olympics.

## inside this issue

### Featured Building

Waterfront Landing

### Sold Listings Last Month

Downtown Seattle, Queen Anne & Capitol Hill/Eastlake

### January Condo Stats

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

### Featured Listing

Spacious living in Seattle's Pioneer Square

### In the Neighborhood

Stroupe's Condo Scoop gets an extreme makeover.

### Building Statistics

**Address** 1900, 1950, 2000 Alaskan Way  
*(three buildings)*

**Total # of Units** 234  
*(including commercial)*

**Year Built** 1997

**Total Stories** 5

### Amenities

Gracious central courtyards; Underground controlled-access; Furnished guest suite; Work/Hobby room; Controlled access security system; Acoustical sound engineering; On-site manager; Craftsman style cabinets; Magical water views; On-site business center; Roof-top entertainment deck; Spacious media entertainment suite; Gracious nine-foot ceilings; Gas cooking; Gas fireplaces

\*Information is from King County Tax Records

**Featured Building** stats continued inside.



## JAMES STROUPE

Associate Broker & Condo Specialist

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Windermere

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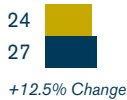
# Condo Comparison January 2004 / 2005

## Downtown Seattle

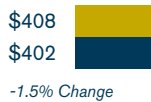
### Average Prices

2004	2005
List \$422,813	List \$419,983
Sold \$409,087	Sold \$409,629
-3.4% Variance	-2.5% Variance

### Sold Listings



### Average \$ / SF



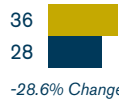
■ 2004 ■ 2005

## Queen Anne

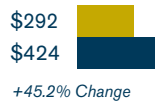
### Average Prices

2004	2005
List \$227,492	List \$389,257
Sold \$224,322	Sold \$378,752
-1.4% Variance	-2.8% Variance

### Sold Listings



### Average \$ / SF



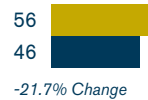
■ 2004 ■ 2005

## Capitol Hill/Eastlake

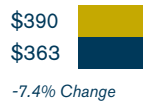
### Average Prices

2004	2005
List \$281,132	List \$371,022
Sold \$275,085	Sold \$364,998
-2.2% Variance	-1.7% Variance

