

# STROUPE'S Condo Scoop



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



## featured building

### Galer Gardens

An oasis on top of the hill.

Galer Gardens anchors the south end of the "Avenue" on top of Queen Anne, perfectly sited just steps to shopping, dining, and pubs. The interior courtyard is open to the sun and its lush vegetation creates an intimate, tranquil environment in the middle of the bustling charm of Queen Anne. The building's siding was replaced last year as many buildings are being updated to a more reliable system. The rooftop deck with Puget Sound views is a great space to entertain. The Suites offer many unique floor plans, some with curved wall features. There is also ample parking space for the owner and another separate garage for retail guests.

## inside this issue

### Featured Building

Galer Gardens

### Sold Listings Last Month

Downtown Seattle, Queen Anne & Capitol Hill/Eastlake

### April Condo Stats

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

### Featured Listing

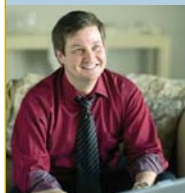
Delightful views from Queen Anne corner unit.

### Building Statistics

<b>Address</b>	1417 Queen Anne Avenue North
<b>Total # of Units</b>	37
	<i>(including commercial)</i>
<b>Year Built</b>	1996
<b>Total Stories</b>	4

\*Information is from King County Tax Records

**Featured Building** stats continued inside.



## JAMES STROUPE

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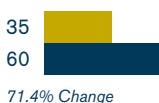
# Condo Comparison April 2004 / 2005

## Downtown Seattle

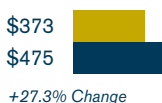
### Average Prices

2004		2005	
List	\$369,327	List	\$418,236
Sold	\$361,478	Sold	\$415,148
-2.1% Variance		-0.7% Variance	

### Sold Listings



### Average \$ / SF



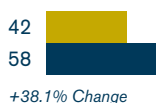
■ 2004 ■ 2005

## Queen Anne

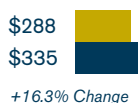
### Average Prices

2004		2005	
List	\$281,833	List	\$315,463
Sold	\$279,853	Sold	\$313,252
-0.7% Variance		-0.7% Variance	

### Sold Listings



### Average \$ / SF



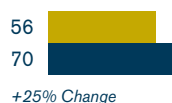
■ 2004 ■ 2005

## Capitol Hill/Eastlake

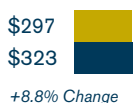
### Average Prices

2004		2005	
List	\$281,063	List	\$277,282
Sold	\$277,931	Sold	\$276,042
-1.1% Variance		-0.4% Variance	

### Sold Listings



### Average \$ / SF

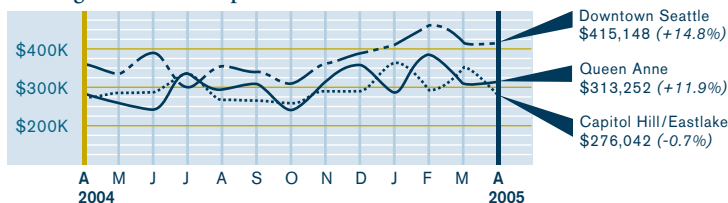


■ 2004 ■ 2005

## Seattle Area Trends

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

### Average Sold Prices, April 2004 – 2005



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

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 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 April 2005

