



# STROUPE'S CONDO SCOOP PUGET SOUND



Realogics

Sotheby's  
INTERNATIONAL REALTY

## inside this issue

- 02 Featured Building  
Market Court
- 03 Featured Listing  
Under Construction: SPIRE – Unit 401
- 04 Downtown Seattle, Queen Anne, Capitol Hill / Eastlake  
Market Analysis & Sold Listings
- 9 Ballard / Green Lake, North & West Seattle  
Market Analysis & Sold Listings
- 13 Kirkland & Bellevue  
Market Analysis & Sold Listings

206.910.5000

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

# MARKET COURT

LIVE IN PIKE PLACE MARKET



Built in 1989, Market Court is located literally steps away from Seattle's revered Pike Place Market. This 7-story building is home to 68 units which surrounds a beautiful "Secret Garden", known only to its residents. These homes boast 10-foot ceilings, and many feature over 1,000 square feet of living space. All of the condominiums in Market Court have oversized windows making them well-lit, and many homes also have private patios with views of Pike Place Market and the beautiful Puget Sound. Building amenities include part time concierge services as well as air conditioning in common spaces and some units.



## BUILDING FACTS & STATS

### ADDRESS

2030 Western Avenue

### NEIGHBORHOOD

West Edge

### TOTAL # OF UNITS

68

### YEAR BUILT

1989

### TOTAL STORIES

7

### LISTING HISTORY, PAST 12 MONTHS

(From 3/1/2019-3/31/2020)

**Total # of Units Listed: 5**

*(Units that were relisted after coming off the market are counted as one)*

**Total # of Unit Sales: 4**

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

**Currently Active on Market: 0**

*(as of 4/5/20)*

### SALES HISTORY, PAST 12 MONTHS

**Average-Unit Original List Price:**  
\$804,750

**Average-Unit Sale Price:**  
\$788,750

**List / Sold Price Ratio:**  
98%

**Average - Sold Price per sq ft:**  
\$767

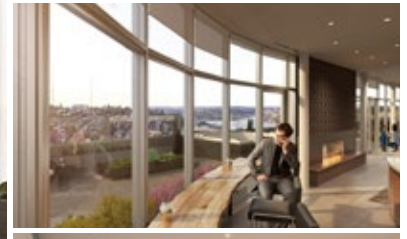
**Average Market Time:**  
45 days

### AMENITIES

Part Time Concierge, Air Conditioning in Common Spaces and Some Units, Courtyard Terrace, Secure Assigned Parking

# Under Construction: Spire, Unit #401

COMING TO THE HEART OF BELLTOWN IN WINTER 2020/2021!



SPIRE is an impressive tall and slender 41 story condominium building with panoramic and enduring views of the Seattle skyline. Among the 352 units offered, Unit 401 is a one-bedroom, one-bathroom residence featuring 771 square feet of space. All of the units will feature 9 to 10 foot ceilings and expansive walls of windows to better take in a variety of views and natural light. Interior features will include hardwood floors, European-style cabinetry, quartz counter tops, Bosch appliances and gas cooking. Notable building amenities will include concierge services, co-working spaces, a yoga studio, and a move theater. The building's flagship common space is called Club SPIRE: a spacious 40th floor with social spaces, terraces and modern fitness club.



## PROPERTY DETAILS

**ADDRESS**  
600 Wall St

**PRICE**  
\$749,950

**BEDROOMS**  
One Bedroom

**BATHROOMS**  
One Bathroom

**PARKING**  
Valet Parking

**HOD**  
\$739/ month

**TAXES**  
TBD

**YEAR BUILT**  
Coming in 2020

**SIZE**  
771 SQUARE FEET  
(Per Architect)

**BUILDING FEATURES**  
Full Time Concierge, Business Center, Conference Room, Club Room with a Full Kitchen, Fitness Center, Yoga Room, Theater Room, Co-working spaces, Rooftop Terrace with outdoor kitchen and BBQ, Air Conditioning in the Entire Building, Valet Parking

*Any representation of square footage is approximate. Renderings, photography, illustrations, floor plans, amenities, finishes, and other information described herein are representative only and are not intended to reflect any specific feature, amenity, unit condition or view when built. No representation and warranties are made with regard to the accuracy, completeness or suitability of the information published herein. The developer reserves the right to make modifications to materials, specifications, plans, pricing, designs, scheduling, and delivery without prior notice. Exclusively represented by Realogics Sotheby's International Realty.*

move into the current

206.910.5000

www.stroupe.com



# SEATTLE

## local market activity

MARKET TRENDS, PRICING & SALES FOR MARCH 2020

### DOWNTOWN SEATTLE

Average Prices		MARCH	
2019	2020	List	List
\$1,515,818	\$764,146	\$1,361,581	\$742,065
Sold	Sold	89.8% of List Price	97.1% of List Price

Sold Listings	Average \$ / SF
46 <b>2019</b>	\$785 <b>2019</b>
42 <b>2020</b>	\$756 <b>2020</b>
-8.7% Decrease	-3.7% Decrease

Days on Market	Days on Market
2019	2020
18	47
	161.1% Increase

*Days on Market: Average cumulative Days on Market for all listings. This includes units that have been relisted within a 90 day period.*

### QUEEN ANNE

Average Prices		MARCH	
2019	2020	List	List
\$610,694	\$547,232	\$574,294	\$535,639
Sold	Sold	94.0% of List Price	97.9% of List Price

Sold Listings	Average \$ / SF
40 <b>2019</b>	\$506 <b>2019</b>
31 <b>2020</b>	\$578 <b>2020</b>
-22.5% Decrease	14.2% Increase

Days on Market	Days on Market
2019	2020
26	38
	46.2% Increase

*Days on Market: Average cumulative Days on Market for all listings. This includes units that have been relisted within a 90 day period.*

### CAPITOL HILL / EASTLAKE

Average Prices		MARCH	
2019	2020	List	List
\$578,892	\$534,631	\$565,806	\$536,091
Sold	Sold	97.7% of List Price	100.3% of List Price

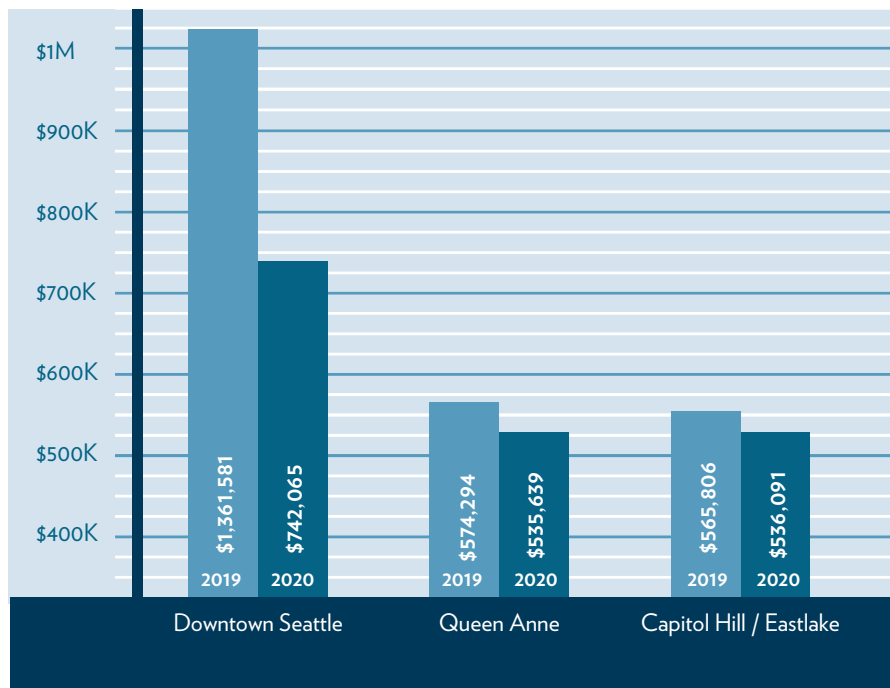
Sold Listings	Average \$ / SF
47 <b>2019</b>	\$604 <b>2019</b>
43 <b>2020</b>	\$678 <b>2020</b>
-8.5% Decrease	12.3% Increase

