

# STROUPE'S Condo Scoop

Volume 9 Issue 11  
November 2009  
SALES STATS



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



## featured building

### Watermark Tower

#### What Life in the City is All About

Located just a stone's throw from Pioneer Square and Pike Place Market on 1st Avenue, the city awaits you! Just outside your front door is downtown Seattle's best shopping and arts such as SAM, Benaroya Hall, The Triple Door, and The Showbox. With five stories of office space at the base of this high-rise, most units offer stunning city and sound views with oversized private decks.

Homes are generally larger in size than many other downtown condominiums and make great homes for those who love to entertain. Resident amenities include a fitness room, club room, sauna, athletic / tennis court, and expansive rooftop terrace.

*Featured Building stats continued inside.*

## inside this issue

### Featured Building

Watermark Tower

### 2010 Events Calendar

Seattle Area Notable Happenings

### Sold Listings Last Month

Downtown Seattle, Queen Anne & Capitol Hill/Eastlake

### November Condo Stats

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



## JAMES STROUPE

Associate Broker & Condo Specialist



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email james@stroupe.com

Windermere

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www.stroupecondoblog.com



Windermere Real Estate / Wall Street, Inc.

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



November 2009 Condominium Sales Statistics

This newsletter is provided to you at no charge as a continuing service. Information is not guaranteed to be error-free and should not be relied upon. All information should be verified. Please feel free to contact me with any questions or comments, as well as any way I may assist you with your real estate buying or selling needs. If your property is currently listed, this is not a solicitation for that listing.

## 2010 events calendar

### 2010 Dates

April 10  
June 27  
June 26 – August 8  
July 10  
July 4  
July 31  
July 31  
June 29 – August 2  
August 6 – 8  
August 6 – 8  
September 10 – 26  
November 26  
November 26  
December 31

### Events & Parades

Daffodil Festival Grand Floral Parade, Tacoma  
Seattle Pride Parade  
SEAFair 2006, various locations  
SEAFair Milk Carton Derby  
Chase Family 4th of July at Lake Union  
Miss SEAFair Scholarship Program for Women  
Alaska Airlines Torchlight Parade, Downtown  
U.S. Navy Fleet Arrival, SEAFair  
KeyBank Air Show at SEAFair  
Chevrolet Cup at SEAFair  
Pullayup Fair, Pullayup  
Downtown Holiday Parade  
Tree-Lighting Ceremonies,  
Space Needle & Westlake Center  
Space Needle Fireworks Show

### Website

www.daffodilfestival.net  
www.seattlepride.org  
www.seafair.com  
www.seafair.com  
www.familyfourth.org  
www.seafair.com  
www.seafair.com  
www.seafair.com  
www.seafair.com  
www.seafair.com  
www.thefair.com  
www.macys.com  
www.spaceneedle.com  
www.spaceneedle.com

2010 Events Calendar continued inside.



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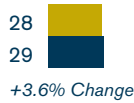
# Condo Comparison November 2008 / 2009

## Downtown Seattle

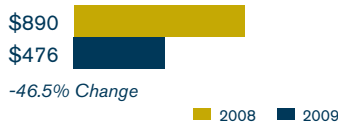
Average Prices (November)

2008		2009	
List	\$863,998	List	\$495,389
Sold	\$862,508	Sold	\$449,586
-0.2% Variance		-9.2% Variance	

Sold Listings (November)



Average \$ / SF (November)



## Queen Anne

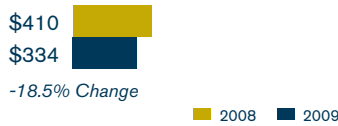
Average Prices (November)

2008		2009	
List	\$324,139	List	\$323,000
Sold	\$308,217	Sold	\$311,798
-4.9% Variance		-3.5% Variance	

Sold Listings (November)



Average \$ / SF (November)

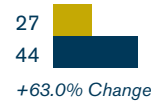


## Capitol Hill/Eastlake

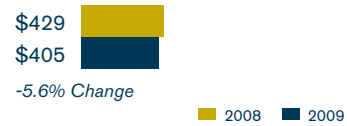
Average Prices (November)