### Sold Listings



### Average \$ / SF

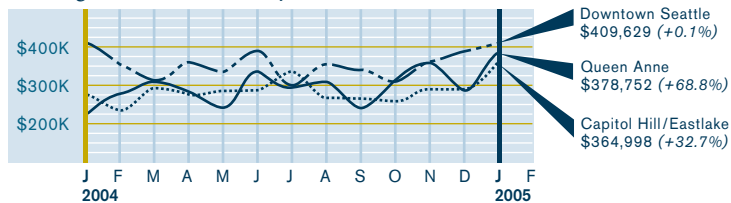


■ 2004 ■ 2005

## Seattle Area Trends

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

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

**JAMES STROUPE**  
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# Sold Listings

## January 2005

### Downtown Seattle

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Arbor Place Towers</b>								
121 Vine St	2405	1,063	\$442	2	1.75	16	\$ 474,500	\$ 470,000
121 Vine St	1704	675	\$404	1	1	16	\$ 272,500	\$ 272,500
<b>Avenue One</b>								
2721 1st Ave	307	1,120	\$389	2	2	1	\$ 425,000	\$ 435,710
2721 1st Ave	503	720	\$446	1	1	1	\$ 314,000	\$ 321,000
<b>Belltown Lofts</b>								
66 Bell St	302	1,781	\$618	2	1.5	4	\$1,150,000	\$1,100,000
66 Bell St**	3	835	\$257	0	0	4	\$ 179,000	\$ 215,000
<b>The Florentine</b>								
526 1st Ave S	519	1,638	\$292	2	2	14	\$ 499,000	\$ 477,500
526 1st Ave S	518	1,437	\$289	2	1.75	14	\$ 425,000	\$ 415,000
526 1st Ave S	214	1,418	\$249	1	1.5	14	\$ 349,500	\$ 352,500
526 1st Ave S	308	1,110	\$265	2	1	14	\$ 299,000	\$ 294,000
<b>The Klee</b>								
2717 Western Ave	1116	1,070	\$467	2	1.75	4	\$ 499,990	\$ 499,990
2717 Western Ave	538	896	\$379	2	2	4	\$ 339,990	\$ 339,990
<b>Millenium Tower</b>								
715 2nd Ave	1702	2,720	\$625	2	2.5	2	\$1,849,000	\$1,700,000
715 2nd Ave**	1904	2,304	\$401	0	0	2	\$ 925,000	\$ 925,000
<b>The Montreaux</b>								
425 Vine St	720	538	\$375	1	1.5	7	\$ 207,000	\$ 202,000
425 Vine St	618	337	\$380	0	1	7	\$ 134,000	\$ 128,000
<b>Newmark Tower</b>								
1415 2nd Ave	1007	970	\$285	2	1.75	14	\$ 269,000	\$ 276,000
1415 2nd Ave*	906	670	\$310	1	1	14	\$ 208,000	\$ 208,000
<b>Pomeroiy</b>								
2319 1st Ave	202	906	\$381	2	1	6	\$ 340,000	\$ 345,000
2319 1st Ave	203	652	\$397	1	1	6	\$ 259,000	\$ 259,000
<b>Other Properties</b>								
2000 1st Ave	1201	976	\$510	1	1.75	11	\$ 524,800	\$ 497,800
97 S Jackson St	405	1,393	\$353	2	1.5	100	\$ 499,900	\$ 492,000
98 Union	509	1,143	\$328	1	1.5	20	\$ 399,000	\$ 375,000
1950 Alaskan Way	323	885	\$395	1	1	8	\$ 349,950	\$ 349,950
2607 Western Ave*	254	938	\$352	1	1.5	3	\$ 329,950	\$ 330,000
2929 1st Ave	818	597	\$473	1	1	6	\$ 289,000	\$ 282,500