Days on Market	Days on Market
2019	2020
18	43
	138.9% Increase

*Days on Market: Average cumulative Days on Market for all listings. This includes units that have been relisted within a 90 day period.*

### AVERAGE SOLD PRICE COMPARISON: MARCH 2019 - MARCH 2020



Figures reflect the average, not median, sold price for the last 12 months; large fluctuations in the average price of listings in March 2020 may be due to a few exceptionally priced sales affecting the overall average.

### new construction

#### NEXUS

UNIT TYPE	#SOLD	AVG SQ FT	\$/SF	CDOM	LIST PRICE	SOLD PRICE
2br + 2ba	4	1,139	\$1,242	63	\$1,374,963	\$1,427,213
1br + 1ba	4	611	\$1,120	54	\$696,963	\$693,713
Studio + 1ba	1	293	\$1,365	3	\$399,950	\$399,950

#### Gridiron

UNIT TYPE	#SOLD	AVG SQ FT	\$/SF	CDOM	LIST PRICE	SOLD PRICE
1bd + 1ba	1	622	\$794	214	\$449,910	\$494,000

#### McGraw Square

UNIT TYPE	#SOLD	AVG SQ FT	\$/SF	CDOM	LIST PRICE	SOLD PRICE
3bd + 3.25ba	1	1,724	\$708	294	\$1,249,995	\$1,219,995

#### 750 On The Hill

UNIT TYPE	#SOLD	AVG SQ FT	\$/SF	CDOM	LIST PRICE	SOLD PRICE
1bd + 1ba	5	563	\$780	22	\$441,770	\$437,880

#### 403 Thirteenth

UNIT TYPE	#SOLD	AVG SQ FT	\$/SF	CDOM	LIST PRICE	SOLD PRICE
Studio + 1ba	1	394	\$881	170	\$499,900	\$347,000

#### Edison

UNIT TYPE	#SOLD	AVG SQ FT	\$/SF	CDOM	LIST PRICE	SOLD PRICE
1bd + 1ba	5	549	\$787	7	\$429,950	\$431,960

# sold listings March 2020

## DOWNTOWN SEATTLE CONDO SALES

ADDRESS	BED	BATH	SQ.FT.	\$ / SF	YEAR BUILT	DAYS ON MARKET*	LIST PRICE	SOLD PRICE
<b>2200 WESTLAKE:</b>								
910 Lenora Street, #S-1503	2	2	1,427	\$855	2006	121	\$1,289,000	\$1,220,000
910 Lenora Street, #S-510	2	1.75	1,321	\$681	2006	128	\$949,000	\$900,000
910 Lenora Street, #S-900	1	1	587	\$900	2006	4	\$494,500	\$528,500
<b>5TH &amp; MADISON:</b>								
909 5th Avenue, #1500	1	1	913	\$843	2007	12	\$799,950	\$770,000
909 5th Avenue, #2200	1	1	913	\$842	2008	7	\$769,000	\$769,000
909 5th Avenue, #1703	1	1.5	978	\$769	2008	1	\$749,000	\$752,000
909 5th Avenue, #1505	1	1	807	\$742	2008	11	\$599,000	\$599,000
909 5th Avenue, #603	1	1.5	979	\$608	2007	7	\$595,000	\$595,000
<b>ARBOR PLACE:</b>								
121 Vine Street, #705	2	1.75	1,063	\$611	1989	7	\$645,000	\$650,000
121 Vine Street, #906	1	1	787	\$616	1989	3	\$485,000	\$485,000
<b>ELLINGTON:</b>								
2801 1st Avenue, #706	2	1.75	910	\$768	2001	115	\$715,000	\$699,000
2801 1st Avenue, #512	1	1	608	\$740	2001	24	\$450,000	\$450,000
<b>ENSO:</b>								
820 Blanchard Street, #805	2	1.75	1,388	\$756	2009	61	\$1,088,850	\$1,050,000
820 Blanchard Street, #1507	2	1.75	1,279	\$778	2009	91	\$995,000	\$995,000
<b>INSIGNIA:</b>								
583 Battery Street, #2902-N	2	2	1,254	\$873	2016	31	\$1,095,000	\$1,095,000
588 Bell Street, #1608-S	2	2	1,006	\$1,019	2016	2	\$1,025,000	\$1,025,000
588 Bell Street, #1302	2	2	1,254	\$781	2015	118	\$995,000	\$980,000
588 Bell Street, #210-S	2	1.75	1,171	\$726	2015	127	\$899,000	\$850,000
<b>KLEE:</b>								
2717 Western Avenue, #8012	2	1	816	\$760	2001	21	\$639,950	\$620,000
2717 Western Avenue, #9006	1	1	713	\$751	2001	6	\$515,000	\$535,800
2717 Western Avenue, #9016	1	1	721	\$693	2001	16	\$525,000	\$500,000
<b>MOSLER LOFTS:</b>								
2720 3rd Avenue, #513	1	0.75	703	\$868	2007	22	\$619,500	\$610,000
2720 3rd Avenue, #502	1	1	581	\$832	2007	4	\$450,000	\$483,500
<b>NEWMARK TOWER:</b>								
1415 2nd Avenue, #2106	1	1	670	\$816	1991	4	\$539,500	\$547,000
1415 2nd Avenue, #1706	1	1	670	\$747	1991	5	\$499,950	\$500,450
<b>SEATTLE HEIGHTS:</b>								
2600 2nd Avenue, #415	2	1	918	\$637	1993	12	\$595,000	\$585,000
2600 2nd Avenue, #1608	1	0.75	1,407	\$384	1993	39	\$550,000	\$540,000
<b>TRIO:</b>								
3104 Western Avenue, #217	1	1	507	\$789	2008	6	\$399,988	\$399,988
3104 Western Avenue, #622	1	1	506	\$781	2008	10	\$395,000	\$395,000

View More at [STROUPE.COM](http://STROUPE.COM)