2008		2009	
List	\$377,049	List	\$354,310
Sold	\$367,394	Sold	\$337,995
-2.6% Variance		-4.6% Variance	

Sold Listings (November)



Average \$ / SF (November)



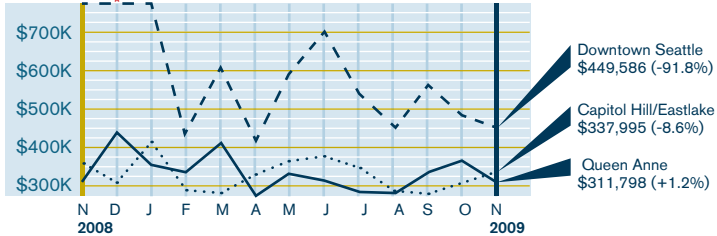
## Seattle Area Trends

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

Figures reflect the average—not median—sold price; large fluctuations in the average price of listings may be due to a few exceptionally priced sales affecting the overall average.

\* Downtown Average Sold Prices over \$775K:  
Nov. \$862,508; Dec. \$1,879,786; Jan. \$1,277,338

Average Sold Prices, November 2008 – 2009



## featured building (continued from cover)



## Watermark Tower

### Building Statistics

Address	1107 1st Ave
Total # of Units	95
Year Built	1983
Total Stories	22

### Amenities

Secured Parking; Secured Lobby Entrance; Onsite Building Manager; Club Room; Business Center; Fitness Center; Sauna; Rooftop Terrace with 360 Degree Views.

### Next Month's Featured Building

Waterfront Place

### Listing History, Past 12 Months

Total # of Units Listed	10 units
Total # of Unit Sales	3 units
Currently Active on Market	3 units
<small>(as of 12/08/09)</small>	

### Sales History, Past 12 Months

Average-Unit Orig. List Price	\$677,040
Average-Unit Sale Price	\$581,650
<small>(for 3 sales)</small>	
List / Sold Price Ratio	85.9%
Average Market Time	129 Days

# Sold Listings November 2009

## Downtown Seattle

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>2200 Westlake</b>								
910 Lenora St	S-1203	858	501	1	1	3	\$ 489,950	\$ 430,000
910 Lenora St	S-1404	610	459	1	1	3	\$ 280,000	\$ 280,000
<b>Asia</b>								
668 S Lane St	304	917	278	2	2	7	\$ 260,000	\$ 255,000
668 S Lane St	709	901	283	2	2	7	\$ 268,042	\$ 255,000
<b>Avenue One</b>								
2721 1st Ave	410	721	469	1	1	4	\$ 339,500	\$ 338,500
2721 1st Ave	102	435	425	0	1	4	\$ 189,000	\$ 185,000
<b>Gallery</b>								
2911 2nd Ave	819	1,481	422	2	1.75	1	\$ 946,500	\$ 625,000
2911 2nd Ave*	820	1,438	412	2	1.75	1	\$ 905,000	\$ 592,000
2911 2nd Ave	802	1,301	427	2	1.75	1	\$ 559,000	\$ 555,000
2911 2nd Ave	1004	880	469	2	1	1	\$ 565,000	\$ 413,000
2911 2nd Ave	704	880	420	2	1	1	\$ 420,000	\$ 370,000
2911 2nd Ave	616	603	463	1	1	1	\$ 279,000	\$ 279,000
<b>Parc</b>								
76 Cedar*	PH-4	867	475	1	1.5	1	\$ 419,000	\$ 412,000
81 Clay St	525	506	419	0	1	1	\$ 228,800	\$ 212,000
<b>Other Properties</b>								
1521 2nd Ave	2104	1,723	915	2	1.75	1	\$ 1,570,000	\$ 1,576,000
1920 4th Ave	906	934	707	1	1.5	0	\$ 760,741	\$ 660,741
2821 2nd Ave	801	1,465	421	3	1.75	27	\$ 649,000	\$ 616,500
2033 2nd Ave	2201	773	744	1	1	5	\$ 590,000	\$ 575,000
2720 3rd Ave	803	1,117	504	1	1.5	1	\$ 599,995	\$ 563,000
2125 1st Ave	904	1,182	456	2	1.75	28	\$ 549,950	\$ 539,500
2000 1st Ave	1002	976	523	1	1.5	15	\$ 535,000	\$ 510,000
2324 1st*	503	906	518	1	1	10	\$ 475,000	\$ 469,000
2929 1st Ave	705	845	523	1	1	9	\$ 450,000	\$ 442,000
2201 3rd Ave	1204	988	433	2	2	30	\$ 439,000	\$ 428,000
3104 Western Ave	104	1,302	291	1	1.5	1	\$ 449,950	\$ 378,250
2607 Western Ave	403	947	338	1	1.5	7	\$ 359,950	\$ 320,000
819 Virginia St	1505	738	407	1	1	2	\$ 314,900	\$ 300,000
98 Union St	410	577	425	0	1	24	\$ 259,000	\$ 245,500
2716 Elliott Ave	503	516	413	0	1	6	\$ 215,000	\$ 213,000

