

# STROUPE'S Condo Scoop



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



## featured building

### Seaboard Building

Where time and place intersect.

The fully renovated landmark Seaboard Building recognized the distinctive architectural style and details and took great care to preserve the building's character for later generations. This Manhattan-style mixed-use building offers two dozen intimate residences on the building's highest floors, above the ground-floor retail, and offices on floors two through six. The elegant stone-and-wood appointed lobby off Westlake park opens to the heart of the city. From here, the sophistication of urban life is yours to discover.

#### Building Statistics

<b>Address</b>	1500 4th Avenue
<b>Total # of Units</b>	24 <i>(not including commercial)</i>
<b>Year Built</b>	1909
<b>Year Renovated</b>	2001
<b>Total Stories</b>	11

\*Information is from King County Tax Records

*Featured Building stats continued inside.*

## inside this issue

### Featured Building

Seaboard Building

### Sold Listings Last Month

Downtown Seattle, Queen Anne & Capitol Hill/Eastlake

### February Condo Stats

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

### Featured Listing

Panoramic views from bright Queen Anne unit.

### In the Neighborhood

Pay stations coming to North Downtown.



## JAMES STROUPE

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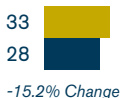
# Condo Comparison February 2004 / 2005

## Downtown Seattle

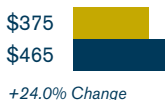
### Average Prices

2004	2005
List \$362,897	List \$470,794
Sold \$356,179	Sold \$463,844
-1.9% Variance	-1.5% Variance

### Sold Listings



### Average \$ / SF



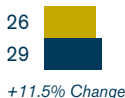
■ 2004 ■ 2005

## Queen Anne

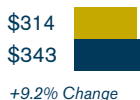
### Average Prices

2004	2005
List \$282,438	List \$302,541
Sold \$278,981	Sold \$303,126
-1.2% Variance	+0.2% Variance

### Sold Listings



### Average \$ / SF



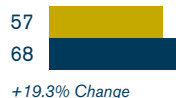
■ 2004 ■ 2005

## Capitol Hill/Eastlake

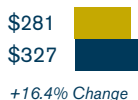
### Average Prices

2004	2005
List \$231,407	List \$293,887
Sold \$229,835	Sold \$293,542
-0.7% Variance	-0.1% Variance

### Sold Listings



### Average \$ / SF

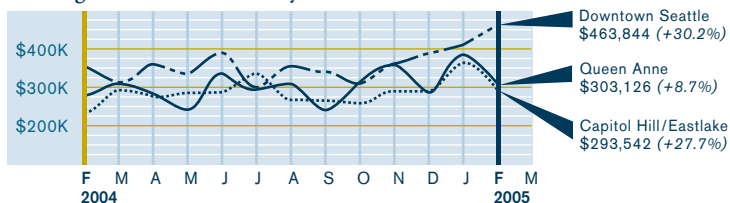


■ 2004 ■ 2005

## Seattle Area Trends

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

### Average Sold Prices, February 2004 — 2005



**James Stroupe**  
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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 February 2005

