

# STROUPE'S Condo Scoop



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



## featured building

### The Uptown Tranquil urban living.

With units perched over a bakery and a barber shop on a nice side street right off Mercer, the Uptown condominium offers a downtown feel in a Queen Anne neighborhood. This extra solid building provides relaxing, peace of mind living with a secured garage and a secured understated entrance. It was recently re-sided like so many other buildings in Seattle. Boasting one of the largest rooftop decks in the city—complete with tremendous sound views and a gas grill—it is a perfect spot for gatherings. Enjoy everything lower Queen Anne has to offer including Larry's Market, Safeway, Uptown Espresso, shops, theaters and the Seattle Center. Easy access to I-5 and Downtown.

## inside this issue

### Featured Building

The Uptown

### Sold Listings Last Month

Downtown Seattle, Queen Anne & Capitol Hill/Eastlake

### June Condo Stats

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

### Featured Listing

Glorious Puget Sound Views from the Pomeroy.

### Building Statistics

**Address** 520 2nd Avenue West

**Total # of Units** 43

*(including commercial)*

**Year Built** 1992

**Total Stories** 5

\*Information is from King County Tax Records



## JAMES STROUPE

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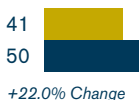
# Condo Comparison June 2004 / 2005

## Downtown Seattle

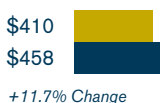
### Average Prices

2004	2005
List \$405,138	List \$436,137
Sold \$396,319	Sold \$425,188
-2.2% Variance	-2.5% Variance

### Sold Listings



### Average \$ / SF



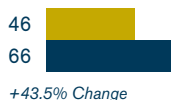
■ 2004 ■ 2005

## Queen Anne

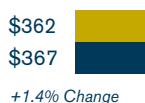
### Average Prices

2004	2005
List \$344,610	List \$340,869
Sold \$333,146	Sold \$337,153
-3.3% Variance	-1.1% Variance

### Sold Listings



### Average \$ / SF



■ 2004 ■ 2005

## Capitol Hill/Eastlake

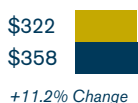
### Average Prices

2004	2005
List \$297,239	List \$314,199
Sold \$292,270	Sold \$312,827
-1.7% Variance	-0.4% Variance