ABOUT US

PUBLICATIONS

BUILDING PROFILES

SEARCH PROPERTIES

SELLERS

BUYERS

SIGN UP

CONTACT

# sold listings March 2020

## DOWNTOWN SEATTLE CONDO SALES

ADDRESS	BED	BATH	SQ.FT.	\$/SF	YEAR BUILT	DAYS ON MARKET*	LIST PRICE	SOLD PRICE
<b>OTHER BUILDINGS:</b>								
1521 2nd Avenue, #803	2	1.75	1,644	\$1,034	2008	219	\$1,900,000	\$1,700,000
819 Virginia Street, #3201	2	2	1,505	\$863	2007	2	\$1,299,000	\$1,299,000
1420 Terry Avenue, #2304	3	2.75	1,666	\$750	2002	17	\$1,295,000	\$1,250,000
88 Virginia Street, #33	2	1.5	1,328	\$779	1982	9	\$1,100,000	\$1,035,000
1500 4th Avenue, #901	2	2	1,825	\$547	1909	147	\$1,200,000	\$998,500
1000 1st Avenue, #1602	2	2.5	1,444	\$665	2006	2	\$995,000	\$960,000
2125 1st Avenue, #804	2	1.75	1,182	\$613	1981	87	\$795,000	\$725,000
699 John Street, #214	2	1.75	1,217	\$588	2009	6	\$715,000	\$715,000
2319 1st Avenue, #302	1	1	907	\$673	2000	6	\$595,000	\$610,000
2929 1st Avenue, #817	1	1	845	\$686	2000	279	\$649,000	\$580,000
2911 2nd Avenue, #815	0	1	603	\$813	2009	137	\$499,950	\$490,000
2324 1st Avenue, #409	0	1	421	\$1,010	1908	23	\$435,000	\$425,000
3028 Western Avenue, #308	0	1	333	\$751	1991	7	\$250,000	\$250,000



\*DAYS ON MARKET: Average cumulative Days on Market for all listings. This includes units that have been relisted within a 90 day period.

move into the current

206.910.5000

www.stroupe.com



# sold listings March 2020

## QUEEN ANNE CONDO SALES

ADDRESS	BED	BATH	SQ.FT.	\$/SF	YEAR BUILT	DAYS ON MARKET*	LIST PRICE	SOLD PRICE
<b>QUEEN ANNE HIGH SCHOOL :</b>								
201 Galer Street, #171	1	1	686	\$707	1908	41	\$500,000	\$485,000
201 Galer Street, #262	1	1	665	\$692	1908	154	\$469,000	\$460,000
<b>OTHER BUILDINGS:</b>								
907 Warren Avenue N, #203	3	1.75	1,977	\$625	1999	155	\$1,375,000	\$1,235,000
609 W Mercer Place, #300	2	2	1,740	\$566	1994	30	\$1,050,000	\$985,000
601 W Mercer Place, #301	2	2	1,513	\$509	1996	3	\$765,000	\$770,000
666 W Olympic Place, #303	2	2	1,300	\$573	1984	8	\$720,000	\$745,000
701 Galer Street, #812	2	2.25	1,329	\$497	1992	89	\$698,000	\$660,000
622 6th Avenue W, #201	2	1.75	1,278	\$493	1996	3	\$590,000	\$630,000
2167 Dexter Avenue N, #401	2	2	1,080	\$546	1993	8	\$590,000	\$590,000
655 Crockett Street, #A-103	1	2	1,214	\$467	2004	108	\$599,950	\$567,500
3609 14th Avenue W, #201	2	2	1,360	\$415	1978	5	\$565,000	\$565,000
654 W Olympic Place, #402	2	2	1,075	\$518	1968	7	\$559,000	\$556,500
511 Ward Street, #2	2	1	912	\$587	1997	16	\$549,500	\$535,000
2932 Mayfair Avenue N, #2	2	1.5	936	\$568	1966	7	\$500,000	\$531,800
530 4th Avenue W, #405	1	1	846	\$621	2003	4	\$525,000	\$525,000
2001 Westlake Avenue N, #45	2	1	900	\$583	1967	6	\$525,000	\$525,000
1800 Taylor Avenue N, #203	2	1.75	1,187	\$421	1948	151	\$575,000	\$500,000
129 Warren Avenue N, #H	1	1	663	\$754	1907	8	\$500,000	\$500,000
2253 Gilman Drive W, #411	2	1.75	1,195	\$406	1980	87	\$485,000	\$485,000
401 9th Avenue N, #314	1	1	703	\$683	2008	1	\$479,995	\$479,995
1000 Aurora Avenue N, #212	1	1	762	\$597	1999	18	\$465,000	\$455,000
57 Etruria Street, #401	1	1.5	699	\$644	1985	3	\$450,000	\$450,000
1417 Queen Anne Avenue N, #204	1	1	736	\$610	1996	4	\$449,000	\$449,000
2401 8th Avenue N, #202	1	1	767	\$579	1978	87	\$469,000	\$444,000
1000 W 2nd Avenue, #6	2	1	880	\$494	1954	10	\$435,000	\$435,000
699 John Street, #708	1	1	562	\$765	2009	2	\$425,000	\$430,000
1016 6th Avenue N, #102	1	1	640	\$642	1968	5	\$398,800	\$411,000
123 John Street, #16	1	1	672	\$506	1907	124	\$389,950	\$340,000
2450 Dexter Avenue N, #3	1	1	652	\$452	1947	18	\$295,000	\$295,000
500 Elliott Avenue W, #205	0	1	422	\$687	2000	3	\$278,000	\$290,000
123 Queen Anne Avenue N, #403	0	1	392	\$702	2000	7	\$289,000	\$275,000

\*DAYS ON MARKET: Average cumulative Days on Market for all listings. This includes units that have been relisted within a 90 day period.

