

STROUPE'S Condo Scoop



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



featured building

The Klee

A Belltown masterpiece.

Originally built as an apartment building in 2001, the Klee was converted to condominiums in 2003. The Klee's unique Lofts and Penthouse Lofts feature high ceilings with expansive windows for maximum view and light. Clean lines and simple sophistication provide the perfect backdrop for metropolitan living. The Suites offer a rich, natural palette with trellises and balcony to complement the lush Klee courtyard and Cedar Street, part of Seattle's Green Street program. An intimate, tranquil environment, the Suites allow you to escape the frenzy of the day.

Building Statistics

Address	2717 Western Avenue
Total # of Units	140 <i>(including commercial)</i>
Year Built	2001
Year Converted	2003
Total Stories	12

*Information is from King County Tax Records

Featured Building stats continued inside.

inside this issue

Featured Building

The Klee

Sold Listings Last Month

Downtown Seattle, Queen Anne & Capitol Hill/Eastlake

March Condo Stats

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

Featured Listing

Elegant living at the top of Queen Anne.



JAMES STROUPE

Associate Broker & Condo Specialist

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Windermere

move into the current

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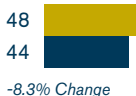
Condo Comparison March 2004 / 2005

Downtown Seattle

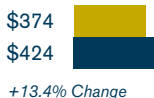
Average Prices

2004	2005
List \$320,608	List \$417,341
Sold \$315,154	Sold \$410,286
-1.7% Variance	-1.7% Variance

Sold Listings



Average \$ / SF



■ 2004 ■ 2005

Queen Anne

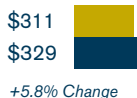
Average Prices

2004	2005
List \$313,925	List \$329,630
Sold \$309,345	Sold \$326,611
-1.5% Variance	-0.9% Variance

Sold Listings



Average \$ / SF



■ 2004 ■ 2005

Capitol Hill/Eastlake

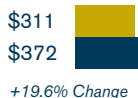
Average Prices

2004	2005
List \$294,729	List \$356,819
Sold \$292,767	Sold \$351,689
-0.7% Variance	-1.4% Variance

Sold Listings



Average \$ / SF

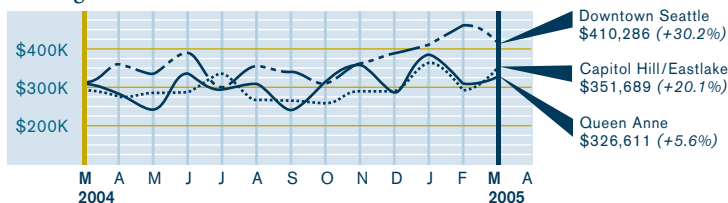


■ 2004 ■ 2005

Seattle Area Trends

- Downtown Seattle
- Queen Anne
- Capitol Hill/Eastlake

Average Sold Prices, March 2004 – 2005



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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.