### Sold Listings



### Average \$ / SF

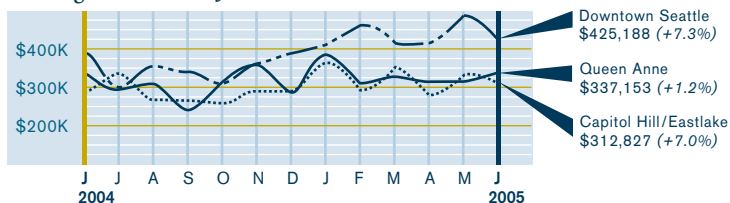


■ 2004 ■ 2005

## Seattle Area Trends

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

### Average Sold Prices, June 2004 – 2005



### James Stroupe

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

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

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# Sold Listings June 2005

## Downtown Seattle

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Arbor Place Tower</b>								
121 Vine St	801	996	\$386	2	1.75	16	\$ 384,000	\$ 384,000
121 Vine St	501	1,024	\$370	2	1.75	16	\$ 379,000	\$ 379,000
<b>Austin Bell</b>								
2324 1st Ave	302	822	\$529	1	1	6	\$ 424,000	\$ 434,660
2324 1st Ave	309	421	\$499	1	1	6	\$ 209,950	\$ 209,950
<b>Bellora</b>								
2716 Elliot Ave	601	1,034	\$425	1	1.25	2	\$ 439,950	\$ 439,950
2716 Elliott Ave	404	516	\$458	0	1	2	\$ 240,000	\$ 236,500
<b>Belltown Court</b>								
2415 2nd Ave	738	840	\$427	2	1.75	11	\$ 359,000	\$ 359,000
2415 2nd Ave	414	551	\$436	1	1	11	\$ 235,000	\$ 240,000
2415 2nd Ave*	544	627	\$368	1	1	11	\$ 229,950	\$ 230,950
<b>The Concord</b>								
2929 1st Ave	921	1,796	\$640	2	2.5	6	\$1,197,000	\$1,150,000
2929 1st Ave	701	935	\$507	1	1	6	\$ 479,000	\$ 474,000
2929 1st Ave	1217	790	\$559	1	1	6	\$ 439,950	\$ 442,000
2929 1st Ave	407	780	\$435	1	1	6	\$ 339,000	\$ 339,000
<b>Cristalla</b>								
2033 2nd Ave	1112	not avail	n/a	1	1	0	\$ 389,990	\$ 389,990
2033 2nd Ave	604	585	\$547	1	1	0	\$ 320,000	\$ 320,000
2033 2nd Ave	1104	585	\$479	1	1	0	\$ 279,990	\$ 279,990
2033 2nd Ave	1006	422	\$455	0	1	0	\$ 204,990	\$ 191,990
2033 2nd Ave	1005	441	\$408	0	1	0	\$ 179,990	\$ 179,990
<b>The Ellington</b>								
2801 1st Ave	914	721	\$424	1	1	5	\$ 299,999	\$ 306,000
2801 1st Ave	1202	608	\$495	1	1	5	\$ 289,950	\$ 301,000
<b>Montreaux</b>								
425 Vine St	616	666	\$413	2	1.75	6	\$ 265,000	\$ 275,000
425 Vine St	606	354	\$410	0	1	6	\$ 148,950	\$ 145,000
425 Vine St	403	354	\$395	0	1	6	\$ 139,950	\$ 139,950
<b>Millennium Tower</b>								
715 2nd Ave	1703	2,687	\$651	0	0	4	\$1,850,000	\$1,750,000
715 2nd Ave	1804	2,304	\$380	0	0	4	\$ 875,000	\$ 875,000
<b>Seattle Heights</b>								
2600 2nd Ave	1602	878	\$501	2	2	12	\$ 445,000	\$ 440,000
2600 2nd Ave	416	854	\$383	2	1	12	\$ 329,500	\$ 327,500
2600 2nd Ave	219	525	\$350	0	1	12	\$ 185,000	\$ 183,500
<b>The Vine Building</b>								
2607 Western Ave	210	928	\$393	1	1	3	\$ 364,500	\$ 364,500
2607 Western Ave	310	924	\$375	1	1	3	\$ 340,000	\$ 346,500
<b>Waterfront Landings</b>								
1950 Alaskan Way	136	1,547	\$465	2	1.75	8	\$ 729,000	\$ 720,000
1950 Alaskan Way	225	1,122	\$446	2	1.75	8	\$ 499,900	\$ 500,000
1950 Alaskan Way	234	1,266	\$385	2	1.75	8	\$ 499,950	\$ 487,500
1950 Alaskan Way	232	834	\$405	1	1	8	\$ 345,000	\$ 338,000
<b>Watermark Tower</b>								
1107 1st Ave	801	807	\$468	1	1	22	\$ 389,000	\$ 378,000
1107 1st Ave*	1504	782	\$455	1	1	22	\$ 350,000	\$ 356,000

\* Properties closed in May that did not post until June. \*\* Sold as a "shell". Not included in statistics.

All June "sold" data provided by NWMLS or King County tax records as of July 6, 2005. June "sold" listing information which did not post by July 6 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>Other Properties</b>								
2125 Western Ave*	1	3,144	\$460	4	2.5	16	\$1,799,000	\$1,445,000
2721 1st Ave	1202	1,330	\$658	2	2	1	\$ 875,000	\$ 875,000
2821 2nd Ave	1004	1,302	\$484	1	2	23	\$ 645,000	\$ 630,000
2000 1st Ave	1002	976	\$512	1	1.75	11	\$ 519,000	\$ 500,000
2201 3rd Ave	1204	968	\$465	2	1.75	26	\$ 429,950	\$ 450,000
98 Union St	908	969	\$433	2	2	20	\$ 425,000	\$ 420,000
2701 Western Ave.	538	896	\$417	2	2	4	\$ 375,000	\$ 373,500
1415 2nd Ave	804	1,004	\$299	2	1.75	14	\$ 287,000	\$ 300,000
2717 Western Ave	632	712	\$393	1	1	4	\$ 290,000	\$ 280,000
81 Vine St	208	669	\$405	0	1	91	\$ 271,000	\$ 271,000
1119 1st Ave	307	514	\$423	0	1	103	\$ 219,950	\$ 217,475
3028 Western Ave	416	550	\$360	1	1	14	\$ 196,000	\$ 198,000
2100 3rd Ave	806	572	\$341	1	1	32	\$ 199,000	\$ 195,000
66 Bell St*	26	669	\$284	1	1	4	\$ 199,500	\$ 190,000