# sold listings March 2020

## CAPITOL HILL CONDO SALES

ADDRESS	BED	BATH	SQ.FT.	\$ / SF	YEAR BUILT	DAYS ON MARKET*	LIST PRICE	SOLD PRICE
<b>LAMPLIGHTER:</b>								
505 Belmont Avenue E, #604	2	1.75	1,042	\$624	1962	3	\$650,000	\$650,000
505 Belmont Avenue E, #606	2	1	934	\$696	1962	22	\$650,000	\$650,000
<b>LUMA:</b>								
1321 Seneca Street, #1503	1	1	794	\$926	2016	2	\$735,000	\$735,000
1321 Seneca Street, #1102	1	1	691	\$847	2016	7	\$595,000	\$585,000
<b>PRESS:</b>								
1610 Belmont Avenue, #611	2	2	910	\$857	2001	11	\$750,000	\$780,000
1620 Belmont Avenue, #226	1	1	530	\$792	2006	14	\$425,000	\$420,000
<b>SAHALI:</b>								
400 Melrose Avenue E, #505	1	1	785	\$573	1967	4	\$425,000	\$450,000
400 Melrose Avenue E, #305	1	1	785	\$524	1967	6	\$397,500	\$411,500
<b>OTHER BUILDINGS:</b>								
125 E Lynn Street, #303	1	1.75	1,202	\$957	2007	97	\$1,200,000	\$1,150,000
2040 43rd Avenue E, #201	2	0.75	975	\$859	1961	7	\$799,900	\$837,500
1125 E Olive Street, #309	2	2	1,123	\$623	2007	1	\$699,950	\$699,950
2611 Eastlake Avenue E, #303	2	1.75	996	\$678	1986	6	\$675,000	\$675,000
525 Belmont Avenue E, #2-A	2	1	920	\$707	1965	6	\$650,000	\$650,000
1111 E John Street, #8	2	1.75	1,200	\$542	1981	178	\$699,000	\$650,000
2055 43rd Avenue E, #101	1	0.75	790	\$816	1981	4	\$595,000	\$645,000
210 Boylston Avenue E, #106	2	1.75	1,038	\$621	1978	7	\$589,000	\$645,000
1408 12th Avenue, #212	1	1	759	\$820	2007	6	\$575,000	\$622,500
2501 Canterbury Lane E, #123	2	1.75	1,125	\$547	1967	4	\$590,000	\$615,000
601 14th Avenue E, #405	2	1	783	\$762	1968	5	\$550,000	\$597,000
3217 Eastlake Avenue E, #407	2	1.75	1,011	\$569	2004	4	\$575,000	\$575,000
200 17th Avenue E, #204	1	1	931	\$588	1929	111	\$599,950	\$547,000
2327 Yale Avenue E, #F	2	1.75	1,061	\$510	1985	6	\$545,900	\$541,000
2512 E Madison Street, #403	2	1	896	\$603	1991	4	\$539,950	\$540,000
317 Lakeside Avenue S, #2	1	1	717	\$732	1910	16	\$525,000	\$525,000
827 Hiawatha Place S, #308	3	2	1,206	\$435	2009	3	\$525,000	\$525,000
530 Melrose Avenue E, #403	2	1.75	705	\$716	1991	68	\$499,975	\$505,000
1410 E Pine Street, #219	1	1	671	\$745	2005	4	\$475,000	\$500,000
303 23rd Avenue S, #301	2	1.75	975	\$497	2000	117	\$500,000	\$485,000
215 20th Avenue E, #105	1	1	818	\$592	1999	3	\$479,000	\$484,000
103 Bellevue Avenue E, #102	1	1	672	\$670	2004	136	\$465,000	\$450,000
1505 11th Avenue, #302	1	0.75	482	\$929	1913	3	\$448,000	\$448,000
2524 Boyer Avenue E, #328	2	1	730	\$596	1958	11	\$440,000	\$435,000
730 Bellevue Avenue E, #PH-3	1	1	665	\$647	1969	6	\$430,000	\$430,000
1300 University Street, #4-C	1	1	627	\$662	1980	19	\$425,000	\$415,000
1815 14th Avenue, #6	1	1	652	\$629	1980	12	\$410,000	\$410,000
1125 E Olive Street, #208	1	1	720	\$555	2007	16	\$399,950	\$399,950
3100 Fairview Avenue E, #408	1	1	620	\$637	1991	140	\$429,900	\$395,000
1105 Spring Street, #1312	1	1	700	\$536	1950	112	\$399,900	\$375,000
124 Bellevue Avenue E, #400	0	1	460	\$795	2006	32	\$398,800	\$365,500
1323 Boren Avenue, #504	1	1	516	\$688	2001	1	\$354,950	\$355,000
1707 Boylston Avenue, #112	0	1	400	\$760	1965	7	\$298,500	\$304,000
705 E Republican Street, #306	0	1	370	\$808	1963	49	\$299,000	\$299,000
1200 Boylston Avenue, #202	1	1	570	\$482	1960	26	\$275,000	\$275,000

move into the current

206.910.5000

www.stroupe.com





# NORTH & WEST

## local market activity

MARKET TRENDS, PRICING & SALES FOR MARCH 2020

### BALLARD / GREEN LAKE

Average Prices		MARCH	
2019	2020	List	Sold
List \$490,931	List \$447,281	\$481,243	\$449,056
Sold \$481,243	Sold \$449,056	98.0% of List Price	100.4% of List Price

Sold Listings	Average \$ / SF
39 <b>2019</b>	\$478 <b>2019</b>
36 <b>2020</b>	\$533 <b>2020</b>
-7.7% Decrease	11.5% Increase

Days on Market	Days on Market
2019	2020
21	34
	61.9% Increase

*Days on Market: Average cumulative Days on Market for all listings. This includes units that have been relisted within a 90 day period.*

### NORTH SEATTLE

Average Prices		MARCH	
2019	2020	List	Sold
List \$467,805	List \$441,466	\$430,099	\$427,471
Sold \$430,099	Sold \$427,471	91.9% of List Price	96.8% of List Price

Sold Listings	Average \$ / SF
21 <b>2019</b>	\$439 <b>2019</b>
19 <b>2020</b>	\$438 <b>2020</b>
-9.5% Decrease	-0.2% Decrease

Days on Market	Days on Market
2019	2020
17	49
	188.2% Increase

*Days on Market: Average cumulative Days on Market for all listings. This includes units that have been relisted within a 90 day period.*

### WEST SEATTLE

Average Prices		MARCH	
2019	2020	List	Sold
List \$592,986	List \$586,327	\$582,047	\$570,193
Sold \$582,047	Sold \$570,193	98.2% of List Price	97.2% of List Price

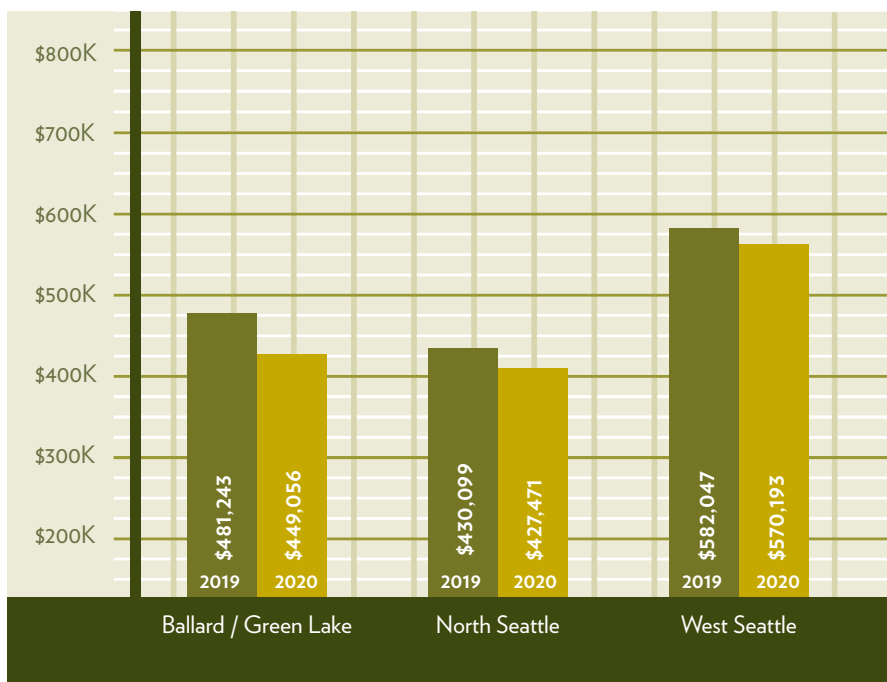
Sold Listings	Average \$ / SF
20 <b>2019</b>	\$409 <b>2019</b>
15 <b>2020</b>	\$497 <b>2020</b>
-25.0% Decrease	21.5% Increase

Days on Market	Days on Market
2019	2020
21	50
	138.1% Increase

*Days on Market: Average cumulative Days on Market for all listings. This includes units that have been relisted within a 90 day period.*

### AVERAGE SOLD PRICE COMPARISON: MARCH 2019 - MARCH 2020



## new construction

### WALLINGFORD 45

UNIT TYPE	#SOLD	AVG SQFT	\$/SF	CDOM	LIST PRICE	SOLD PRICE
1br + 1ba	4	587	\$735	22	\$417,450	\$430,500

### 538 92ND

UNIT TYPE	#SOLD	AVG SQFT	\$/SF	CDOM	LIST PRICE	SOLD PRICE
4br + 3.25ba	1	3,571	\$392	195	\$1,498,000	\$1,400,000

Figures reflect the average, not median, sold price for the last 12 months; large fluctuations in the average price of listings in March 2020 may be due to a few exceptionally priced sales affecting the overall average.