## Downtown Seattle

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Arbor Place Towers</b>								
121 Vine St	1203	1,065	\$371	2	1.75	16	\$ 406,000	\$ 395,000
121 Vine St	605	1,063	\$307	2	1.75	16	\$ 328,800	\$ 326,800
121 Vine St	805	1,063	\$306	2	1.75	16	\$ 325,000	\$ 325,000
<b>Avenue One</b>								
2721 1st Ave	702	1,330	\$450	2	2	1	\$ 599,000	\$ 599,000
2721 1st Ave*	507	1,120	\$418	2	2	1	\$ 468,000	\$ 468,000
2721 1st Ave*	505	900	\$438	2	1	1	\$ 394,000	\$ 394,000
2721 1st Ave	510	728	\$385	1	1	1	\$ 275,000	\$ 280,000
2721 1st Ave*	306	654	\$358	1	1	1	\$ 234,000	\$ 234,000
2721 1st Ave*	504	510	\$441	1	1	1	\$ 225,000	\$ 225,000
<b>Belltown Court</b>								
2415 2nd Ave	329	783	\$337	2	1	11	\$ 252,950	\$ 264,000
2415 2nd Ave	527	531	\$358	1	1	11	\$ 185,000	\$ 190,000
<b>The Florentine</b>								
526 1st Ave S	317	1,300	\$269	2	1.5	14	\$ 350,000	\$ 350,000
526 1st Ave S	310	1,105	\$280	2	1	14	\$ 309,950	\$ 309,000
<b>The Klee</b>								
2717 Western Ave*	438	896	\$363	2	2	4	\$ 324,990	\$ 324,990
2717 Western Ave	628	658	\$403	1	1	4	\$ 265,000	\$ 265,000
<b>Other Properties</b>								
715 2nd Ave*	1901	2,726	\$1,027	2	2.5	1	\$ 2,900,000	\$ 2,800,000
2600 2nd Ave	2204	1,700	\$582	3	2	12	\$ 1,025,000	\$ 989,000
2125 1st Ave	2204	1,463	\$581	2	2	24	\$ 875,000	\$ 850,000
2021 1st Ave	E-10	1,581	\$479	2	2	23	\$ 760,000	\$ 757,000
1107 1st Ave	704	824	\$479	1	1	22	\$ 405,000	\$ 395,000
1119 1st Ave	311	1,186	\$337	2	2.5	103	\$ 399,900	\$ 399,900
1415 2nd Ave	2304	1,015	\$352	2	1.75	14	\$ 365,000	\$ 357,500
1500 4th Ave	800	863	\$365	0	1	96	\$ 329,900	\$ 315,000
2929 1st Ave	707	571	\$517	1	1	5	\$ 299,900	\$ 295,000
2801 1st Ave	1113	608	\$460	1	1	4	\$ 279,950	\$ 279,950
2030 Western Ave	304	747	\$331	1	1	16	\$ 250,000	\$ 247,500
2201 3rd Ave	1206	572	\$411	1	1.25	26	\$ 235,000	\$ 235,000
425 Vine St	526	365	\$321	0	1	5	\$ 114,900	\$ 117,000

Jim is an excellent listener. He identified suitable properties and the second place he showed us was just perfect. We were able to settle the deal in one day. *Mr. & Mrs. Martinson*

\* Properties closed in January that did not post until February.

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

All February "sold" data provided by NWMLS or King County tax records as of March 3, 2005. February "sold" listing information which did not post by March 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>								
1216 5th Ave N		2,278	\$387	2	2.5	1	\$ 929,500	\$ 881,125
2420 8th Ave N	103	1,662	\$346	2	2	14	\$ 575,000	\$ 575,000
900 Warren Ave N	403	1,116	\$422	2	1.75	42	\$ 440,990	\$ 470,700
900 Warren Ave N	204	1,207	\$355	2	1.75	42	\$ 419,990	\$ 428,490
900 Warren Ave N	302	1,110	\$376	2	1.75	42	\$ 409,990	\$ 417,490
655 Crockett St	B208	1,085	\$373	2	2	1	\$ 404,990	\$ 404,990
1001 2nd Ave W	301	1,309	\$302	2	1.75	30	\$ 395,000	\$ 395,000
1219 6th Ave N	204	1,074	\$332	2	2.25	8	\$ 359,950	\$ 356,750
133 Queen Anne Ave N	606	795	\$448	2	1	4	\$ 359,000	\$ 356,000
507 W Mercer St	602	1,000	\$347	2	1.75	42	\$ 349,950	\$ 347,000
1219 6th Ave N	208	1,042	\$312	2	1.5	8	\$ 325,000	\$ 325,000
900 Warren Ave N	103	1,016	\$311	2	1.75	42	\$ 309,990	\$ 315,990
1011 5 Ave N	404	798	\$382	1	1	110	\$ 309,900	\$ 305,000
526 W Mercer Pl	403	1,000	\$275	2	2	38	\$ 275,000	\$ 275,000
1909 10th Ave W	203	703	\$377	1	1	3	\$ 259,000	\$ 265,000
2625 13th Ave W	301	1,019	\$257	2	1.75	28	\$ 259,000	\$ 262,000
301 W Raye St	201	605	\$421	2	1	18	\$ 249,900	\$ 254,950
133 Queen Anne Ave	603	635	\$397	1	1	4	\$ 255,000	\$ 252,000
405 Prospect Ave	103	651	\$384	1	1	75	\$ 249,950	\$ 249,950
160 Lee St	109	605	\$355	1	1	17	\$ 198,000	\$ 215,000
1011 5th Ave N	204	878	\$235	1	1	20	\$ 200,000	\$ 206,000
1525 Taylor Ave N	204	596	\$336	1	1	43	\$ 200,000	\$ 200,000
1300 W Boston St	33	653	\$260	1	1	20	\$ 169,900	\$ 170,000
519 W Roy St	405	492	\$325	0	1	75	\$ 159,900	\$ 159,900
123 Queen Anne Ave N	409	392	\$395	0	1	5	\$ 154,950	\$ 154,950
1623 Taylor Ave N	103	Co-Op	n/a	1	1	78	\$ 144,000	\$ 142,525
123 Queen Anne Ave N	A205	423	\$326	0	1	5	\$ 142,950	\$ 137,950
2244 13th Ave W	203	589	\$229	1	1	15	\$ 134,900	\$ 134,900
2244 13th Ave W	301	469	\$281	0	1	15	\$ 132,000	\$ 132,000