## Queen Anne

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Queen Anne Properties</b>								
317 W Highland Dr		4,350	\$690	3	3.75	75	\$3,250,000	\$3,000,000
907 Warren Ave N	204	1,698	\$403	3	2	6	\$ 685,000	\$ 685,000
719 2nd Ave W	301	1,332	\$465	2	2	3	\$ 650,000	\$ 620,000
610 Aloha St	501	3,000	\$200	3	3.5	31	\$ 599,000	\$ 599,000
2020 12th Ave W		2,170	\$272	3	2.5	17	\$ 599,000	\$ 590,000
719 2nd Ave W	201	1,335	\$431	2	2	3	\$ 575,000	\$ 575,000
1231 5th Ave N	101	1,207	\$435	2	2	13	\$ 525,000	\$ 525,000
1231 5th Ave N	101	1,207	\$435	2	2	13	\$ 525,000	\$ 525,000
17 W Mercer St	8	1,500	\$343	2	2.5	2	\$ 539,000	\$ 515,000
515 1st Ave W	401	1,161	\$378	2	1.75	8	\$ 439,000	\$ 439,000
2105 Westlake Ave N	401	1,190	\$367	2	1.75	21	\$ 424,950	\$ 436,450
1615 4th Ave W	4	1,235	\$338	2	1	89	\$ 418,000	\$ 418,000
655 Crockett St	A408	966	\$425	1	2	1	\$ 414,990	\$ 411,000
655 Crockett St	A301	988	\$400	1	2	1	\$ 394,990	\$ 394,990
500 W Olympic Pl	305	1,000	\$385	2	1.5	43	\$ 395,000	\$ 385,000
1629 Queen Anne Ave N	402	1,033	\$371	2	2	15	\$ 390,000	\$ 383,000
1909 10th Ave W	101	890	\$421	2	1.5	3	\$ 375,000	\$ 375,000
115 W Galer St	101	1,113	\$314	2	2	14	\$ 342,000	\$ 350,000
2841 14th Ave W	102	1,222	\$286	2	1.75	5	\$ 344,990	\$ 350,000
521 5th Ave W	302	908	\$384	1	1	42	\$ 349,000	\$ 349,000
348 W Olympic Pl	102	894	\$379	1	1	76	\$ 339,000	\$ 339,000
1001 Queen Anne Ave N	303	1,258	\$269	2	1.5	35	\$ 339,000	\$ 339,000
1417 Queen Anne Ave N	302	955	\$339	1	1.5	9	\$ 329,900	\$ 324,000
520 2nd Ave W	102	857	\$368	2	1.75	13	\$ 309,950	\$ 315,000
900 Aurora Ave N	205	1,137	\$277	2	2	6	\$ 319,950	\$ 315,000
924 W Emerson St*	936 C	1,335	\$236	2	1.75	30	\$ 321,900	\$ 315,000
655 Crockett St	A402	785	\$392	1	1	1	\$ 297,990	\$ 307,990
550 Aloha St*	104	979	\$305	2	1.75	24	\$ 309,950	\$ 299,000
655 Crockett St	A302	787	\$372	1	1	1	\$ 292,990	\$ 292,990
2219 14th Ave W	403	1,050	\$278	2	1.75	27	\$ 289,000	\$ 292,000
655 Crockett St	A404	677	\$419	1	1	1	\$ 282,990	\$ 283,720
1417 Queen Anne Ave N	204	736	\$360	1	1	9	\$ 269,950	\$ 265,000
720 Queen Anne Ave N	202	655	\$400	1	1	8	\$ 265,000	\$ 262,000
655 Crockett St	A405	584	\$442	1	1	1	\$ 257,990	\$ 257,990
123 Queen Anne Ave N*	511	595	\$425	1	1	5	\$ 254,950	\$ 253,000
123 Queen Anne Ave N	306	597	\$420	1	1	5	\$ 249,000	\$ 251,000
18 Dravus St	205	813	\$308	1	1	6	\$ 247,950	\$ 250,000