\* Properties closed in October that did not post in November.

All November sold data provided by NWMLS or King County tax records as of December 5, 2009. November sold listing information which did not post by December 5 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.

# Sold Listings November 2009

## Queen Anne

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Queen Anne Properties</b>								
1 Ward St	1-A	2,668	294	2	2.5	1	\$ 899,500	\$ 785,000
2420 8th Ave N	103	1,662	314	2	2	17	\$ 549,000	\$ 522,500
1250 Taylor Ave N	405	1,327	343	2	2	31	\$ 479,950	\$ 455,000
701 1st Ave N	401	1,309	321	2	2	9	\$ 450,000	\$ 420,000
1902 Bigelow Ave N	303	945	428	1	1	79	\$ 399,000	\$ 404,000
1965 12th Ave W	401	1,052	380	2	1.75	33	\$ 409,000	\$ 400,000
326 Queen Anne Ave N	305	1,078	343	2	2	8	\$ 385,000	\$ 370,000
467 Newton St	201	922	390	2	2	19	\$ 360,000	\$ 360,000
415 W Republican St	100	1,157	305	1	1	12	\$ 375,000	\$ 352,500
7 Highland Dr	301	1,190	294	3	2	40	\$ 379,900	\$ 350,000
611 Highland Dr	501	1,212	270	2	1.75	8	\$ 334,853	\$ 327,000
117 John St	4	863	377	2	1	102	\$ 324,990	\$ 324,990
1011 5th Ave N	107	1,489	215	2	2	24	\$ 321,800	\$ 319,900
117 John St	1	863	365	2	1	102	\$ 299,990	\$ 315,000
912 3rd Ave W	203	895	334	2	1.5	40	\$ 299,000	\$ 299,000
2552 14th Ave W	101	1,014	287	2	1	43	\$ 299,950	\$ 291,000
401 9th Ave N*	517	638	447	1	1	1	\$ 285,000	\$ 285,500
699 John St	502	706	404	1	1	0	\$ 364,990	\$ 285,000
519 W Roy St	307	669	422	1	1	79	\$ 285,000	\$ 282,500
699 John St	402	706	390	1	1	0	\$ 279,990	\$ 275,000
699 John St	219	836	323	1	1.5	0	\$ 270,000	\$ 270,000
699 John St	119	842	316	1	1.5	0	\$ 256,000	\$ 266,000
275 W Roy St	119	600	442	1	1	27	\$ 269,950	\$ 265,000
301 W Raye St	211	697	368	2	1.5	22	\$ 249,000	\$ 256,500
100 W Highland Dr	109	638	400	1	1	88	\$ 269,000	\$ 255,000
812 5th Ave N	208	618	413	1	1	7	\$ 259,000	\$ 255,000
501 Roy St	R-102	552	448	1	1	2	\$ 240,000	\$ 247,450
1401 5th Ave W*	109	540	444	0	1	89	\$ 236,500	\$ 240,000
699 John St	112	842	285	0	1	0	\$ 249,990	\$ 240,000
699 John St	111	842	284	1	1	0	\$ 249,990	\$ 239,000
699 John St	118	774	309	1	1	0	\$ 239,000	\$ 239,000
699 John St	309	642	357	0	1	0	\$ 234,990	\$ 229,000
18 Dravus St	103	803	279	1	1	10	\$ 229,950	\$ 224,000
526 W Mercer Pl	302	925	211	2	1	42	\$ 199,000	\$ 195,000
220 W Olympic Pl	201	Co-Op	n/a	1	1	79	\$ 200,000	\$ 190,000
500 Aloha St	W-106	505	376	1	1	17	\$ 193,725	\$ 189,900