2415 2nd Ave*	430	710	\$361	1	1	11	\$ 249,950	\$ 256,550
2700 4th Ave	601	719	\$278	1	1	94	\$ 200,000	\$ 200,000
2600 2nd Ave	614	436	\$413	0	1	12	\$ 182,500	\$ 180,000

\* Properties sold in December that did not close until January.

\*\* Sold as a "shell". Not included in statistics.

All January "sold" data provided by NWMLS or King County tax records as of February 3, 2005. January "sold" listing information which did not post by February 3 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>								
111 W Highland Dr	3W	2,592	\$779	2	2.5	31	\$2,075,000	\$2,020,000
105 W Highland Dr	600	2,138	\$935	2	1.75	15	\$2,200,000	\$2,000,000
2627 Warren Ave N		1,932	\$396	3	2	7	\$ 799,950	\$ 765,000
1230 5th Ave N	102	1,514	\$291	2	1.75	7	\$ 439,000	\$ 441,000
2040 Waverly Pl N	104	1,401	\$264	2	2	15	\$ 374,500	\$ 370,000
100 W Highland Dr	304	738	\$413	1	1	84	\$ 309,950	\$ 305,000
1511 11th Ave W	1	727	\$419	1	1	91	\$ 299,950	\$ 304,610
410 W Roy St	101E	1,112	\$264	2	2	13	\$ 300,000	\$ 294,000
405 Prospect	104	712	\$376	1	1	75	\$ 259,950	\$ 267,950
133 Queen Anne Blvd N	101	740	\$357	1	1	4	\$ 264,000	\$ 264,000
301 W Raye St	207	605	\$423	2	1	18	\$ 253,900	\$ 255,900
301 W Raye St	214	605	\$417	2	1	18	\$ 252,000	\$ 252,000
612 Prospect St	406	1,079	\$232	2	1.75	37	\$ 249,950	\$ 249,950
1000 Aurora Ave N	612	762	\$321	1	1	6	\$ 244,950	\$ 244,950
123 Queen Anne Ave N	404	603	\$393	1	1	5	\$ 239,950	\$ 237,000
326 Queen Anne Ave N	204	639	\$368	1	1	4	\$ 235,000	\$ 235,000
550 Aloha St*	306	768	\$277	1	1	14	\$ 214,000	\$ 213,000
2244 13th Ave W	313	800	\$250	2	1	15	\$ 199,950	\$ 199,950
2829 Franklin Ave E	N6	656	\$301	1	1	20	\$ 180,000	\$ 197,250
1312 6th Ave N	13	450	\$433	1	1	19	\$ 199,950	\$ 195,000
3030 14th Ave W	203	715	\$269	1	1	26	\$ 185,000	\$ 192,000
2855 14th Ave W	102	628	\$289	1	1	15	\$ 178,500	\$ 181,500
405 Prospect	100A	569	\$299	1	1	75	\$ 179,950	\$ 170,000
3609 14th Ave W*	101	667	\$240	1	1	27	\$ 159,950	\$ 160,000
530 W Olympic Pl	211	690	\$217	1	1	56	\$ 165,000	\$ 150,000
519 W Roy St	310	467	\$316	0	1	75	\$ 149,900	\$ 147,500
1623 Taylor Ave N	305	Co-Op	n/a	1	1	79	\$ 149,000	\$ 147,500
1623 Taylor Ave N*	303	Co-Op	n/a	1	1	79	\$ 139,950	\$ 145,000