## Queen Anne (continued)

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
123 Queen Anne Ave N	308	597	\$412	1	1	5	\$ 242,500	\$ 246,000
3216 14th Ave W	205	785	\$312	2	1.5	15	\$ 245,000	\$ 245,000
900 Aurora Ave N	S-408	873	\$276	1	1	6	\$ 241,950	\$ 241,000
18 Dravus St	204	726	\$331	1	1	6	\$ 245,000	\$ 240,000
1909 10th Ave W	206	591	\$402	1	1	3	\$ 239,500	\$ 237,500
3216 14th Ave W	206	792	\$297	2	1.5	15	\$ 239,000	\$ 235,000
160 Lee St	305	539	\$415	1	1	17	\$ 213,000	\$ 223,500
1525 Taylor Ave N	201	595	\$360	1	1	43	\$ 212,000	\$ 214,000
520 2nd Ave W*	103	595	\$355	1	1	13	\$ 199,950	\$ 211,500
275 W Roy St*	311	589	\$357	1	1	23	\$ 210,000	\$ 210,000
769 Hayes St	306	766	\$274	2	1	16	\$ 189,900	\$ 210,000
29 Etruria St	408	653	\$306	1	1	20	\$ 190,000	\$ 200,000
1312 6th Ave N	10	500	\$380	1	1	19	\$ 184,500	\$ 190,000
220 Aloha St	302	Co-Op	n/a	1	1	58	\$ 189,000	\$ 189,000
2034 14th Ave W	104	669	\$281	1	1	26	\$ 195,000	\$ 188,000
762 Hayes St	15	657	\$269	1	1	28	\$ 164,800	\$ 177,000
123 Queen Anne Ave N	303	458	\$382	0	1	5	\$ 170,000	\$ 175,000
29 Etruria St	A201	567	\$309	1	1	20	\$ 170,000	\$ 175,000
420 Valley St	306	489	\$337	1	1	14	\$ 165,000	\$ 165,000
123 Queen Anne Ave N	209	458	\$347	0	1	5	\$ 159,000	\$ 159,000
519 W Roy St	402	460	\$343	0	1	75	\$ 155,000	\$ 158,000
612 Prospect St	1	670	\$231	1	1	43	\$ 146,000	\$ 155,000
7 Harrison	29	Co-Op	n/a	1	1	97	\$ 155,000	\$ 151,500
2530 15th Ave W	308	499	\$281	0	1	5	\$ 140,000	\$ 140,000
919 2nd Ave W	307	Co-Op	n/a	1	1	45	\$ 135,000	\$ 137,000
29 Etruria St	507	476	\$286	0	1	20	\$ 129,950	\$ 136,000
919 2nd Ave W	405	Co-Op	n/a	1	1	45	\$ 139,000	\$ 135,000
901 5th Ave N	3	447	\$296	0	1	40	\$ 129,950	\$ 132,450
7 Harrison St	6	Co-Op	n/a	0	1	97	\$ 90,000	\$ 88,500