Excellent! Jim was very professional and personable. He kept us apprised of the entire process all along. It was a pleasure working with him. I would not hesitate to recommend Jim to any of my friends and family.

— Allison Hobdy & Robert Stotler

## Capitol Hill/Eastlake

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Capitol Hill/Eastlake Properties</b> <i>(continued)</i>								
1168 Harvard Ave E	4	2,520	933	2	2.25	0	\$ 2,350,000	\$ 2,350,000
914 E Highland Dr	914	1,675	530	2	2.5	30	\$ 935,000	\$ 887,000
414 13th Ave E	PH-1	1,823	315	4	2	40	\$ 595,000	\$ 575,000
1305 E Republican St	2	1,313	404	3	1	81	\$ 569,950	\$ 530,000
1420 Terry Ave*	1608	1103	476	2	1.75	7	\$ 549,588	\$ 525,000
745 Bellevue Ave E	208	1,307	400	2	1.75	3	\$ 549,000	\$ 523,000
520 10th Ave E	8	1,200	321	2	2.5	26	\$ 405,000	\$ 385,000
1600 15th Ave	1608	1,127	333	3	1.75	65	\$ 395,000	\$ 375,000
1804 E Republican St	9	1,103	338	2	1	95	\$ 389,000	\$ 372,500
2017 Eastlake Ave E	301	939	375	2	2	17	\$ 375,000	\$ 352,000
410 Malden Ave E*	D	777	418	1	1.5	13	\$ 339,950	\$ 325,000
1620 15th Ave E*	1620	1127	287	2	1	65	\$ 325,000	\$ 324,000
1310 E Remington Ct	3	1,040	303	2	1.75	7	\$ 320,000	\$ 315,000
417 E Pine St	309	788	400	1	1	90	\$ 329,000	\$ 315,000
435 Summit Ave E	304	837	371	2	1.75	28	\$ 319,950	\$ 310,825
750 Belmont Ave E	17	736	404	1	1	80	\$ 297,000	\$ 297,000
2960 Ave E Eastlake	313	718	410	1	1	0	\$ 309,500	\$ 294,500
1410 E Pine St	W-113	746	393	1	1	4	\$ 299,950	\$ 293,500
1711 E Olive Way	412	711	394	1	0.5	16	\$ 280,000	\$ 280,000
2829 Franklin Ave E	N-3	601	453	1	1	24	\$ 274,950	\$ 272,000
1125 E Olive St	506	719	376	1	1	8	\$ 275,000	\$ 270,000
325 Harvard Ave	305	889	300	1	1	81	\$ 309,000	\$ 267,000
526 17th Ave E	5	542	483	1	1	54	\$ 270,000	\$ 262,000
325 Harvard Ave	405	898	290	1	1	81	\$ 325,000	\$ 260,000
325 Harvard Ave	404	779	321	1	1	81	\$ 339,000	\$ 249,750
1000 Union St	414	500	494	1	1	44	\$ 249,500	\$ 247,000
325 Harvard Ave	205	869	270	1	1	81	\$ 299,000	\$ 235,000
1640 18th Ave E*	4	569	395	1	1	82	\$ 225,000	\$ 225,000
214 Summit Ave E	301	755	298	1	1	92	\$ 232,500	\$ 225,000
530 Melrose Ave E	304	587	383	1	1	18	\$ 219,950	\$ 225,000
505 E Denny Way	407	502	448	1	1	86	\$ 235,000	\$ 225,000
308 E Republican St	212	732	290	1	1	48	\$ 225,000	\$ 212,000
325 Harvard Ave*	502	518	398	1	1	81	\$ 242,000	\$ 206,000
1101 E Terrace St	104	655	305	1	1	8	\$ 210,000	\$ 200,000
1631 16 Ave E	210	619	323	1	1	80	\$ 192,900	\$ 200,000
325 Harvard Ave	301	490	390	0	1	81	\$ 195,000	\$ 191,000
325 Harvard Ave	401	488	375	0	1	81	\$ 199,000	\$ 183,000
325 Harvard Ave	302	505	351	0	1	81	\$ 195,000	\$ 177,500
325 Harvard Ave	103	516	340	1	1	81	\$ 200,000	\$ 175,260
215 17th Ave E	17	467	375	0	1	92	\$ 175,000	\$ 175,000
308 E Republican St	805	751	222	1	1	48	\$ 175,000	\$ 167,000
1424 Belmont Ave	F-261	458	360	0	1	109	\$ 165,000	\$ 165,000
1726 15th Ave E	12	541	273	1	1	102	\$ 148,950	\$ 147,950
606 E Thomas St	S	Co-Op	n/a	0	1	103	\$ 79,999	\$ 79,999