\*In order to avoid new construction sales from impacting the statistics, we have separated the new construction sales data

# sold listings March 2020

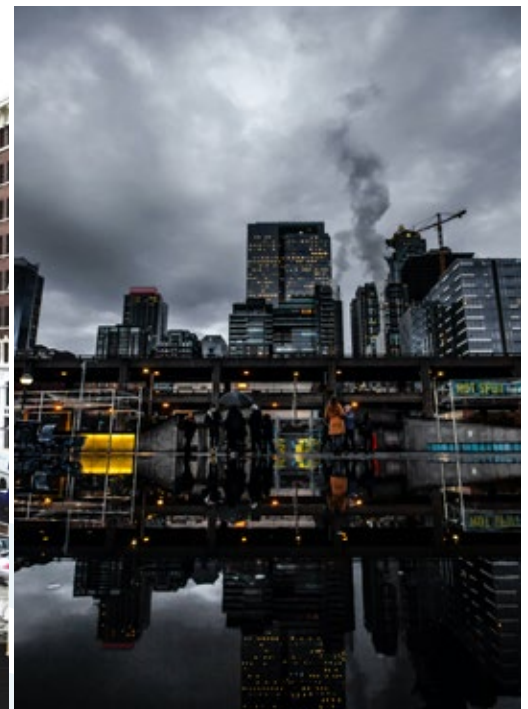
## BALLARD / GREEN LAKE CONDO SALES

ADDRESS	BED	BATH	SQ.FT.	\$ / SF	YEAR BUILT	DAYS ON MARKET*	LIST PRICE	SOLD PRICE
<b>CANAL STATION :</b>								
5440 Leary Avenue NW, #302	1	1	680	\$647	2007	1	\$435,000	\$440,000
5440 Leary Avenue NW, #422	1	1	791	\$545	2007	6	\$415,000	\$431,000
<b>FLORERA :</b>								
413 NE 70th Street, #227	2	2	1,092	\$693	2007	12	\$739,000	\$757,000
413 NE 70th Street, #405	2	1.75	1,061	\$690	2007	1	\$732,000	\$732,000
413 NE 70th Street, #207	1	1	805	\$645	2007	0	\$519,000	\$519,000
<b>MAISON :</b>								
9200 Greenwood Avenue N, #104	2	1	764	\$393	1989	130	\$300,000	\$300,000
9200 Greenwood Avenue N, #309	0	1	514	\$445	1989	6	\$224,995	\$228,900
<b>SAPPHIRE :</b>								
424 N 85th Street, #212	0	1	544	\$515	2006	18	\$280,000	\$280,000
424 N 85th Street, #304	0	1	455	\$593	2006	115	\$270,000	\$270,000
<b>SUNSET AT THE LOCKS :</b>								
2417 NW 59th Street, #W-100	2	1	734	\$599	1987	4	\$425,000	\$439,950
2417 NW 59th Street, #W303	2	1	691	\$632	1987	5	\$439,000	\$437,000
<b>VERIDIAN COVE :</b>								
300 N 130th Street, #4101	2	2	842	\$392	1988	2	\$329,950	\$329,950
300 N 130th Street, #4102	1	1	707	\$441	1988	3	\$300,000	\$312,000
300 N 130th Street, #3203	1	1	707	\$414	1988	86	\$305,000	\$292,500
300 N 130th Street, #2202	1	1	647	\$440	1988	25	\$285,000	\$285,000
<b>OTHER BUILDINGS:</b>								
6321 Seaview Avenue NW, #10	2	2.5	1,649	\$849	1982	6	\$1,438,500	\$1,400,000
4800 Fremont Avenue N, #106	3	2	1,848	\$473	1924	127	\$899,000	\$875,000
3813 Fremont Avenue N, #3	3	2.25	1,642	\$484	1992	3	\$795,500	\$795,000
6345 Hillman Place NE, #	3	2.5	1,339	\$545	1991	2	\$669,500	\$730,000
3600 Whitman Avenue N, #104	2	2	1,248	\$506	1980	6	\$585,000	\$631,000
6300 32nd Avenue NW, #308	2	2	1,222	\$495	1997	158	\$699,888	\$605,000
4811 Phinney Avenue N, #102	2	1.5	822	\$619	1991	6	\$449,950	\$509,000
3401 Wallingford Avenue N, #109	2	1	722	\$606	1987	20	\$449,000	\$437,500
8812 Stone Avenue N, #202	2	2	936	\$433	1989	1	\$399,900	\$405,000
506 N 45th Street, #202	1	1	617	\$624	1968	7	\$385,000	\$385,000
3411 Wallingford Avenue N, #11	1	1	497	\$759	1987	6	\$355,000	\$377,000
1310 N Lucas Street, #403	1	1	490	\$753	2004	7	\$369,000	\$369,000
6501 24th Avenue NW, #204	1	1	747	\$465	1977	8	\$349,950	\$347,500
10545 Meridian Avenue N, #104	2	1.75	1,073	\$317	1979	2	\$325,000	\$340,000
2105 N 55th Street, #205	0	1	460	\$732	2000	17	\$349,000	\$336,800
1545 NW 57th Street, #429	0	1	517	\$609	2003	3	\$315,000	\$315,000
939 N 101st Street, #203	1	1	694	\$402	1979	3	\$279,000	\$279,000
707 N 130th Street, #B-204	2	1	768	\$358	1987	242	\$280,000	\$275,000
132 N 132nd Street, #102	1	1.5	1,050	\$238	1978	174	\$250,000	\$250,000
10110 Greenwood Avenue N, #305	1	1	667	\$375	1979	21	\$265,000	\$249,900
2152 N 112th Street, #310	0	1	445	\$449	1988	5	\$195,000	\$200,000

# sold listings March 2020

## NORTH SEATTLE CONDO SALES

ADDRESS	BED	BATH	SQ.FT.	\$ / SF	YEAR BUILT	DAYS ON MARKET*	LIST PRICE	SOLD PRICE
<b>OTHER BUILDINGS:</b>								
2901 NE Blakeley Street, #320	2	1.75	1,085	\$599	2004	106	\$695,000	\$650,000
850 NE 95th Street, #C	3	2.5	1,280	\$508	2004	5	\$649,950	\$650,000
2301 NE Blakeley Street, #201	2	2	1,054	\$558	1997	8	\$599,000	\$588,000
411 NE 80th Street, #B	1	1	764	\$753	2019	20	\$575,000	\$575,000
538 NE 92nd Street, #B	1	1.5	795	\$679	2019	214	\$628,000	\$540,000
4545 Sand Point Way NE, #806	2	1.75	1,194	\$440	1968	14	\$525,000	\$525,000
7064 35th Avenue NE, #1	3	1.75	1,163	\$386	1969	3	\$449,000	\$449,000
132 NE 95th Street, #B-307	3	2	1,054	\$422	1990	77	\$499,000	\$445,000
12334 31st Avenue NE, #105	1	1.5	1,214	\$354	2004	7	\$429,950	\$429,950
2801 NE 130th Street, #A-102	2	2.25	1,321	\$298	1995	94	\$409,950	\$393,000
13259 15th Avenue NE, #B-7	2	1.75	1,415	\$272	1970	27	\$385,000	\$385,000
9504 Ravenna Avenue NE, #202	2	1	941	\$390	1979	4	\$379,000	\$367,000
5810 Cowen Place NE, #204	2	0.75	900	\$383	1928	99	\$360,000	\$345,000
5832 NE 75th Street, #E-203	2	1.75	838	\$384	1977	5	\$310,000	\$322,000
14300 32nd Avenue NE, #403	2	2	877	\$363	1986	7	\$315,000	\$318,000
9416 1ST Avenue NE, #406	2	2	1,125	\$267	1979	69	\$315,000	\$300,000



\*DAYS ON MARKET: Average cumulative Days on Market for all listings. This includes units that have been relisted within a 90 day period.