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Sold Listings March 2005

Downtown Seattle

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Avenue One								
2721 1st Ave*	907	1,120	\$446	2	2	1	\$ 499,000	\$ 499,000
2721 1st Ave	903	720	\$481	1	1	1	\$ 346,000	\$ 346,000
2721 1st Ave*	908	677	\$502	1	1	1	\$ 340,000	\$ 340,000
2721 1st Ave*	603	720	\$458	1	1	1	\$ 330,000	\$ 330,000
2721 1st Ave*	909	518	\$510	1	1	1	\$ 264,000	\$ 264,000
2721 1st Ave*	708	677	\$384	1	1	1	\$ 260,000	\$ 260,000
2721 1st Ave*	101	650	\$385	1	1	1	\$ 250,000	\$ 250,000
2721 1st Ave	1104	512	\$457	1	1	1	\$ 234,000	\$ 234,000
Belltown Lofts								
66 Bell St	44	726	\$318	1	1	5	\$ 230,000	\$ 231,000
66 Bell St	62	640	\$350	1	1	5	\$ 224,900	\$ 224,000
66 Bell St	52	635	\$299	1	1	5	\$ 199,500	\$ 190,000
The Concord								
2929 1st Ave	917	796	\$459	1	1	6	\$ 359,950	\$ 365,000
2929 1st Ave*	520	480	\$479	1	1	6	\$ 235,000	\$ 230,000
The Elektra								
1400 Hubbell Pl	810	896	\$267	2	1.75	48	\$ 250,000	\$ 239,500
1400 Hubbell Pl	407	802	\$251	2	1.75	48	\$ 199,000	\$ 201,000
The Ellington								
2801 1st Ave	1111	1,250	\$567	2	1.75	4	\$ 689,000	\$ 709,000
2801 1st Ave	407	719	\$389	1	1	4	\$ 279,950	\$ 279,950
Florentine								
526 1st Ave S*	327	1,644	\$252	2	1.75	14	\$ 414,900	\$ 414,900
526 1st Ave S	311	1,312	\$259	2	1.5	14	\$ 339,950	\$ 339,950
Grandview								
2201 3rd Ave	2001	700	\$514	1	1.5	26	\$ 365,000	\$ 360,000
2201 3rd Ave	1506	586	\$503	1	1	26	\$ 295,000	\$ 295,000
Montreaux								
425 Vine St	506	354	\$410	0	1	6	\$ 148,950	\$ 145,000
425 Vine St	620	447	\$268	1	1	6	\$ 119,950	\$ 119,950
Seattle Heights								
2600 2nd Ave	2601	3,064	\$734	3	3.5	12	\$2,395,000	\$2,250,000
2600 2nd Ave	505	969	\$346	2	2	12	\$ 339,500	\$ 335,000
The Vine								
2607 Western Ave	508	922	\$474	2	1.75	3	\$ 439,000	\$ 437,000
2607 Western Ave	202	969	\$320	1	1.5	3	\$ 314,950	\$ 310,000
Waterfront Landings								
2000 Alaskan Way	557	1,493	\$522	2	1.75	8	\$ 799,500	\$ 780,000
2000 Alaskan Way	448	1,160	\$414	2	1.75	8	\$ 479,950	\$ 479,950
Other Downtown Seattle Properties								
80 Vine St	301	2,150	\$407	1	1.75	11	\$ 895,000	\$ 875,000
601 Belmont Ave E	PH-A	1,944	\$442	2	2	35	\$ 899,000	\$ 860,000
2717 Western Ave	PH-20	1,068	\$468	2	2	4	\$ 499,990	\$ 499,990
97 S Jackson St	402	1,354	\$366	2	1.5	100	\$ 500,000	\$ 495,000
80 S Jackson St	407	1,430	\$327	1	1	105	\$ 469,900	\$ 467,900
2621 2nd Ave	1401	1,185	\$365	2	1	25	\$ 448,800	\$ 432,500

* Properties closed in February that did not post until March.

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

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

Downtown Seattle *(continued)*

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
1101 Seneca St	1701	1,200	\$358	2	1.75	24	\$ 448,800	\$ 430,000
75 S Main St	309	1,050	\$410	1	1	105	\$ 439,000	\$ 430,000
1107 1st Ave	708	834	\$504	1	1	22	\$ 443,000	\$ 420,000
1425 Western Ave	102	1,042	\$379	2	2	23	\$ 399,900	\$ 395,000
1415 2nd Ave	1701	610	\$485	1	1	14	\$ 288,800	\$ 296,000
2415 2nd Ave	546	700	\$374	1	1	11	\$ 258,950	\$ 262,000
120 1st Ave W	504	617	\$421	1	1	5	\$ 254,950	\$ 260,000
98 Union*	605	559	\$429	0	1	20	\$ 239,950	\$ 240,000
2414 1st Ave	520	641	\$359	1	1	11	\$ 235,000	\$ 230,000