Jim did a fabulous job for us. We would recommend him to our friends.  
He is an excellent agent. *John & Leslie Rutledge*

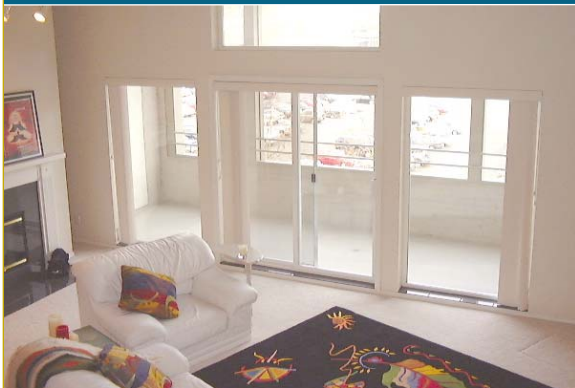
# STROUPE'S Condo Scoop

## Capitol Hill/Eastlake

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Capitol Hill/Eastlake Properties</b>								
324 Lakeside Ave S	101	2,735	\$658	2	2.5	15	\$1,850,000	\$1,799,000
2023 10th Ave E		2,950	\$315	2	3	3	\$ 939,000	\$ 930,000
1420 Terry Ave	2201	1,666	\$553	3	2.75	3	\$ 930,000	\$ 921,000
1620 43rd Ave E	10 B	1,778	\$489	2	2	36	\$ 889,000	\$ 870,000
613 E Highland Dr	2	2,200	\$352	3	2.5	21	\$ 795,000	\$ 775,000
1301 Spring St	24H	1,425	\$463	2	2	23	\$ 699,000	\$ 660,000
121 Lakeside Ave*	307	1,455	\$385	2	1.75	7	\$ 565,000	\$ 560,000
1600 43rd Ave E	106	1,349	\$352	2	2	46	\$ 499,000	\$ 475,000
1621 Spring St*	2A	1,103	\$381	2	2	1	\$ 419,950	\$ 419,950
2225 Eastlake Ave E	110	1,292	\$302	2	1.75	84	\$ 390,950	\$ 390,000
311 E Republican St	401	957	\$381	2	2	1	\$ 364,900	\$ 364,900
3100 Fairview Ave E	404	950	\$384	2	1.75	14	\$ 364,500	\$ 364,500
311 E Republican St	402	939	\$383	2	2	1	\$ 364,900	\$ 360,000
615 Boren Ave	22	1,283	\$281	2	1	96	\$ 359,900	\$ 359,900
303 13th Ave E	401	1,073	\$335	2	1.75	25	\$ 359,990	\$ 359,000
311 E Republican St	301	950	\$368	2	2	1	\$ 349,900	\$ 349,900
1420 Terry Ave	1605	750	\$457	1	1	2	\$ 359,950	\$ 343,000
1136 23rd Ave S		1,304	\$253	3	2	1	\$ 339,950	\$ 329,950
1120 8th Ave	1101	1,060	\$283	2	1.75	35	\$ 309,950	\$ 300,000
1550 Eastlake Ave E	103	1,114	\$265	2	2	8	\$ 294,900	\$ 294,900
1926 Fairview Ave E	306	1,108	\$262	1	1.5	15	\$ 285,000	\$ 290,500
2501 Canterbury Ln E	113	1,006	\$287	2	1.75	38	\$ 299,000	\$ 289,000
1420 Terry Ave	805	75	\$365	1	1	3	\$ 279,000	\$ 274,000
2634 Franklin Ave E	305	62	\$414	1	1	77	\$ 249,500	\$ 256,500
2327 Yale Ave E	D	795	\$318	1	1.5	20	\$ 259,900	\$ 253,000
525 Belmont Ave E	4C	771	\$326	1	1	40	\$ 244,950	\$ 251,000
721 Boylston Ave E	103	680	\$368	1	1	75	\$ 244,950	\$ 250,500
1515 E Yesler Way	304	1,059	\$236	2	1.5	3	\$ 264,500	\$ 250,000
713 Summit Ave E	B	655	\$380	1	1	85	\$ 259,000	\$ 249,000
1420 Terry Ave	906	616	\$398	1	1	3	\$ 249,950	\$ 245,000
416 Federal Ave E	202	607	\$400	1	1	38	\$ 249,700	\$ 242,500
1800 Boylston Ave	304	983	\$242	2	1	20	\$ 249,950	\$ 237,500
1550 Eastlake Ave E	106	699	\$329	1	1	8	\$ 229,900	\$ 229,900
2524 Boyer Ave E*	318	760	\$289	2	1	47	\$ 219,900	\$ 219,900
1550 Eastlake Ave E	306	699	\$313	1	1	8	\$ 219,900	\$ 219,000
2829 Franklin Ave E	N6	656	\$301	1	1	20	\$ 180,000	\$ 197,250
320 Melrose Ave E	503	640	\$289	1	1	39	\$ 184,950	\$ 184,950
700 E Denny Way	412	482	\$380	1	1	5	\$ 189,990	\$ 183,000
614 21st Ave		900	\$200	2	1	23	\$ 179,950	\$ 179,950
1000 Union St	203	527	\$331	1	1	40	\$ 174,500	\$ 174,500
530 Melrose Ave E*	309	574	\$293	1	1	14	\$ 165,000	\$ 168,000
506 E Howell	E205	546	\$299	1	1	13	\$ 159,000	\$ 163,000
103 Bellevue Ave E	206	418	\$359	0	1	1	\$ 157,950	\$ 150,000
403 Terry Ave	303	626	\$235	1	1	98	\$ 149,900	\$ 146,950
323 16th E	303	473	\$293	0	1	76	\$ 149,950	\$ 138,500
606 E Thomas St	E	Co-Op	n/a	1	1	99	\$ 125,000	\$ 120,500

Jim is Great! He has fantastic follow through and always made us feel like we were valued customers. We would refer other friends to Jim. *Nicole Ryan & Chad Brown*

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



Rare Pioneer Square listing offers spacious living, elegant details, city views and convenience.

**576 1st Avenue South, #327**

Enjoy the views of the skyline from your private deck. The sophisticated interior design is perfect for accentuating art, and the location makes it convenient to meet friends at games, restaurants, art galleries, and Downtown.

Call James Stroupe for a private viewing.

### Property Stats

price	\$414,500
bedrooms	2
bathrooms	1 3/4
parking	2, secured
year built	1991
size	1644 SF (approx)
HOD	\$561
taxes	\$3,758 / yr

### Features

City views; alarm system; balcony/deck/patio; central vacuum; disabled access; end unit; insulated windows with blinds; master bath; secured parking; storage.