# JAMES STROUPE

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

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## 2010 events calendar *(continued from back cover)*

### 2010 Dates

January 1  
 January 18  
 February 2  
 February 14  
 February 14  
 February 15  
 March 14  
 March 17  
 March 20  
 March 30  
 April 1  
 April 4  
 April 21  
 April 22  
 April 30  
 May 5  
 May 9  
 May 31  
 June 14  
 June 20  
 June 20  
 July 4  
 July 5  
 September 6  
 September 9  
 September 18  
 September 22  
 October 11  
 October 31  
 November 2  
 November 7  
 November 11  
 November 25  
 December 2  
 December 21  
 December 24  
 December 25  
 December 25  
 December 31

### Holidays & National Events

New Year's Day  
 Martin Luther King, Jr. Day  
 Groundhog Day  
 Chinese New Year (Year of the Rat)  
 Valentine's Day  
 Presidents' Day  
 Daylight Savings Time Begins  
 St. Patrick's Day  
 First Day of Spring  
 Passover  
 April Fools' Day  
 Easter Sunday  
 Administrative Professional's Day  
 Earth Day  
 Arbor Day  
 Cinco de Mayo  
 Mother's Day  
 Memorial Day  
 Flag Day  
 Father's Day  
 First Day of Summer  
 Independence Day  
 Independence Day observed  
 Labor Day  
 Rosh Hashana  
 Yom Kippur  
 First Day of Autumn  
 Columbus Day  
 Halloween  
 Election Day  
 Daylight Savings Time Ends  
 Veterans Day Observed  
 Thanksgiving Day  
 Hanukkah  
 First Day of Winter  
 Christmas observed  
 Christmas Day  
 New Year's Day observed

### Day of the Week

Friday  
 Monday  
 Tuesday  
 Sunday  
 Sunday  
 Monday  
 Sunday  
 Wednesday  
 Saturday  
 Tuesday  
 Thursday  
 Sunday  
 Wednesday  
 Thursday  
 Friday  
 Wednesday  
 Sunday  
 Monday  
 Monday  
 Sunday  
 Sunday  
 Sunday  
 Monday  
 Monday  
 Thursday  
 Saturday  
 Wednesday  
 Monday  
 Sunday  
 Tuesday  
 Sunday  
 Thursday  
 Thursday  
 Thursday  
 Tuesday  
 Friday  
 Saturday  
 Friday

### 2010 Dates

March 20  
 June 20  
 September 22  
 December 21

### Seasonal Changes

Vernal Equinox—First Day of Spring  
 Summer Solstice—First Day of Summer  
 Autumnal Equinox—First Day of Autumn  
 Winter Solstice—First Day of Winter

### Day of the Week

Saturday  
 Sunday  
 Wednesday  
 Tuesday

*2010 Events Calendar continued on next page.*



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## 2010 events calendar *(continued)*