Queen Anne

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Queen Anne Properties								
520 Galer St	300	3,180	\$409	3	2.5	15	\$1,395,000	\$1,300,000
511 W Mercer St	501	2,427	\$391	3	2.5	2	\$1,050,000	\$ 950,000
525 W Prospect St	A	1,088	\$687	2	2	105	\$ 799,000	\$ 747,000
21 W Comstock St	101	1,600	\$423	2	2.25	7	\$ 677,450	\$ 677,450
1110 W Howe St	400	2,615	\$220	3	3	16	\$ 574,999	\$ 575,000
405 Prospect St	202	1,320	\$379	2	2	75	\$ 499,950	\$ 499,950
17 W Mercer St	TH-2	1,511	\$330	2	2.5	2	\$ 499,000	\$ 499,000
17 W Mercer St	TH-6	1,511	\$330	2	2.5	2	\$ 499,000	\$ 499,000
3658 13th Avenue W		2,292	\$218	4	2.75	5	\$ 499,950	\$ 499,000
1240 5th Ave N*	202	1,373	\$331	2	2	7	\$ 459,950	\$ 454,500
900 Warren Ave N*	402	1,110	\$396	2	1.75	42	\$ 440,000	\$ 440,000
2410 Aurora Ave N*	104	1,638	\$257	2	2.25	18	\$ 420,000	\$ 421,000
900 Aurora Ave N	S-507	1,378	\$290	2	2	6	\$ 399,500	\$ 399,500
900 Warren Ave N	203	1,116	\$355	2	1.75	42	\$ 389,990	\$ 396,113
2131 Waverly Pl N	A	1,200	\$321	2	1.5	2	\$ 385,000	\$ 385,000
530 4th Ave W	510	859	\$427	1	1	2	\$ 379,000	\$ 367,000
900 Warren Ave N	202	1,110	\$329	2	1.75	42	\$ 359,990	\$ 365,490
2121 Westlake Ave N*	201	1,200	\$302	2	1.75	21	\$ 362,900	\$ 362,900
1550 Eastlake Ave E	504	1,116	\$316	2	2	8	\$ 354,900	\$ 352,900
900 Warren Ave N	102	1,110	\$305	2	1.75	42	\$ 329,990	\$ 338,790
410 W Roy St	E-204	1,126	\$298	2	1.75	23	\$ 325,000	\$ 335,000
900 Aurora Ave N	S-405	1,137	\$284	2	2	6	\$ 319,500	\$ 323,000
900 Aurora Ave N	602	1,063	\$301	2	2	6	\$ 319,000	\$ 320,000
100 W Highland Dr	204	697	\$430	1	1	84	\$ 299,950	\$ 300,000
2167 Dexter Ave N	202	1,025	\$293	2	2	12	\$ 295,000	\$ 300,000
7 Highland Dr	101	971	\$306	2	1	37	\$ 297,000	\$ 297,000
912 Third Ave W	402	850	\$347	2	1	36	\$ 280,000	\$ 295,000
520 2nd Ave W	D	1,058	\$279	2	2	13	\$ 295,000	\$ 295,000
415 W Mercer St*	401	1,188	\$228	2	2	42	\$ 237,000	\$ 271,000
18 Dravus St	104	939	\$284	2	1.75	6	\$ 270,000	\$ 267,000
120 1st Ave W	504	617	\$421	1	1	5	\$ 254,950	\$ 260,000
18 Dravus St	310	816	\$315	1	1	6	\$ 259,950	\$ 257,000
2001 Westlake Ave N	13	900	\$278	2	1	38	\$ 244,950	\$ 250,500
2634 Franklin Ave E	203	572	\$437	1	1	77	\$ 240,000	\$ 250,000
123 Queen Anne Ave N	504	603	\$412	1	1	5	\$ 247,500	\$ 248,500
275 W Roy	213	770	\$322	2	1	23	\$ 245,000	\$ 248,250
123 Queen Anne Ave N	611	595	\$399	1	1	5	\$ 239,950	\$ 237,500
919 2nd Ave W	601	Co-Op	n/a	2	1	45	\$ 240,000	\$ 235,000
500 Aloha St	104	697	\$330	1	1	13	\$ 217,000	\$ 230,000
900 Warren Ave N	300	700	\$313	1	1	42	\$ 219,990	\$ 218,840
1902 Bigelow Ave N	102	872	\$243	1	1	75	\$ 199,988	\$ 212,000
1601 Taylor Ave N	204	601	\$333	1	1	43	\$ 200,000	\$ 200,000