## Capitol Hill/Eastlake

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Capitol Hill/Eastlake Properties</b>								
909 E Newton St	B3	2,891	\$432	2	2	27	\$1,250,000	\$1,250,000
1420 Terry Ave	2204	1,666	\$494	3	2.75	2	\$ 820,950	\$ 823,450
2301 Fairview Ave E	PH3	1,838	\$427	2	2.5	37	\$ 799,950	\$ 785,000
726 Boylston Ave E*	5A	1,161	\$599	2	2.5	0	\$ 695,000	\$ 695,000
7446 Latona Ave NE		1,953	\$330	3	4	1	\$ 649,000	\$ 644,000
3132 Franklin Ave E		2,780	\$219	2	2.5	4	\$ 599,900	\$ 608,500
2511 Minor Ave E		2,090	\$253	3	3	11	\$ 539,000	\$ 529,000
2351 42nd Ave E	7	1,908	\$270	3	2.5	27	\$ 449,950	\$ 515,000
1406 Harvard Ave	2	931	\$499	1	1.5	96	\$ 459,000	\$ 465,000
1120 8th Ave	803	1,305	\$322	3	1.75	35	\$ 419,950	\$ 419,950
2300 S Judkins St		1,411	\$255	3	2	1	\$ 359,950	\$ 359,950
311 E Republican	101	n/a	n/a	2	2	1	\$ 357,900	\$ 359,000
700 E Denny Way	408	885	\$395	1	1.5	5	\$ 359,990	\$ 350,000
311 E Republican St	201	952	\$363	2	2	1	\$ 345,900	\$ 345,900
1130 23rd Ave S		1,304	\$261	3	2	1	\$ 339,950	\$ 339,950
615 Boren Ave	12	1,284	\$265	2	1	96	\$ 339,900	\$ 339,900