# sold listings March 2020

## WEST SEATTLE CONDO SALES

ADDRESS	BED	BATH	SQ.FT.	\$ / SF	YEAR BUILT	DAYS ON MARKET*	LIST PRICE	SOLD PRICE
<b>OTHER BUIDLINGS:</b>								
1619 Harbor Avenue SW, #600	2	2	2,014	\$782	1992	95	\$1,599,000	\$1,575,000
1005 Harbor Avenue SW, #300	2	2.25	1,735	\$690	1998	9	\$1,198,000	\$1,198,000
1625 Harbor Avenue SW, #1	3	1.75	1,325	\$494	1978	2	\$655,000	\$655,000
5016 California Avenue SW, #503	2	1.75	1,133	\$502	2003	35	\$599,000	\$569,000
10203 47th Avenue SW, #C-17	2	1.75	1,144	\$494	1967	112	\$625,000	\$565,000
1512 California Avenue SW, #201	2	1.75	1,132	\$476	1986	22	\$539,000	\$539,000
1627 California Avenue SW, #1	2	1.75	915	\$519	1981	16	\$485,000	\$475,000
3507 SW Alaska Street, #44	2	1.75	1,178	\$382	1988	30	\$469,900	\$450,000
3221 SW Avalon Way, #205	2	1.75	1,025	\$429	1997	151	\$460,000	\$440,000
2980 SW Raymond Street, #202	2	1.75	1,081	\$384	2007	8	\$415,000	\$415,000
3213 Harbor Avenue SW, #208	2	2	1,044	\$348	2007	180	\$430,000	\$362,900
4831 Fauntleroy Way SW, #203	2	1	668	\$531	1989	53	\$359,000	\$355,000
4226 Beach Drive SW, #202	1	1	504	\$704	1987	23	\$367,000	\$355,000
3421 SW Roxbury Street, #102	2	1.75	1,014	\$311	1981	4	\$315,000	\$315,000
6055 35th Avenue SW, #107	1	1	701	\$405	1979	4	\$279,000	\$284,000



move into the current

206.910.5000

www.stroupe.com





# EASTSIDE

## local market activity

MARKET TRENDS, PRICING & SALES FOR MARCH 2020

### KIRKLAND

Average Prices		MARCH	
2019	2020		
List \$715,074	List \$636,398		
Sold \$714,865	Sold \$640,835		
100.0% of List Price	100.7% of List Price		

Sold Listings	Average \$ / SF
22 <b>2019</b>	\$464 <b>2019</b>
27 <b>2020</b>	\$581 <b>2020</b>
22.7% Increase	25.2% Increase

Days on Market	Days on Market
2019	2020
7	22
	214.3% Increase

*Days on Market: Average cumulative Days on Market for all listings. This includes units that have been relisted within a 90 day period.*

### WEST BELLEVUE

Average Prices		MARCH	
2019	2020		
List \$801,343	List \$739,188		
Sold \$778,357	Sold \$736,462		
97.1% of List Price	99.6% of List Price		

Sold Listings	Average \$ / SF
25 <b>2019</b>	\$627 <b>2019</b>
13 <b>2020</b>	\$651 <b>2020</b>
-48.0% Decrease	3.8% Increase

Days on Market	Days on Market
2019	2020
43	36
	-16.3% Decrease

*Days on Market: Average cumulative Days on Market for all listings. This includes units that have been relisted within a 90 day period.*

### EAST BELLEVUE

Average Prices		MARCH	
2019	2020		
List \$422,566	List \$455,055		
Sold \$416,358	Sold \$469,341		
98.5% of List Price	103.1% of List Price		

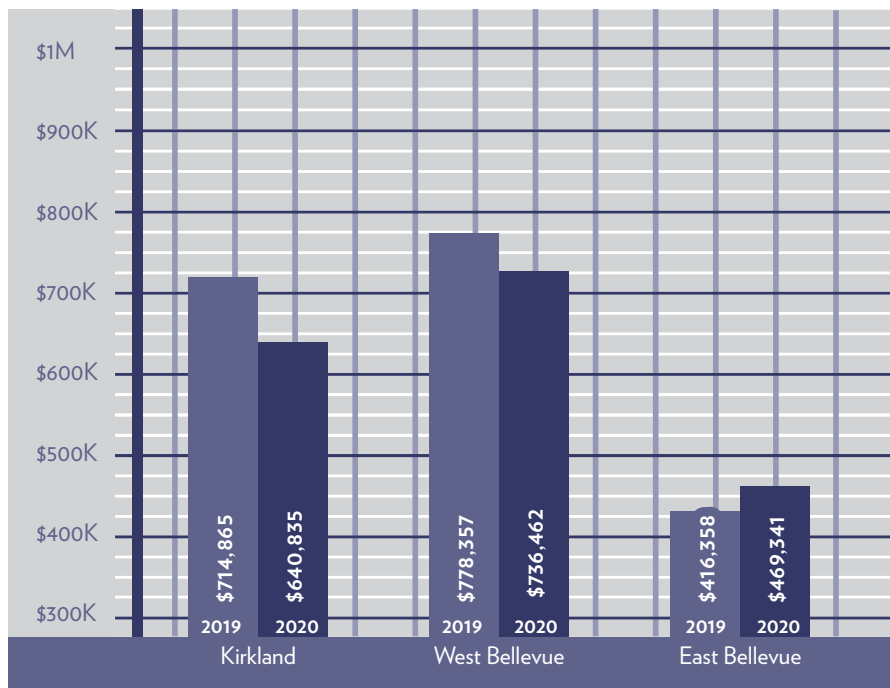
Sold Listings	Average \$ / SF
28 <b>2019</b>	\$290 <b>2019</b>
28 <b>2020</b>	\$422 <b>2020</b>
No change	45.5% Increase

Days on Market	Days on Market
2019	2020
22	7
	-68.2% Decrease

*Days on Market: Average cumulative Days on Market for all listings. This includes units that have been relisted within a 90 day period.*

### AVERAGE SOLD PRICE COMPARISON: MARCH 2019 - MARCH 2020



Figures reflect the average, not median, sold price for the last 12 months; large fluctuations in the average price of listings in March March be due to a few exceptionally priced sales affecting the overall average.