### More Info

[www.stroupe.com/25016140](http://www.stroupe.com/25016140)



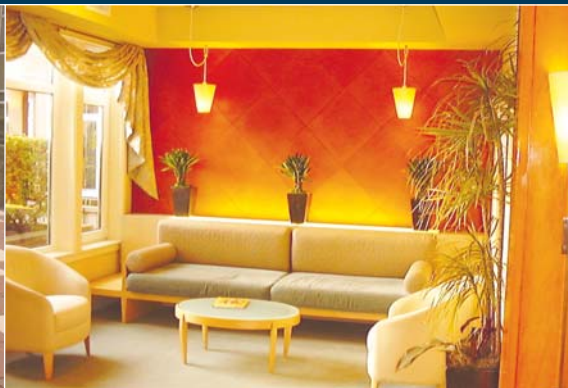
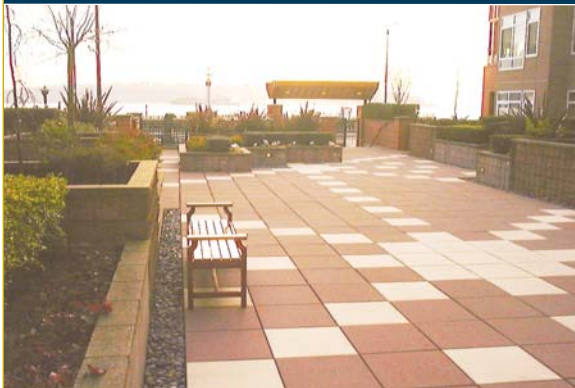
For a free, no-obligation property analysis or consultation, contact James Stroupe direct at 206.910.5000 or [james@stroupe.com](mailto:james@stroupe.com).

# JAMES STROUPE

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

## featured building *(continued from cover)*



### Waterfront Landing Sales Stats



Catch the historic trolley to Myrtle Edwards Park or to Pioneer Square for lunch.

#### Next Month's Featured Building

The Seaboard Building

#### Listing History, Past 12 Months

<b>Total # of Units Listed</b>	20 units
<b>Total # of Unit Sales</b>	14 units <i>(plus zero sold subject to inspection and zero pending sales)</i>
<b>Currently Active on Market</b>	6 units <i>(as of 2/1/05)</i>

#### Sales History, Past 12 Months

<b>Average-Unit Orig. List Price</b>	\$510,629
<b>Average-Unit Sale Price</b>	\$491,989 <i>(for 14 sales)</i>
<b>List / Sold Price Ratio</b>	96.4%
<b>Average Market Time</b>	76 Days

## in the neighborhood

# Stroupe's Condo Scoop gets new look.

Improved newsletter format includes some exciting additions.

I've listened to your requests and added some great new market insight to my monthly Condo Scoop newsletter. I hope you enjoy this new expanded format and keep it as a useful resource. Because when it comes to Seattle real estate, the place to be is in the know.



Best regards,

**JAMES  
STROUPE**

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

**The Condo Comparison** section is easier to comprehend. With the addition of "Seattle Area Trends", the trend of the market is easy to grasp in a quick glance.

**The Featured Listing** has more details than before. It is just another unique way I advertise my clients' properties.

**Sold Listings** for Downtown are now grouped by building when multiple sales occurred in that month. The neighborhoods are now color defined.

**In the Neighborhood** showcases useful topics relevant to Seattle living. Check this section each month for exciting and informative announcements about the community we live in.

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

### Spacious living in Pioneer Square

Live in the heart of Seattle's Pioneer Square in this highly sought-after building. This spacious unit features an open kitchen with custom countertops and eating bar that seats six, custom Murphy bed, wood burning fireplace, central vacuum, and tall ceilings. Storage and two secured parking spaces are included—one the best spots in the building.

*Info on this listing continued inside.*

**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 inside this issue or online at [www.stroupe.com/25016140](http://www.stroupe.com/25016140).*

**JAMES  
STROUPE**

Windermere Real Estate / Wall Street, Inc.

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

**STROUPE'S Condo Scoop** 

January 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.