# STROUPE'S Condo Scoop

## Capitol Hill/Eastlake *(continued)*

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
1550 Eastlake Ave E	104	1,116	\$302	2	2	8	\$ 329,900	\$ 336,724
1550 Eastlake Ave E	405	870	\$378	2	1.75	8	\$ 334,900	\$ 329,000
2920 Eastlake Ave E	203	832	\$391	0	1	1	\$ 345,000	\$ 325,000
1812 19th Ave	114	945	\$341	1	1	2	\$ 319,000	\$ 322,000
107 20th Ave	401	1,075	\$298	2	2	1	\$ 330,950	\$ 320,000
233 14th Ave E	204	783	\$402	2	1	77	\$ 329,000	\$ 315,000
700 E Denny Way	301	793	\$391	2	2	5	\$ 309,990	\$ 309,990
1134 23rd Ave S		n/a	n/a	2	2	1	\$ 304,950	\$ 304,000
1550 Eastlake Ave E	502	837	\$341	1	1	8	\$ 299,900	\$ 285,000
2348 Fairview Ave E	201	1,118	\$250	2	1.75	27	\$ 285,000	\$ 280,000
1420 Terry Ave	1003	616	\$446	1	1	3	\$ 275,000	\$ 275,000
510 Lakeside Ave S	3	765	\$359	2	1.75	22	\$ 274,900	\$ 274,900
505 Belmont Ave E	802	720	\$375	1	1	43	\$ 274,950	\$ 270,000
1420 Terry Ave	704	751	\$358	1	1	3	\$ 269,000	\$ 269,000
1300 University St	6-E	762	\$341	1	1	25	\$ 259,000	\$ 260,000
1550 Eastlake Ave E	101	763	\$341	1	1	8	\$ 259,900	\$ 259,900
1420 Terry Ave	804	751	\$338	1	1	3	\$ 259,000	\$ 254,000
700 E Denny Way*	410	616	\$377	1	1	5	\$ 214,990	\$ 231,990
321 10th Ave S	507	769	\$299	2	1	4	\$ 235,000	\$ 230,000
1600 43rd Ave E	205	641	\$348	1	1	46	\$ 229,950	\$ 223,000
3275 Fuhrman Ave E	102	1,279	\$172	2	1.5	89	\$ 224,900	\$ 220,000
1614 Summit Ave	402	732	\$300	2	1	15	\$ 219,950	\$ 219,950
2001 E Yesler Way	20	1,137	\$191	1	1.75	25	\$ 209,990	\$ 216,990
700 E Denny Way	407	502	\$428	1	1	5	\$ 209,990	\$ 215,000
1818 18th Ave	203	747	\$278	1	1	8	\$ 207,500	\$ 207,500
232 Belmont Ave E	202	634	\$325	1	1	11	\$ 208,800	\$ 206,000
403 Terry Ave	206	901	\$227	2	1	98	\$ 199,950	\$ 204,950
511 E Roy St	407	704	\$284	1	1	25	\$ 199,950	\$ 199,950
320 Melrose Ave E	504	640	\$307	1	1	39	\$ 199,950	\$ 196,500
700 E Denny Way	411	500	\$390	1	1	5	\$ 194,990	\$ 194,990
622 21st Ave		900	\$217	2	1	23	\$ 195,000	\$ 194,950
411 Boylston Ave E	306	457	\$422	0	1	75	\$ 199,500	\$ 193,000
1200 Boylston Ave	701	600	\$320	1	1	45	\$ 192,950	\$ 192,000
505 E Denny Way	A-501	529	\$350	1	1	82	\$ 185,000	\$ 185,000
303 23rd Ave S	407	570	\$325	1	1	5	\$ 189,950	\$ 185,000
1000 Union St	405	527	\$332	1	1	40	\$ 179,555	\$ 175,000
308 E Republican St	812	Co-Op	n/a	1	1	44	\$ 175,000	\$ 170,000
700 E Denny Way	405	367	\$455	0	1	5	\$ 166,990	\$ 166,990
1828 11th Ave	104	537	\$279	1	1	18	\$ 135,000	\$ 150,000
233 14th Ave E	205	465	\$320	0	1	77	\$ 149,000	\$ 149,000
400 Boylston Ave E	111	480	\$310	0	1	74	\$ 154,900	\$ 149,000
1200 Boylston Ave	602	570	\$260	1	1	45	\$ 149,950	\$ 148,000
1101 17th Ave	101	468	\$306	1	1	77	\$ 139,500	\$ 143,000
1400 Hubbell Pl	506	572	\$247	1	1	48	\$ 135,000	\$ 141,400
1400 Hubbell Pl	1312	572	\$247	1	1	48	\$ 140,000	\$ 141,300
1101 17th Ave	104	464	\$301	0	1	77	\$ 139,950	\$ 139,500
1101 17th Ave*	102	468	\$288	1	1	77	\$ 134,900	\$ 134,900
1400 Hubbell Pl	915	580	\$231	1	1	48	\$ 135,000	\$ 134,000
308 E Republican St	913	Co-Op	n/a	1	1	44	\$ 129,900	\$ 129,900
1726 15th Ave	20	Co-Op	n/a	1	1	98	\$ 120,000	\$ 123,000
505 E Denny Way	404	406	\$283	0	1	82	\$ 115,000	\$ 115,000
756 Broadway Ave E	203	480	\$240	0	1	76	\$ 119,700	\$ 115,000