## new construction

Vareze						
UNIT TYPE	#SOLD	AVG SQ FT	\$/SF	CDOM	LIST PRICE	SOLD PRICE
4bd + 3.5ba	1	2,204	\$405	0	\$887,900	\$887,900
3bd + 2.5ba	4	1,635	\$487	4	\$764,900	\$791,079
2bd + 2.5ba	1	1,283	\$576	10	\$738,900	\$738,900

Urban Trails						
UNIT TYPE	#SOLD	AVG SQ FT	\$/SF	CDOM	LIST PRICE	SOLD PRICE
3bd + 2.5ba	1	2,212	\$576	3	\$1,385,000	\$1,400,000

Mira Flats						
UNIT TYPE	#SOLD	AVG SQ FT	\$/SF	CDOM	LIST PRICE	SOLD PRICE
1bd + 1ba	2	665	\$854	7	\$567,000	\$567,000
1bd + .75ba	5	584	\$879	18	\$513,400	\$513,400
Studio + .75ba	3	524	\$838	15	\$438,333	\$439,000

\*In order to avoid new construction sales from impacting the statistics, we have separated the new construction sales data

# sold listings March 2020

## KIRKLAND CONDO SALES

ADDRESS	BED	BATH	SQ.FT.	\$ / SF	YEAR BUILT	DAYS ON MARKET*	LIST PRICE	SOLD PRICE
<b>BREZZA:</b>								
225 4th Avenue, #B-204	2	1.75	1,478	\$629	1997	12	\$999,999	\$930,000
225 4th Avenue, #A-409	2	1.75	1,316	\$646	1997	4	\$870,000	\$850,000
<b>KIRKLAND CENTRAL:</b>								
211 Kirkland Avenue, #502	1	1	781	\$851	2006	1	\$599,888	\$665,000
211 Kirkland Avenue, #504	1	1	789	\$824	2006	5	\$649,950	\$650,000
211 Kirkland Avenue, #409	1	1	703	\$868	2006	3	\$605,000	\$610,000
<b>SIXTY-01:</b>								
6356 138th Avenue NE, #221	2	1.5	1,114	\$444	1969	2	\$469,000	\$495,000
6702 139th Avenue NE, #753	2	1.75	1,213	\$380	1972	5	\$430,000	\$461,000
6351 139th Avenue NE, #22	2	1.5	1,060	\$395	1969	0	\$399,950	\$419,000
<b>YARROWOOD:</b>								
3518 109th Place NE, #106	2	1	1,105	\$403	1975	2	\$395,000	\$445,000
10919 NE 35th Place, #1	1	0.75	734	\$574	1975	98	\$459,000	\$421,000
<b>OTHER BUILDINGS:</b>								
214 4th Court S, #6	4	3.25	3,083	\$514	2017	29	\$1,650,000	\$1,585,000
11110 NE 41st Drive, #48	2	1.75	2,003	\$499	1981	105	\$950,000	\$1,000,000
6523 106th Avenue NE, #3	2	2.25	1,321	\$693	1986	6	\$925,000	\$915,000
9727 NE Juanita Drive, #104	2	1.75	1,377	\$623	1982	70	\$879,950	\$857,951
12150 NE 24th Street, #12150	3	3.5	2,058	\$413	1998	5	\$850,000	\$850,000
501 Kirkland Avenue, #1	3	1.75	1,441	\$532	1991	22	\$780,000	\$767,000
49 Market Street, #2	1	1	577	\$1,267	1961	2	\$675,000	\$731,000
733 Lake Street S, #105	1	1	739	\$819	1969	7	\$569,000	\$605,000
10037 NE 115th Lane, #F-3	2	1.5	1,318	\$442	1978	4	\$545,000	\$583,000
11422 102nd Court, #31	3	2.5	1,598	\$357	1982	22	\$595,000	\$570,000
375 Kirkland Avenue, #244	1	1	749	\$694	2007	75	\$535,000	\$520,000
215 9th Street, #D-102	2	2	988	\$506	1987	78	\$499,500	\$499,950
830 Kirkland Way, #104	2	1.5	857	\$502	1979	4	\$429,000	\$430,000
8252 126th Avenue NE, #D-105	2	1	830	\$487	1985	10	\$407,500	\$404,000
406 10th Street, #C-302	1	1	654	\$593	1985	5	\$350,000	\$388,000
13680 NE 69th Street, #644	2	1.75	1,213	\$301	1972	5	\$380,000	\$365,000
122 State Street S, #107-E	1	1	652	\$438	1995	5	\$285,000	\$285,642