## Capitol Hill/Eastlake

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Capitol Hill/Eastlake Properties</b>								
812 E Union St	4	2,436	\$468	3	2.5	7	\$1,195,000	\$1,140,000
1120 Spring St	1603	1,692	\$508	2	2.5	23	\$ 899,950	\$ 860,000
1301 Spring St	21-G	1,520	\$477	2	2	23	\$ 739,950	\$ 725,000
2920 Eastlake Ave E	408	1,828	\$382	2	2.5	1	\$ 699,000	\$ 699,000
2920 Eastlake Ave E	303	1,856	\$377	1	1.75	1	\$ 699,000	\$ 699,000
1929 43rd Ave E	401	1,250	\$544	2	2.5	8	\$ 699,000	\$ 680,000
1420 Terry Ave	2603	1,291	\$515	2	2	2	\$ 664,950	\$ 664,950
1117 E Denny Way	D	1,426	\$459	1	1.75	3	\$ 659,000	\$ 655,000
1621 E Spring St	ph1(7)	1,620	\$357	2	2	1	\$ 599,950	\$ 579,000
2920 Eastlake Ave E	308	1,401	\$356	1	1.75	1	\$ 579,000	\$ 499,000
300 26th Ave E*	D	2,300	\$215	3	2	4	\$ 480,000	\$ 495,000
1301 Spring St	7D	1,250	\$393	2	1.75	23	\$ 499,950	\$ 491,000
505 Belmont Ave E	1005	1,042	\$464	2	1.75	43	\$ 465,000	\$ 484,000
321 E Thomas St	601	1,091	\$440	2	1.5	0	\$ 479,900	\$ 479,900
321 E Thomas St	602	1,060	\$439	2	1.5	0	\$ 464,900	\$ 464,900
200 17th Ave E	403	821	\$502	1	1	76	\$ 399,990	\$ 411,790
3100 Fairview Ave E*	306	1,172	\$328	2	2	14	\$ 382,000	\$ 385,000
200 17th Ave E	204	931	\$403	1	1	76	\$ 389,990	\$ 375,000
717 E Denny Way	3C	1,195	\$311	3	2	3	\$ 379,950	\$ 372,000
1520 15th Ave E	42	1,170	\$315	2	1.75	25	\$ 359,000	\$ 369,000
420 Melrose Ave E	501	1,171	\$314	2	1.75	13	\$ 367,950	\$ 367,950
200 17th Ave E	401	814	\$450	1	1	76	\$ 349,990	\$ 366,300
321 E Thomas St	401	922	\$396	2	1.75	0	\$ 364,900	\$ 364,900