## Downtown Seattle

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Arbor Place Tower</b>								
121 Vine St	1803	1,065	\$451	2	1.75	16	\$ 479,950	\$ 480,000
121 Vine St	2006	787	\$375	1	1	16	\$ 294,950	\$ 295,000
<b>Avenue One</b>								
2721 1st Ave	PH02	1,330	\$748	2	2	1	\$ 950,000	\$ 995,000
2721 1st Ave*	1102	1,330	\$578	2	2	1	\$ 769,000	\$ 769,000
2721 1st Ave	1108	1,234	\$526	2	2	1	\$ 649,000	\$ 649,000
2721 1st Ave*	1107	1,120	\$521	2	2	1	\$ 549,000	\$ 584,000
2721 1st Ave	502	1,330	\$420	2	2	1	\$ 559,000	\$ 559,000
2721 1st Ave	PH05	900	\$592	2	1	1	\$ 533,000	\$ 533,000
2721 1st Ave	1203	720	\$535	1	1	1	\$ 385,000	\$ 385,000
2721 1st Ave*	910	728	\$501	1	1	1	\$ 365,000	\$ 365,000
2721 1st Ave	PH06	657	\$548	1	1	1	\$ 360,000	\$ 360,000
2721 1st Ave*	1003	722	\$449	1	1	1	\$ 324,000	\$ 324,000
2721 1st Ave	906	657	\$464	1	1	1	\$ 305,000	\$ 305,000
2721 1st Ave*	710	728	\$383	1	1	1	\$ 279,000	\$ 279,000
2721 1st Ave	609	518	\$444	1	1	1	\$ 230,000	\$ 230,000
2721 1st Ave	901	469	\$490	0	1	1	\$ 244,000	\$ 230,000
2721 1st Ave*	809	524	\$401	1	1	1	\$ 210,000	\$ 210,000
<b>Bellora</b>								
2716 Elliott Ave	1200	2,003	\$746	2	2.5	2	\$1,495,000	\$1,495,000
2716 Elliott Ave	603	516	\$520	1	1	2	\$ 268,500	\$ 268,500
<b>Belltown Court</b>								
2414 1st Ave	704	879	\$338	2	1.75	11	\$ 297,450	\$ 297,450
2415 2nd Ave*	431	636	\$369	1	1	11	\$ 239,950	\$ 234,950
2414 1st Ave	306	641	\$351	1	1	11	\$ 225,000	\$ 225,000
2414 1st Ave	523	575	\$361	1	1	11	\$ 204,950	\$ 207,500
2415 2nd Ave*	539	541	\$370	1	1	11	\$ 198,000	\$ 200,000
<b>The Concord</b>								
2929 1st Ave	1101	949	\$548	1	1	6	\$ 525,000	\$ 520,000
2929 1st Ave	201	438	\$500	0	1	6	\$ 219,000	\$ 219,000
2929 1st Ave	618	597	\$518	1	1	6	\$ 309,500	\$ 309,500
<b>Continental Place</b>								
2125 1st Ave	2502	1,760	\$623	3	2	24	\$1,200,000	\$1,096,000
2125 1st Ave	1105	700	\$529	1	1	24	\$ 370,000	\$ 370,000
<b>The Ellington</b>								
2801 1st Ave	401	1,390	\$467	2	2	4	\$ 649,000	\$ 649,000
2801 1st Ave	411	1,218	\$471	2	1.75	4	\$ 574,900	\$ 574,000
2801 1st Ave	316	905	\$403	2	1.75	4	\$ 374,950	\$ 365,000
2801 1st Ave	513	608	\$411	1	1	4	\$ 239,950	\$ 250,100
<b>Harbor Heights</b>								
2621 2nd Ave	1804	1,195	\$481	2	1.75	25	\$ 575,000	\$ 575,000
2621 2nd Ave	1501	1,140	\$395	2	2	25	\$ 450,000	\$ 450,000
2621 2nd Ave	1002	815	\$368	1	1	25	\$ 289,950	\$ 300,000
2621 2nd Ave*	505	870	\$320	1	1	25	\$ 271,900	\$ 278,000
<b>Market Place North</b>								
2021 1st Ave	A-4	1,341	\$682	2	1.75	23	\$ 975,000	\$ 915,000
2021 1st Ave	A-8	1,341	\$537	2	1.75	23	\$ 725,000	\$ 720,000
2021 1st Ave	A-6	1,088	\$519	1	1	23	\$ 595,000	\$ 565,000

\* Properties closed in March that did not post until April.

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

All April "sold" data provided by NWMLS or King County tax records as of May 3, 2005. April "sold" listing information which did not post by May 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.