move into the current

206.910.5000

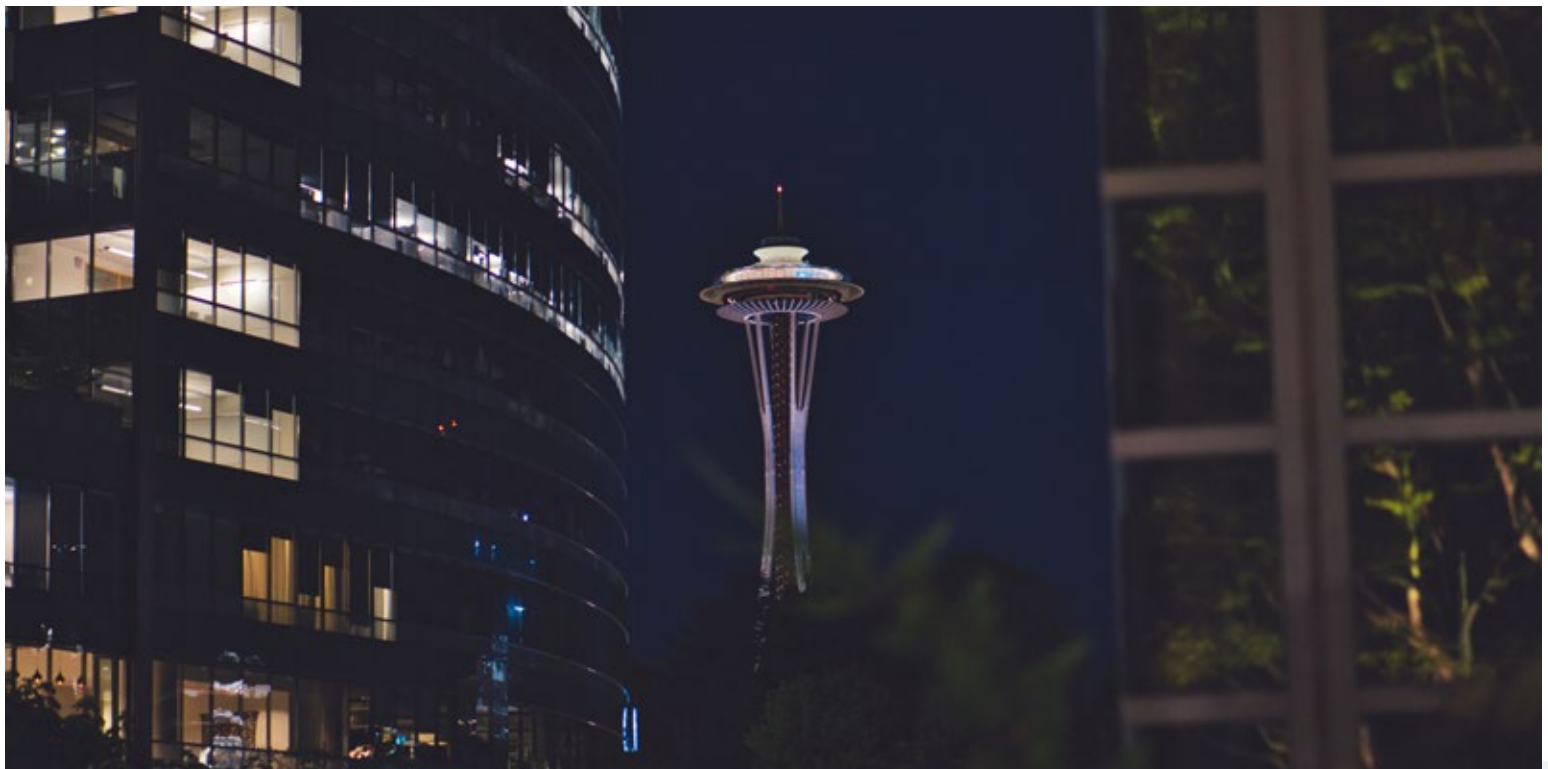
www.stroupe.com



# sold listings March 2020

## WEST BELLEVUE CONDO SALES

ADDRESS	BED	BATH	SQ.FT.	\$ / SF	YEAR BUILT	DAYS ON MARKET*	LIST PRICE	SOLD PRICE
<b>BELLEVUE TOWERS:</b>								
10700 NE 4th Street, #1202	2	2.5	1,677	\$838	2008	4	\$1,350,000	\$1,405,000
500 106th Avenue NE, #1707	1	1.5	1,048	\$825	2008	2	\$865,000	\$865,000
500 106th Avenue NE, #809	0	1	809	\$853	2008	4	\$668,000	\$690,000
<b>OTHER BUILDINGS:</b>								
363 101st Avenue SE, #102-E	2	1.5	1,789	\$760	1973	13	\$1,392,000	\$1,360,000
1400 Bellevue Way SE, #14	2	2.25	1,355	\$539	1975	9	\$725,000	\$730,000
10047 Main Street, #308	1	1.5	933	\$761	2000	11	\$710,000	\$710,000
1226 Bellefield Park Lane NW, #1226	2	2.5	1,179	\$560	1976	131	\$670,000	\$660,000
9909 NE 1st Street, #209	2	1.75	1,165	\$532	1970	19	\$639,500	\$620,000
342 102nd Avenue SE, #217	2	2	1,024	\$596	1995	4	\$630,000	\$610,000
145 105th Avenue SE, #16	2	1.75	1,038	\$544	1980	244	\$590,000	\$565,000
2670 118th Avenue SE, #9-102	2	2	885	\$545	1990	1	\$459,950	\$482,000
130 105th Avenue SE, #114	1	1	659	\$690	1959	16	\$475,000	\$455,000



# sold listings March 2020

## EAST BELLEVUE CONDO SALES

ADDRESS	BED	BATH	SQ.FT.	\$ / SF	YEAR BUILT	DAYS ON MARKET*	LIST PRICE	SOLD PRICE
<b>BELLEVUE HIGHLANDS :</b>								
14760 NE 31st Street, #A-106	2	1.5	942	\$372	1978	2	\$344,950	\$350,000
14620 NE 31st Street, #J-102	2	1	889	\$370	1978	18	\$329,000	\$329,000
<b>HARPER HILL:</b>								
4117 159th Avenue NE, #21-D	2	1.5	1,180	\$569	1987	5	\$600,000	\$670,987
15916 NE 42nd Street, #19-C	3	2.5	1,359	\$478	1987	1	\$615,000	\$650,000
<b>KNOLLWOOD:</b>								
7365 Old Redmond Road, #110	2	2	1,308	\$382	1979	1	\$499,900	\$499,900
7381 Old Redmond Road, #221	2	1.5	1,015	\$461	1979	6	\$440,000	\$468,000
<b>PACIFIC VILLAGE:</b>								
1415 154th Avenue NE, #4107	2	1.75	937	\$486	1977	3	\$449,900	\$455,000
1420 153rd Avenue NE, #4608	1	1	750	\$380	1977	1	\$285,000	\$285,000
1420 153rd Avenue NE, #3801	1	1	690	\$388	1977	4	\$268,000	\$268,000
<b>SAMMAMISH BLUFF :</b>								
4629 W Lake Sammamish Pkwy, #H-305	2	1.75	912	\$429	1979	4	\$348,000	\$391,000
4641 W Lake Sammamish Pkwy, #F-303	2	1.75	912	\$411	1979	5	\$374,900	\$375,000
4647 W Lake Sammamish Pkwy, #E-204	2	1.75	912	\$378	1979	5	\$345,000	\$345,000
<b>THE ARBORS IN BELLEVUE:</b>								
1805 134th Avenue SE, #33	2	1.75	1,351	\$511	1998	11	\$685,000	\$690,500
1709 134th Avenue SE, #15	2	1.75	1,435	\$470	1998	9	\$675,000	\$675,000
3045 SE 127th Place, #E-21	2	1.5	1,040	\$346	1979	3	\$369,999	\$360,000
<b>VILLA MARINA:</b>								
17408 NE 45th Street, #176	3	1.75	1,542	\$256	1968	12	\$450,000	\$395,000
17212 NE 45th Street, #97	1	1	770	\$375	1968	1	\$275,000	\$289,000
<b>OTHER BUILDINGS:</b>								
15851 Northup Way, #29	3	2.5	1,782	\$511	1987	4	\$750,000	\$910,000
17422 NE 40th Place, #B-5	3	1.75	1,660	\$468	1975	57	\$800,000	\$776,667
17050 Northup Way, #37	3	2.25	2,040	\$319	1968	2	\$649,000	\$650,000
14755 NE 51st Street, #K-8	2	2	1,061	\$472	1979	6	\$460,000	\$501,000
12631 NE 9th Place, #C-210	2	1	926	\$502	1969	1	\$449,000	\$465,000
703 136th Place NE, #A-6	2	1.75	1,167	\$386	1980	21	\$475,000	\$450,000
1604 149th Place SE, #1	3	1.75	1,124	\$369	1968	3	\$385,000	\$415,000
12119 Bel Red Road, #B-304	2	1	920	\$418	1978	7	\$359,000	\$385,000
14620 NE 35th Street, #207	2	1.5	857	\$449	1980	9	\$365,000	\$385,000
14645 NE 34th Street, #C-1	2	1	860	\$427	1976	5	\$355,000	\$367,500
4416 145th Avenue NE, #G-1	1	1	803	\$423	1980	1	\$339,900	\$340,000

move into the current

206.910.5000

www.stroupe.com







## Innovation. Experience. Results.

**OUR 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. We believe in taking the time to educate clients so that they can make smart, informed choices.

**BEYOND EXPECTATIONS:** Having an experienced, savvy agent on your side is key to achieving the results you desire. Meeting our clients' needs above and beyond their expectations is the foundation of our success. We take pride in offering the highest level of professional integrity and reliable service. To learn more about how we can help you reach your real estate goals and turn your dreams into reality, contact us today or visit our website at [www.stroupe.com](http://www.stroupe.com).



206.910.5000 | [www.stroupe.com](http://www.stroupe.com)

featured in our next edition...

## Ellington

ONE OF BELLTOWN'S BELOVED ADDRESSES

**ADDRESS**

2801 1st Avenue

**TOTAL # OF UNITS**

209

**YEAR BUILT**

2000

**AMENITIES**

Full Time Concierge, Two Guest Suites, Outdoor Hot Tub, Conference Room, Club Room with a Full Kitchen, Fitness Center, Air Conditioning in Common Areas and Some Units, Secure Assigned Parking, Patio Terrace