Queen Anne (continued)

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
405 Prospect St	102	516	\$388	0	1	75	\$ 199,950	\$ 199,950
160 Lee St	203	585	\$338	1	1	17	\$ 199,950	\$ 197,500
3661 24th Pl W	108	902	\$217	2	1	35	\$ 198,500	\$ 196,000
2600 2nd Ave	323	477	\$398	0	1	12	\$ 199,950	\$ 190,000
275 W Roy St	219	598	\$311	1	1	23	\$ 208,950	\$ 185,950
150 Valley	101	665	\$278	1	1	21	\$ 179,000	\$ 185,000
1300 W Boston St	34	653	\$279	1	1	20	\$ 179,900	\$ 182,000
2228 Yale Ave E	13	451	\$396	1	1	18	\$ 175,000	\$ 178,500
57 Etruria St	103	672	\$264	1	1	20	\$ 179,950	\$ 177,600
2450 Dexter Ave N	3	653	\$262	1	1	58	\$ 171,000	\$ 171,000
762 Hayes St*	24	657	\$251	1	1	28	\$ 170,000	\$ 165,000
326 Queen Anne Ave N	502	359	\$436	0	1	4	\$ 153,950	\$ 156,450
123 Queen Anne Ave N*	409	392	\$395	0	1	5	\$ 154,950	\$ 154,950
519 W Roy St	406	357	\$420	0	1	75	\$ 159,000	\$ 150,000
701 Galer	407	517	\$275	0	1	13	\$ 136,000	\$ 142,000
405 Prospect St	100-B	406	\$320	0	0.75	75	\$ 129,950	\$ 129,950
919 2nd Ave W	205	Co-Op	n/a	1	1	45	\$ 129,900	\$ 128,000