## Downtown Seattle *(continued)*

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>The Montreaux</b>								
425 Vine St	510	480	\$395	1	1	6	\$ 189,500	\$ 189,500
425 Vine St	405	433	\$398	1	1	6	\$ 177,500	\$ 172,500
425 Vine St	304	430	\$381	1	1	6	\$ 153,500	\$ 163,700
<b>Newmark Tower</b>								
1415 2nd Ave	2407	981	\$446	1	1.75	14	\$ 449,000	\$ 438,000
1415 2nd Ave	2206	670	\$394	1	1	14	\$ 285,000	\$ 264,000
1415 2nd Ave	1606	670	\$360	1	1	14	\$ 239,990	\$ 241,000
<b>The Vine Building</b>								
2607 Western Ave	355	820	\$404	1	1	3	\$ 324,950	\$ 331,500
2607 Western Ave	402	972	\$334	1	1.5	3	\$ 325,000	\$ 325,000
2607 Western Ave*	406	698	\$433	1	1	3	\$ 295,000	\$ 302,000
<b>Waterfront Landings</b>								
1950 Alaskan Way	433	1,116	\$435	2	1.75	8	\$ 495,000	\$ 485,000
1950 Alaskan Way*	330	859	\$442	1	1	8	\$ 369,900	\$ 379,900
1900 Alaskan Way	110	624	\$385	0	1	8	\$ 249,950	\$ 240,000
2000 Alaskan Way	144	564	\$390	0	1	8	\$ 224,950	\$ 220,000
<b>Other Properties</b>								
1301 Spring St*	9-F	1,290	\$403	2	1.75	23	\$ 550,000	\$ 520,000
2717 Western Ave*	PH00	1,082	\$481	2	2	4	\$ 519,990	\$ 519,990
2030 Western Ave	415	1,164	\$410	1	1.5	16	\$ 479,000	\$ 477,300
2319 1st Ave	401	758	\$391	1	1	5	\$ 289,000	\$ 296,000
98 Union	407	726	\$372	1	1	20	\$ 269,000	\$ 270,000
81 Vine St*	406	694	\$378	1	1	5	\$ 270,000	\$ 262,000
2324 1st Ave	510	419	\$419	0	1	6	\$ 179,000	\$ 175,500

## Queen Anne

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Queen Anne Properties</b>								
111 W Comstock St	111	2,176	\$425	3	2	7	\$ 982,000	\$ 925,000
907 Warren Ave	101	1,740	\$402	2	1.75	6	\$ 699,500	\$ 699,500
1415 6th Ave N	404	1,237	\$525	2	2	3	\$ 659,900	\$ 650,000
2420 8th Ave N	105	1,565	\$380	3	2	13	\$ 595,000	\$ 595,000
900 Warren Ave N	401	1,216	\$428	2	1.75	42	\$ 520,990	\$ 520,000
2205 Bigelow Ave N*	12	1,010	\$446	2	1	77	\$ 435,000	\$ 450,000
405 Prospect St	201	1,138	\$392	2	2	75	\$ 449,950	\$ 446,000
3817 12th Ave W	B	1,900	\$232	3	2.5	3	\$ 449,950	\$ 440,000
900 Warren Ave N*	301	1,216	\$362	2	1.75	42	\$ 439,990	\$ 439,990
900 Warren Ave N	303	1,116	\$386	2	1.75	42	\$ 419,990	\$ 431,000
1417 Queen Anne Ave N	405	1,194	\$356	3	2	9	\$ 425,000	\$ 425,000
900 Warren Ave N*	101	1,216	\$337	2	1.75	42	\$ 409,990	\$ 409,990
410 W Roy St	E406	1,071	\$364	2	2	23	\$ 400,000	\$ 390,100
1417 Queen Anne Ave N	208	1,087	\$354	2	2	9	\$ 395,000	\$ 385,000
530 4th Ave W	301	1,116	\$345	2	1.75	2	\$ 425,000	\$ 385,000
655 Crockett St	A102	1,214	\$297	1	2	1	\$ 359,990	\$ 359,990
1902 Bigelow Ave N*	103	945	\$378	1	1	75	\$ 349,500	\$ 356,800
2241 13th Ave W	202	1,131	\$310	2	2	9	\$ 345,000	\$ 351,000
2100 3rd Ave	1903	976	\$358	2	1.75	32	\$ 369,950	\$ 349,000
530 4th Ave W	204	908	\$384	2	1.75	2	\$ 349,950	\$ 348,500
900 Aurora Ave N	S207	1,378	\$252	2	2	6	\$ 349,950	\$ 347,000
654 W Olympic Pl	401	1,075	\$312	2	2	37	\$ 338,000	\$ 335,000
601 W Mercer Pl	404	838	\$388	2	1.5	10	\$ 319,000	\$ 325,000