# STROUPE'S Condo Scoop

## Capitol Hill/Eastlake *(continued)*

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
214 16th Ave E	301	1,020	\$348	2	1	77	\$ 354,950	\$ 354,950
420 Melrose Ave E	401	1,170	\$297	2	2	13	\$ 339,950	\$ 346,950
700 E Denny Way	208	885	\$386	1	1.5	5	\$ 329,990	\$ 341,990
200 17th Ave E	404	707	\$481	1	1	76	\$ 339,990	\$ 339,990
2728 Fairview Ave E	103	1,289	\$263	2	1.75	24	\$ 339,000	\$ 339,000
717 E Denny Way	3-B	1,107	\$298	2	2	3	\$ 335,000	\$ 330,000
200 17th Ave E	402	713	\$463	1	1	76	\$ 329,990	\$ 329,990
321 E Thomas St*	402	817	\$404	2	1	0	\$ 343,500	\$ 329,900
200 17th Ave E	205	752	\$426	1	1	76	\$ 319,990	\$ 319,990
417 E Pine St	209	856	\$373	1	.75	86	\$ 319,000	\$ 319,000
1805 Bellevue Ave	102	1,083	\$292	2	1.75	10	\$ 299,950	\$ 316,000
1812 19th Ave	107	1,310	\$240	1	1	2	\$ 315,000	\$ 315,000
1906 Franklin Pl E	102	978	\$322	2	2	5	\$ 314,950	\$ 314,950
303 E Pike St	509	774	\$401	1	1	7	\$ 310,000	\$ 310,000
1221 Minor Ave	403	889	\$343	2	1.75	45	\$ 319,950	\$ 305,000
131 Bellevue Ave E	201	983	\$310	2	2	19	\$ 300,000	\$ 305,000
107 23rd Ave	C	1,067	\$283	2	1	106	\$ 300,000	\$ 302,000
721 Boylston Ave E	202	857	\$350	2	1	75	\$ 315,000	\$ 300,000
321 E Thomas St*	302	849	\$353	2	1	0	\$ 302,900	\$ 299,900
721 Boylston Ave E	5	888	\$337	2	1	75	\$ 299,000	\$ 299,000
1221 Minor Ave*	603	889	\$336	2	1.75	45	\$ 292,500	\$ 298,500
2920 Eastlake Ave E	207	683	\$429	0	1	1	\$ 295,000	\$ 293,000
704 Belmont Pl	3	538	\$539	1	1	80	\$ 299,999	\$ 290,000
615 Boren Ave	8	1,148	\$253	3	1	96	\$ 289,990	\$ 289,990
1700 Bellevue Ave	302	722	\$402	1	1	16	\$ 289,900	\$ 289,900
525 Belmont Ave E	3D	771	\$370	1	1	40	\$ 285,000	\$ 285,000
131 Bellevue Ave E	305	1,065	\$268	2	2	19	\$ 279,000	\$ 285,000
721 Boylston Ave E	108	834	\$336	1	1	75	\$ 289,950	\$ 280,000
200 17th Ave E	101	750	\$373	1	1	76	\$ 279,990	\$ 279,990
1617 Summit Ave	35	1,072	\$260	2	1.75	19	\$ 279,000	\$ 279,000
2827 Franklin Ave E*	S-7	857	\$318	2	1	20	\$ 281,000	\$ 272,500
712 E Denny Way	203	858	\$315	2	1	13	\$ 260,000	\$ 270,000
1700 Bellevue Ave	303	not avail	n/a	1	1	16	\$ 269,900	\$ 269,900
1800-A 43rd Ave E*	301	561	\$480	1	1	41	\$ 260,000	\$ 269,000
1800 43rd Ave E	101	561	\$475	1	1	41	\$ 260,000	\$ 266,500
2915 Franklin Ave E	B	930	\$286	1	1	96	\$ 249,000	\$ 266,000
1818 E Jefferson St	C	1,211	\$216	2	1	24	\$ 245,000	\$ 262,000
1700 Bellevue Ave	202	722	\$360	1	1	16	\$ 259,900	\$ 259,900
1800 43rd Ave E	401	561	\$455	1	1	41	\$ 265,000	\$ 255,000
1515 E Yesler Way	406	1,062	\$240	2	1.5	3	\$ 259,950	\$ 255,000
1700 Bellevue Ave	203	653	\$390	1	1	16	\$ 254,900	\$ 254,900
2907 Franklin Ave E	A	Co-Op	n/a	1	1	96	\$ 249,000	\$ 254,000
2348 Fairview Ave E	302	650	\$385	1	1	27	\$ 249,950	\$ 250,450
200 17th Ave E	104	667	\$375	1	1	76	\$ 249,990	\$ 250,000
721 Boylston Ave E	206	688	\$363	1	1	75	\$ 249,950	\$ 250,000
1515 E Yesler Way	401	1,062	\$233	2	1.5	3	\$ 249,950	\$ 247,000
1515 E Yesler Way	205	1,051	\$229	2	1.5	3	\$ 239,950	\$ 240,950
615 E Pike St	407	542	\$434	0	1	6	\$ 235,000	\$ 235,000