Capitol Hill/Eastlake

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Capitol Hill/Eastlake Properties								
1301 Spring St	25-J	2,040	\$882	2	2.5	23	\$1,850,000	\$1,800,000
601 Belmont Ave E	PH-A	1,944	\$442	2	2	35	\$ 899,000	\$ 860,000
1420 Terry Ave	2604	1,632	\$527	3	2.75	2	\$ 859,950	\$ 859,950
1301 Spring St	24-G	1,500	\$493	2	1.75	23	\$ 748,800	\$ 739,000
1420 Terry Ave	2502	1,310	\$538	2	2	2	\$ 704,950	\$ 704,950
1420 Terry Ave	2602	1,291	\$542	2	2	2	\$ 699,950	\$ 699,950
726 Boylston Ave E*	10A	1,188	\$585	2	2.5	1	\$ 695,000	\$ 695,000
1420 Terry Ave	2402	1,310	\$527	2	2	2	\$ 690,950	\$ 690,950
2920 Eastlake Ave E	410	1,656	\$417	2	2.5	1	\$ 699,000	\$ 690,000
726 Boylston Ave E*	9-A	1,161	\$573	2	2.5	1	\$ 665,000	\$ 665,000
1120 8th Ave	2102	2,190	\$304	3	2.25	35	\$ 684,000	\$ 665,000
716 Boylston Ave E*	9-A	1,161	\$556	2	2.5	1	\$ 645,000	\$ 645,000
7448 Latona Ave NE		2,082	\$302	3	4	1	\$ 629,000	\$ 629,000
2920 Eastlake Ave E*	307	1,427	\$427	1	1.75	1	\$ 625,000	\$ 610,000
1301 Spring St*	16-D	1,250	\$476	2	1.75	23	\$ 599,000	\$ 595,000
1301 Spring St	21-H	1,425	\$404	2	1.75	23	\$ 625,000	\$ 575,000
1301 Spring St	9-F	1,290	\$403	2	1.75	23	\$ 550,000	\$ 520,000
2320 43rd Ave E	202-A	1,045	\$480	2	1.75	37	\$ 490,000	\$ 502,000
615 E Pike St	306	1,503	\$299	2	1.5	6	\$ 440,000	\$ 450,000
1101 Seneca St	1701	1,200	\$358	2	1.75	24	\$ 448,800	\$ 430,000
2225 Eastlake Ave E	107	1,681	\$256	2	2.25	6	\$ 429,950	\$ 429,950
317 Lakeside Ave S	3	n/a	n/a	1	1	99	\$ 419,000	\$ 419,000
2040 43rd Ave E	501	975	\$426	2	1	44	\$ 425,000	\$ 415,000
311 E Republican St	601	1,711	\$234	3	2	1	\$ 699,000	\$ 400,000
2019 Franklin Ave E	201	1,095	\$355	2	2	1	\$ 389,000	\$ 389,000
1929 42nd Ave E	C	977	\$389	2	1.5	18	\$ 395,000	\$ 380,000
1101 Seneca St	401	1,069	\$355	2	1.75	24	\$ 389,500	\$ 380,000
1101 Seneca St	601	1,069	\$355	2	1.75	24	\$ 379,000	\$ 379,000
2019 Franklin Ave E	101	1,095	\$337	2	2	1	\$ 369,000	\$ 369,000
2019 Franklin Ave E	202	1,144	\$323	2	2	1	\$ 389,000	\$ 369,000
521 17th Ave E	5215	1,468	\$251	2	1	56	\$ 368,950	\$ 368,000
311 E Republican St	202	941	\$372	2	2	1	\$ 345,900	\$ 350,000
1921 42nd Ave E	D	1,040	\$337	1	1.5	5	\$ 364,950	\$ 350,000
2302 S Judkins St		1,404	\$249	3	2	1	\$ 349,950	\$ 349,950