## Queen Anne (continued)

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
1758 Dexter Ave N	8	1,144	\$275	2	1	43	\$ 324,900	\$ 315,000
18 Dravus St	408	916	\$338	2	2	6	\$ 305,000	\$ 310,000
17 W Mercer	210	713	\$421	1	1	2	\$ 299,950	\$ 300,000
17 W Mercer St	110	713	\$414	1	1	2	\$ 300,000	\$ 295,000
2040 Waverly Pl N	105	967	\$300	2	1.5	15	\$ 285,000	\$ 290,500
3636 14th Ave W	203	1,309	\$221	2	2	19	\$ 289,000	\$ 289,000
120 1st Ave W	503	622	\$453	1	1	5	\$ 286,950	\$ 282,000
2111 Waverly Pl N	203	833	\$325	2	2	6	\$ 275,000	\$ 271,000
4310 Dayton Ave N	101	784	\$344	2	1	45	\$ 269,950	\$ 269,950
18 Dravus St*	201	808	\$325	1	1	6	\$ 259,000	\$ 263,000
18 Dravus St	210	816	\$319	1	1	6	\$ 260,000	\$ 260,000
526 W Mercer Pl	401	1,100	\$236	2	2	37	\$ 259,950	\$ 259,950
18 Dravus St	304	762	\$325	1	1	6	\$ 249,000	\$ 248,000
275 W Roy St	314	728	\$331	2	1	23	\$ 239,900	\$ 240,900
2244 13th Ave W	212	878	\$268	2	2	15	\$ 239,950	\$ 235,000
1504 Aurora Ave N	209	834	\$278	2	1.5	14	\$ 229,950	\$ 232,000
720 Queen Anne Ave N*	407	618	\$372	0	1	8	\$ 230,000	\$ 230,000
275 W Roy St	417	665	\$327	1	1	23	\$ 220,000	\$ 217,500
500 Aloha St*	110	596	\$364	1	1	13	\$ 212,000	\$ 217,000
1017 W Nickerson St	12	824	\$261	2	1	40	\$ 209,950	\$ 215,000
1017 W Nickerson St	17	977	\$218	2	1	40	\$ 210,000	\$ 213,000
1401 5th Ave W	104	595	\$336	0	1	109	\$ 209,000	\$ 200,000
3609 14th Ave W	302	722	\$274	1	1	27	\$ 194,950	\$ 198,000
612 Prospect St	202	679	\$280	1	1	37	\$ 184,950	\$ 190,000
405 Prospect St	101	468	\$406	0	1	75	\$ 189,950	\$ 189,950
1504 Aurora Ave N	106	600	\$316	1	1	14	\$ 184,500	\$ 189,500
3601 24th Ave W	408	706	\$267	1	1	36	\$ 185,000	\$ 188,500
29 Etruria St	A402	661	\$280	1	1	20	\$ 185,000	\$ 185,000
420 Valley Street	305	487	\$353	1	1	14	\$ 172,000	\$ 172,000
762 Hayes St*	36	657	\$259	1	1	28	\$ 170,000	\$ 170,000
29 Etruria St	506	580	\$289	1	1	20	\$ 165,000	\$ 167,500
2450 Dexter Ave N	1	628	\$242	1	1	58	\$ 154,950	\$ 152,000
2530 15th Ave W	303	682	\$211	0	1	5	\$ 149,000	\$ 144,000
22 John St	34	Co-Op	n/a	1	1	97	\$ 119,500	\$ 119,500
22 John St	J	408	\$208	1	1	97	\$ 89,000	\$ 85,000

## Capitol Hill/Eastlake

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Capitol Hill/ Eastlake Properties</b>								
7442 Latona Ave NE	C	1,992	\$339	3	4	1	\$ 679,000	\$ 675,000
1120 8th Ave	2101	2,190	\$240	3	2.5	35	\$ 550,000	\$ 525,000
1014 E Roy St	32	1,171	\$414	2	1	75	\$ 489,000	\$ 485,000
317 Lakeside Ave S	4	n/a	n/a	2	1	99	\$ 449,000	\$ 449,000
2040 43rd Ave E	615	1,118	\$391	2	1.75	44	\$ 449,000	\$ 437,500
317 Lakeside Ave S	5	n/a	n/a	1	1	99	\$ 429,000	\$ 429,000
1420 Terry Ave	508	1,101	\$389	2	1.75	3	\$ 428,000	\$ 428,000
626 13th Ave E	H	987	\$390	2	1	95	\$ 384,950	\$ 384,950
1621 E Spring St	1a(1)	1,108	\$343	2	2	1	\$ 379,950	\$ 379,950

“Jim provided us with very professional service. He went out of his way to make the transaction go through smoothly, including dealing with our renter. I highly recommend Jim and will certainly use his services again.” —*Greg & Cheryl Malcham*