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

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

## sold listings *(continued from inside)*

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

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
103 Bellevue Ave E	202	591	\$398	1	1	2	\$ 240,000	\$ 235,000
1733 15th Ave	205	594	\$391	1	1	105	\$ 228,000	\$ 232,000
626 13th Ave E	i	600	\$383	1	1	95	\$ 229,950	\$ 229,950
103 Bellevue Ave E	102	672	\$342	1	1	1	\$ 229,950	\$ 229,950
1100 17th Ave*	405	Co-Op	n/a	1	1	71	\$ 240,000	\$ 229,950
2829 Franklin Ave E	N4	601	\$381	1	1	20	\$ 229,000	\$ 229,000
1300 University St	7-A	627	\$362	1	1	25	\$ 224,950	\$ 227,000
211 Summit Ave E	S119	557	\$397	1	1	21	\$ 184,950	\$ 221,000
300 10th Ave	B402	not avail	n/a	1	1	15	\$ 219,990	\$ 219,990
300 10th Ave	B309	not avail	n/a	1	1	15	\$ 209,990	\$ 209,990
711 Belmont Pl E	103	Co-Op	n/a	1	1	77	\$ 215,000	\$ 207,000
300 10th Ave	B102	not avail	n/a	1	1	15	\$ 214,990	\$ 206,990
1733 15th Ave	204	528	\$388	1	.75	105	\$ 208,000	\$ 205,000
400 Boylston Ave E	311	515	\$398	1	1	74	\$ 204,950	\$ 204,950
1300 University St	3C	627	\$317	1	1	25	\$ 199,000	\$ 199,000
308 Summit Ave E	207	830	\$239	2	1	42	\$ 208,000	\$ 198,000
211 Summit Ave E	N307	557	\$352	1	1	21	\$ 199,000	\$ 196,000
511 E Roy St	109	708	\$276	1	1	25	\$ 189,950	\$ 195,100
2213 Boylston Ave E	101	785	\$248	2	1	16	\$ 204,950	\$ 195,000
2213 Boylston Ave E	101	785	\$248	2	1	17	\$ 204,950	\$ 195,000
1200 Boylston Ave	501	600	\$318	1	1	45	\$ 195,950	\$ 191,000
1400 Hubbell Pl	911	660	\$289	2	1	48	\$ 190,500	\$ 190,500
308 E Republican St*	706	675	\$280	1	1	45	\$ 185,000	\$ 189,000
1616 Summit Ave	307	561	\$328	1	1	15	\$ 178,000	\$ 184,000
1221 Minor Ave	501	611	\$301	1	1	45	\$ 184,500	\$ 184,000
300 10th Ave	B307	not avail	n/a	1	1	15	\$ 181,990	\$ 181,990
1000 Union St	317	528	\$340	1	1	40	\$ 179,500	\$ 179,500
1828 11th Ave	106	530	\$333	1	1	18	\$ 159,950	\$ 176,500
409 16th Ave E	16	Co-Op	n/a	1	1	94	\$ 165,500	\$ 175,000
323 16th Ave E	A105	611	\$282	1	1	76	\$ 169,900	\$ 172,000
103 Bellevue Ave E*	G-101	489	\$348	0	1	1	\$ 169,950	\$ 169,950
505 E Denny Way	A108	498	\$334	1	1	82	\$ 162,000	\$ 166,500
506 E Howell St	E-410	481	\$346	1	1	13	\$ 159,990	\$ 166,300
1828 11th Ave	301	440	\$377	1	1	18	\$ 165,000	\$ 166,000
103 Bellevue Ave E*	G102	425	\$388	0	1	1	\$ 164,950	\$ 164,950
233 14th Ave E	106	396	\$410	0	1	77	\$ 165,000	\$ 162,500
1017 Minor Ave	205	525	\$295	0	1	75	\$ 155,000	\$ 155,000

## featured building *(continued from cover)*

### The Uptown Facts & Stats

#### Amenities

Secured entrance; secured parking; many units feature Puget Sound views; located in the heart of lower Queen Anne; recently re-sided; bakery/espresso in building; huge rooftop deck with BBQ and all-embracing panoramic views.



#### Next Month's Featured Building

Market Place North

#### Listing History, Past 12 Months

Total # of Units Listed 6 units

Total # of Unit Sales 3 units

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

Currently Active on Market 0 units

*(as of 7/1/05)*

#### Sales History, Past 12 Months

Average-Unit Orig. List Price \$268,300

Average-Unit Sale Price \$273,833

*(for 9 sales)*

List / Sold Price Ratio 102.1%

Average Market Time 34 Days

## featured listing

### Glorious Sound Views.

**2319 First Avenue, #507**

**Stunningly upgraded 2 Bedroom + Den condo in the fabulous Pomeroy** located in the mist of Belltown and Seattle's best restaurants, shops and entertainment. Magnificent upgrades include: Travertine & marble flooring; custom glass room divider; slate wall accents; marble sink top w/under counter sinks, therapeutic jetted tub, glass block shower enclosure and custom tile work; air conditioning; and much more! The rooftop deck overlooks Puget Sound and marine activity. Secured entrance, storage and parking.

#### Property Stats

price	\$728,800
bedrooms	2 plus den
bathrooms	2 full
parking	1, secured
year built	2000
size	1,324 (approx)
HOD	\$407 / month
taxes	\$5,655 / year

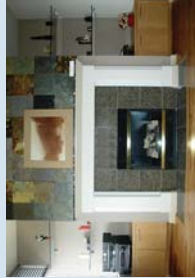
**Please call for a private viewing.**

**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.

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

Return Service Requested

**STROUPE'S Condo Scoop**

June 2005 Condominium Sales Statistics

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