Capitol Hill/Eastlake *(continued)*

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
2920 Eastlake Ave E	201	831	\$415	0	1	1	\$ 349,000	\$ 345,000
1120 8th Ave	1601	1,060	\$325	2	1.75	35	\$ 345,000	\$ 345,000
1120 Spring	503	1,065	\$318	2	1.75	23	\$ 339,000	\$ 339,000
525 Belmont Ave E	6-A	920	\$364	2	1	45	\$ 334,950	\$ 334,950
1420 Terry Ave	1105	751	\$439	1	1	3	\$ 333,000	\$ 330,000
2501 Canterbury Ln E	414	1,004	\$329	2	1.75	38	\$ 339,000	\$ 330,000
1812 19th Ave	109	859	\$371	1	1	2	\$ 319,000	\$ 319,000
2611 S Washington St		1,339	\$235	3	3	4	\$ 309,900	\$ 315,000
1505 11th Ave E	203	679	\$459	1	0.75	102	\$ 310,000	\$ 312,000
1800 43rd Ave E	308	618	\$500	1	1	41	\$ 309,000	\$ 309,000
1740 Melrose Ave	401	1,205	\$256	2	1.75	42	\$ 299,975	\$ 308,000
1301 Spring St	10-B	865	\$353	1	1.5	23	\$ 314,500	\$ 305,000
303 E Pike St	609	774	\$390	1	1	7	\$ 280,000	\$ 302,000
717 E Denny	1-A	850	\$349	2	2	3	\$ 295,000	\$ 297,000
1420 Terry Ave	1103	615	\$481	1	1	3	\$ 279,900	\$ 296,000
2920 Eastlake Ave E*	202	689	\$428	0	2	1	\$ 295,000	\$ 295,000
1112 Broadway Ave E	101	802	\$368	1	0.75	77	\$ 295,000	\$ 295,000
1420 Terry Ave	505	793	\$369	1	1	3	\$ 292,500	\$ 292,500
1800 Boylston Ave	301	1,169	\$249	2	1.75	20	\$ 289,000	\$ 291,000
1000 Bellevue Pl E	8	1,022	\$284	2	2.5	20	\$ 285,000	\$ 290,000
303 E Pike St	513	733	\$394	1	1	7	\$ 289,000	\$ 289,000
1740 Melrose Ave	306	1,205	\$238	2	1.75	42	\$ 285,000	\$ 287,000
2035 Eastlake Ave E	102	774	\$370	1	1	3	\$ 289,900	\$ 286,500
1718 16th Ave	1	1,035	\$269	2	1	25	\$ 285,000	\$ 278,000
1800 43rd Ave E	208	618	\$437	1	1	41	\$ 270,000	\$ 270,000
1420 Terry Ave	304	793	\$339	1	1	3	\$ 268,900	\$ 268,900
303 E Pike St	408	739	\$355	1	1	7	\$ 269,950	\$ 262,500
1400 Hubbell Pl	910	896	\$290	2	1.75	48	\$ 264,000	\$ 260,000
1120 8th Ave*	1104	1,050	\$248	2	1.75	35	\$ 264,999	\$ 260,000
2004 E Pine St		726	\$358	1	1	83	\$ 259,950	\$ 259,950
2350 10th Ave E	207	900	\$288	2	1.75	20	\$ 259,000	\$ 259,000
1505 11th Ave E	305	503	\$513	0	0.75	92	\$ 249,950	\$ 257,950
2634 Franklin Ave E	203	572	\$437	1	1	77	\$ 240,000	\$ 250,000
1515 E Yesler Way	305	1,062	\$235	2	1.5	3	\$ 249,950	\$ 249,950
2920 Eastlake Ave E	210	576	\$432	0	1	1	\$ 249,000	\$ 249,000
1400 Hubbell Pl	810	896	\$267	2	1.75	48	\$ 235,000	\$ 239,500
1420 Terry Ave	302	621	\$385	1	1	3	\$ 239,000	\$ 239,000
2419 E Madison St	2429	982	\$236	2	1	25	\$ 230,000	\$ 231,500
103 Bellevue Way	304	617	\$373	1	1	1	\$ 234,950	\$ 230,000
1100 17th Ave	306	870	\$264	1	1	76	\$ 230,000	\$ 230,000
1908 Fir St	1	905	\$248	2	1	25	\$ 220,000	\$ 224,500
505 Belmont Ave E	203	713	\$309	1	1	33	\$ 218,500	\$ 220,000
700 E Denny Way	209	n/a	n/a	1	1	5	\$ 219,990	\$ 210,000
425 23rd Ave S	A-211	657	\$320	1	1	2	\$ 209,950	\$ 209,950
415 Summit Ave E	2	601	\$333	1	1	43	\$ 179,950	\$ 200,000
2211 Boylston Ave E	2211	700	\$286	1	1	55	\$ 204,950	\$ 200,000

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 contact James Stroupe direct at 206.910.5000 or james@stroupe.com.