## Capitol Hill/Eastlake *(continued)*

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
700 E Denny Way	PH4	1,128	\$332	2	2	5	\$ 374,990	\$ 375,000
2019 Franklin Ave E*	102	1,144	\$323	2	2	1	\$ 369,000	\$ 369,000
420 Melrose Ave E	703	1,098	\$331	2	1.75	13	\$ 375,000	\$ 363,800
214 16th Ave E	202	1,020	\$339	2	1	77	\$ 339,950	\$ 346,000
1120 Spring St	603	1,065	\$315	2	1.75	23	\$ 324,950	\$ 336,000
525 Belmont Ave E	5E	840	\$396	2	1	40	\$ 335,000	\$ 332,500
1550 Eastlake Ave E	404	1,116	\$296	2	2	8	\$ 329,900	\$ 329,900
1740 Melrose Ave	706	1,205	\$270	2	2	42	\$ 334,950	\$ 325,000
615 Boren Ave*	14	1,205	\$270	2	1	96	\$ 325,900	\$ 324,900
1600 15th Ave	1626	1,127	\$288	2	1	61	\$ 320,000	\$ 324,500
1740 Melrose Ave	601	1,205	\$264	2	1.75	42	\$ 329,950	\$ 318,000
1516 E Pike St	203	982	\$321	2	1.75	26	\$ 315,000	\$ 315,000
512 10th Ave E	4	1,200	\$254	2	2.25	22	\$ 319,950	\$ 305,000
2920 Eastlake Ave E	209	653	\$463	0	1	1	\$ 295,000	\$ 302,171
214 16th Ave E	102	807	\$372	1	1	77	\$ 299,950	\$ 300,000
1740 Melrose Ave	602	1,096	\$274	2	1.75	42	\$ 299,950	\$ 300,000
1621 E Spring St	1c(3)	793	\$376	1	1	1	\$ 297,950	\$ 297,950
1413 15th Ave	7	662	\$446	1	1	4	\$ 289,950	\$ 294,950
303 E Pike St*	309	742	\$389	1	1	7	\$ 288,950	\$ 288,950
700 E Denny Way	201	793	\$359	2	2	5	\$ 309,990	\$ 285,000
2567 E Madison St	2567	1,540	\$182	2	1.5	27	\$ 279,950	\$ 279,950
2501 Canterbury Ln E*	222	891	\$314	2	1	38	\$ 285,000	\$ 279,750
1602 15th Ave	1602	1,127	\$244	2	1	61	\$ 269,950	\$ 274,950
1810 43rd Ave E	B101	680	\$403	1	1	41	\$ 275,000	\$ 274,000
1810 43rd Ave E	102	493	\$548	1	1	41	\$ 249,950	\$ 270,000
2920 Eastlake Ave E	206	595	\$449	0	1	1	\$ 269,000	\$ 267,000
1520 15th Ave E	24	947	\$281	1	1.5	25	\$ 269,950	\$ 266,000
416 Federal Ave E*	201	607	\$437	1	1	38	\$ 255,000	\$ 265,000
1400 Hubbell Pl	PH107	802	\$312	2	1.75	56	\$ 250,000	\$ 250,000
1550 Eastlake Ave E	506	699	\$358	1	1	8	\$ 249,900	\$ 249,900
1114 17th Ave	104	788	\$313	1	1	78	\$ 239,500	\$ 247,000
2901 NE Blakeley St	502	531	\$456	1	1	3	\$ 239,950	\$ 241,950
322 Belmont Ave E*	201	635	\$378	1	1	12	\$ 243,900	\$ 240,000
1600 43rd Ave E	201	833	\$279	1	1	46	\$ 239,950	\$ 232,000
630 13th Ave E	5	744	\$309	1	1	98	\$ 219,950	\$ 230,000
630 13th Ave E	2	783	\$293	2	1	46	\$ 224,950	\$ 229,700
232 Belmont Ave E	201	796	\$287	2	1.75	11	\$ 269,000	\$ 228,500
1400 Hubbell Pl	1307	802	\$281	2	1.75	48	\$ 235,000	\$ 225,000
2001 E Yesler	37	1,247	\$180	2	2.5	25	\$ 225,000	\$ 225,000
700 E Denny Way*	211	496	\$433	1	1	5	\$ 214,990	\$ 214,990
1000 Union St	211	500	\$429	1	1	40	\$ 214,500	\$ 214,500
321 Boylston Ave E	403	617	\$332	1	1	80	\$ 204,950	\$ 204,950
107 20th Ave	202	714	\$280	1	1	2	\$ 209,000	\$ 200,000
1111 15th Ave	4	607	\$329	1	1	22	\$ 199,900	\$ 199,900
700 E Denny Way	206	502	\$382	1	1	5	\$ 189,990	\$ 192,000

*Continued on next page.*

**For a free, no-obligation property analysis or consultation,**  
 contact James Stroupe direct at 206.910.5000 or james@stroupe.com.