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



### Luxury, Space & Views from the top.

**1415 6th Avenue N, #404**

Enjoy entertaining in the open floor plan with gourmet kitchen adjacent to the generous Living Room complete with a romantic fireplace. Wrap around deck is accessed off the Living Room. All with spectacular views of Downtown and Lake Union. All this and everything Queen Anne has to offer just around the corner.

**Call James Stroupe for a private viewing.**

#### Property Stats

price	\$659,900
bedrooms	2
bathrooms	2
parking	3, secured
year built	2002
size	1237 SF (approx)
HOD	\$409
taxes	\$5,834 (2004)

#### Features

City views; secured entry and parking; large balcony with city and lake views; corner unit; insulated windows with blinds; master suite; CAT 5 wiring; stainless appliances; cherry cabinets; hardwood floors; fireplace; gas cooking; security system; top floor.

#### More Info

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



**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)*



### Seaboard Building Facts & Stats

#### Amenities

Hardwood floors in kitchen, dining room and living room; slab granite kitchen countertop, three elevators, programmed to provide priority to home owners and security controlled; daytime concierge; tall articulated-beam ceilings—up to 9-feet, 8-inches; fully restored lobby appointed in natural stone and hardwood, including the original ornate ceiling and moldings; durable, sound-absorbing concrete construction; roof top deck; located at the center of the Downtown retail core.

#### Next Month's Featured Building

The Klee

#### Listing History, Past 12 Months

**Total # of Units Listed** 6 units

**Total # of Unit Sales** 4 units

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

**Currently Active on Market** 2 units

*(as of 3/1/05)*

#### Sales History, Past 12 Months

**Average-Unit Orig. List Price** \$462,450

**Average-Unit Sale Price** \$439,636

*(for 4 sales)*

**List / Sold Price Ratio** 95.1%

**Average Market Time** 89 Days

## in the neighborhood

# Pay stations coming to North Downtown.

Automated kiosks to replace parking meters.

Just one more way Seattle is becoming a cashless society: parking meters that don't require coins. The new parking pay stations accept coins as well as credit and debit cards and provide a sticker receipt to place on the inside of the vehicle window. *Helpful tip:* You can use the unexpired time at another metered or pay station space.

#### When

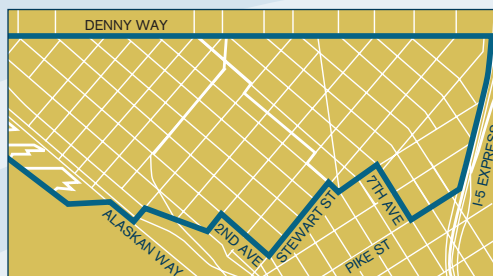
Conversion from meters to pay stations will start near Stewart Street and Olive Way in late February and move northward throughout 2005. Since 2004, over 500 pay stations have been installed in the Pioneer Square, Downtown, Capitol Hill, Pike/Pine, First Hill and Chandler's Cove areas.

#### Where

Most single-space parking meters will be converted to pay stations within the Belltown and Denny Triangle Urban Village boundaries (see below).

#### More info

<http://www.seattle.gov/transportation/parking/paystation.htm>



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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

### Panoramic views from bright Queen Anne unit.

Luxurious top floor condo with panoramic lake, city and Space Needle views. Large 2 bedroom, 2 bath bright corner unit features a great floor plan with nice finishes including stainless and granite kitchen. High tech CAT 5 wiring and California closets throughout. All this plus 3 parking places and a huge storage area.

*Info on this listing continued inside.*

**Please call for a private viewing.**



*More info, stats and photos of this listing can be found inside this issue or online at [www.stroupe.com/featured](http://www.stroupe.com/featured).*

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Return Service Requested

## STROUPE'S Condo Scoop



### February 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.