JAMES STROUPE

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sold listings *(continued from inside)*

Capitol Hill/Eastlake *(continued)*

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
2001 E Yesler Way	10	1,137	\$172	1	1.5	25	\$ 194,500	\$ 195,000
700 E Denny Way	409	not avail	n/a	1	1	5	\$ 194,990	\$ 194,990
425 23rd Ave S	A-408	570	\$333	0	1	2	\$ 189,950	\$ 189,950
425 23rd Ave S	A-110	605	\$314	1	1	2	\$ 189,950	\$ 189,950
1221 Minor Ave	601	608	\$304	1	1	45	\$ 179,000	\$ 185,000
1000 Union St	415	528	\$350	1	1	40	\$ 184,950	\$ 184,950
425 23rd Ave S	A-003	602	\$307	0	1	2	\$ 184,950	\$ 184,950
233 14th Ave E	405	465	\$385	0	1	77	\$ 174,950	\$ 178,950
2228 Yale Ave E	13	451	\$396	1	1	18	\$ 175,000	\$ 178,500
211 Summit Ave E	S-221	589	\$297	1	1	21	\$ 165,000	\$ 175,000
103 Bellevue Ave E	506	425	\$400	0	1	1	\$ 167,950	\$ 170,000
505 E Denny Way	405	548	\$310	1	1	82	\$ 165,000	\$ 170,000
308 E Republican St	112	Co-Op	n/a	1	1	44	\$ 163,000	\$ 167,000
1000 Union St	202	527	\$315	1	1	40	\$ 169,000	\$ 166,000
700 E Denny Way	203	367	\$422	0	1	5	\$ 154,990	\$ 154,990
103 Bellevue Ave E	303	425	\$353	0	1	1	\$ 144,950	\$ 150,000
511 E Roy St*	112	458	\$323	1	1	25	\$ 144,900	\$ 148,000
308 E Republican St	210	Co-Op	n/a	1	1	44	\$ 149,950	\$ 145,000
511 E Roy St	213	461	\$304	0	1	25	\$ 139,000	\$ 140,000
408 Bellevue Ave E	206	Co-Op	n/a	0	1	76	\$ 126,000	\$ 122,000
403 Terry Ave	304	299	\$281	0	1	98	\$ 88,500	\$ 84,000

“Excellent. Jim Stroupe did an excellent job for us—thorough, trustworthy, and very helpful. We will refer all our friends to him!” —*Monte & Shari Rosen*

featured building *(continued from cover)*



The Klee Facts & Stats

Amenities

Fitness center; video-controlled building access; a community courtyard; conference room with computers, internet and fax; community room with kitchen and landscaped courtyard; media room with high-definition television; bike room with racks; private storage; guest suite, day concierge, on-site manager; artist-inspired details throughout.

Did you know?

The Klee name and artistic sensibilities are inspired by the Swiss Expressionist Painter, Paul Klee (1879-1940).

Next Month's Featured Building

Galer Gardens

Listing History, Past 12 Months

Total # of Units Listed 44 units
(including original building sales during past year)

Total # of Unit Sales 39 units
(plus zero sold subject to inspection and zero pending sales)

Currently Active on Market 2 units
(as of 4/1/05)

Sales History, Past 12 Months

Average-Unit Orig. List Price \$280,870

Average-Unit Sale Price \$282,253
(for 39 sales)

List / Sold Price Ratio 100.5%

Average Market Time 94 Days

featured listing

Simply Dreamy. 1414 1st Avenue West

Rare Queen Anne steel and concrete building in one of the most coveted locations; a stone's throw to Kerry Park, Trader Joes, the 5 Spot and everything Queen Anne Avenue has to offer. Designed for peace of mind and elegance with light filled spaces, box beamed ceilings, crown molding, slab granite counters, craftsman-like fixtures and Wolf, Asko, and Sub Zero stainless appliances. Fabulous deck with western views, pets are ok. Gorgeous!

Property Stats

price	\$619,000
bedrooms	2
bathrooms	1.75
parking	2, secured
year built	2003
size	1,137 (approx)
HOD	\$247 / month
taxes	\$1,329 / year

Please call for a private viewing.



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.



Windermere Real Estate / Wall Street, Inc.

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Return Service Requested

STROUPE'S Condo Scoop

March 2005 Condominium Sales Statistics

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