**JAMES  
STROUPE**

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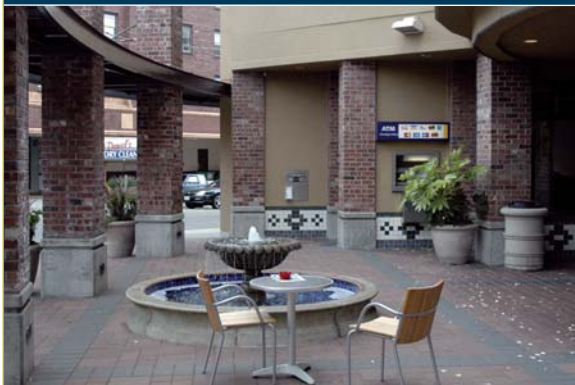
## sold listings *(continued from inside)*

### Capitol Hill/Eastlake *(continued)*

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
400 Melrose Ave E	402	818	\$234	1	1	38	\$ 199,900	\$ 191,310
1136 13th Ave	207	Co-Op	n/a	1	1	81	\$ 174,950	\$ 190,000
400 Boylston Ave E	102	508	\$365	1	1	74	\$ 175,000	\$ 185,500
232 Belmont Ave E	407	565	\$327	1	1	10	\$ 188,950	\$ 185,000
411 Boylston Ave E	301	501	\$364	0	1	75	\$ 179,000	\$ 182,500
720 Lakeside Ave S	104	517	\$344	1	1	48	\$ 179,950	\$ 177,950
506 Howell St	305	546	\$320	1	1	13	\$ 174,950	\$ 174,950
505 E Denny Way	106	554	\$316	1	1	82	\$ 174,950	\$ 174,950
411 Boylston Ave E*	106	457	\$370	0	1	75	\$ 167,900	\$ 169,000
700 E Denny Way	305	n/a	n/a	0	1	5	\$ 157,990	\$ 162,950
700 E Denny Way	303	n/a	n/a	0	1	5	\$ 157,990	\$ 157,990
411 Boylston Ave E	103	442	\$355	1	1	75	\$ 154,950	\$ 156,950
1400 Hubbell Pl	1515	580	\$267	1	1	48	\$ 154,950	\$ 154,950
1400 Hubbell Pl	1003	568	\$264	1	1	48	\$ 150,000	\$ 150,000
1631 16th Ave	119	402	\$373	0	1	76	\$ 149,950	\$ 149,950
403 Terry Ave	107	456	\$285	1	1	98	\$ 129,950	\$ 129,950

“Just want to thank you for getting Greg & I into our first home. You ought to write a book on ‘helping the nervous woman shopping for a home without her husband who thought she distrusted realtors.’ You really went out of your way to make me comfortable with the whole venture and putting me in touch with others who have the personal touch. You can be sure when we’re in the market again, we will get in touch with you.”  
—Liz & Greg Beck

## featured building *(continued from cover)*



### Galer Gardens Facts & Stats

#### Amenities

View inspired rooftop deck; controlled building access; a lush garden center courtyard; secured garage; separate retail garage; great location; high standard of maintenance.

#### Next Month's Featured Building

Pike Lofts

#### Listing History, Past 12 Months

**Total # of Units Listed** 9 units

**Total # of Unit Sales** 9 units

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

**Currently Active on Market** 0 units

*(as of 5/1/05)*

#### Sales History, Past 12 Months

**Average-Unit Orig. List Price** \$305,200

**Average-Unit Sale Price** \$294,667

*(for 9 sales)*

**List / Sold Price Ratio** 96.5%

**Average Market Time** 83 Days

## featured listing

### Delightful Views.

**1300 West Boston Street, #36**

Enjoy this light-filled top floor corner unit with glorious views of Puget Sound!! Very unique with no common walls to share—only the floor. Nice and quiet! Relax by the wood burning fireplace, or stretch out on the nice sized deck. Unit has newer appliances, large laundry room, bay window, secured entrance and parking, storage, and newer roof. This quiet Queen Anne location is great for commuting Downtown and to nearby neighborhoods. Gorgeous!

#### Property Stats

price	\$259,950
bedrooms	2
bathrooms	1
parking	1, secured
year built	1985
size	1,038 (approx)
HOD	\$304 / month
taxes	\$2,506 / 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](http://www.stroupe.com/featured).

# JAMES STROUPE

Windermere Real Estate / Wall Street, Inc.

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Return Service Requested

# STROUPE'S Condo Scoop

## April 2005 Condominium Sales Statistics

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