### 2010 Dates

February 7  
February 12 – 28

### Seattle Mariners

March 3 – April 1  
April 12

### Seattle Storm

### Seattle Seahawks

Mid-August  
Early September

### Emerald Downs

April 17 – September 27

### Sporting Events

Super Bowl XLIV, Miami  
Winter Olympics, Vancouver, Canada

Check online for season & individual ticket sales  
Mariners' spring training, Peoria, AZ  
Mariners' home opener vs. Oakland

Check online for season & individual ticket sales

Check online for season & individual ticket sales  
Seahawks Pre-Season begins  
Seattle Seahawks Regular Season begins

Check online for racing dates & special events  
Live Racing Season begins

### Website

[www.superbowl.com](http://www.superbowl.com)  
[www.nbcolympics.com](http://www.nbcolympics.com)

[seattle.mariners.mlb.com](http://seattle.mariners.mlb.com)  
[seattle.mariners.mlb.com](http://seattle.mariners.mlb.com)  
[seattle.mariners.mlb.com](http://seattle.mariners.mlb.com)

[www.wnba.com/storm](http://www.wnba.com/storm)

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

[www.emerald downs.com](http://www.emerald downs.com)  
[www.emerald downs.com](http://www.emerald downs.com)

### 2010 Dates

March 9  
March 14  
May 16  
June 12

July 26

July 18

July 31

Mid-November

Early December

### Runs/Walks

Seattle AIDS Walk  
Henry Weinhard's St. Partick's Day Dash  
Nordstrom Beat the Bridge to Beat Diabetes  
Susan G. Komen Breast Cancer Foundation  
Race for the Cure  
Rock and Roll Seattle Marathon  
Benaroya Research Institute Triathlon at SEAFAIR  
SEAFAIR Torchlight Run  
Seattle Marathon  
Jingle Bell Run and Walk, Arthritis Foundation

### Website

[www.aidswalk.org](http://www.aidswalk.org)  
[www.stpatsdash.com](http://www.stpatsdash.com)  
[www.beatthebridge.org](http://www.beatthebridge.org)  
[www.komenpugetsound.org](http://www.komenpugetsound.org)  
[www.seafair.com](http://www.seafair.com)  
[www.seafair.com](http://www.seafair.com)  
[www.seafair.com](http://www.seafair.com)  
[www.seattlemarathon.org](http://www.seattlemarathon.org)  
[www.arthritis.org](http://www.arthritis.org)

### 2010 Dates

February – November  
April 1 – 30  
April 15 – 18  
May 1  
May 11 – 17  
  
May 28 – 31  
June 18 – 20  
June 26 – 28  
Early July  
July 9 – 11  
July 16 – 18  
July 23 – 25  
August 20 – 22  
Mid-September  
November 26 – January 2  
November 26 – December 24

### Annual Event & Cultural Festivals

Festál Cultural Festivals, Seattle Center  
Skagit Valley Tulip Festival  
Spring Fair, Puyallup  
Opening Day of Boating Season  
Seattle International Children's Festival, Seattle Center  
Folklife Festival, Seattle Center  
Fremont Fair (incl. Summer Solstice Parade)  
Seattle Pride Festival  
Chinatown/International District Summer Festival  
Tivoli/Viking Days  
Sequim Lavender Festival  
Bite of Seattle Festival, Seattle Center  
Chief Seattle Days  
Fremont Oktoberfest  
Winterfest, Seattle Center  
Christmas Ship Celebration

### Website

[www.seattlecenter.com](http://www.seattlecenter.com)  
[www.tulipfestival.org](http://www.tulipfestival.org)  
[www.thefair.com](http://www.thefair.com)  
[www.frommers.com](http://www.frommers.com)  
[www.seattlecenter.com](http://www.seattlecenter.com)  
[www.nwfolklife.org](http://www.nwfolklife.org)  
[www.fremontfair.com](http://www.fremontfair.com)  
[www.seattlepride.org](http://www.seattlepride.org)  
[www.seattlechinatown.org](http://www.seattlechinatown.org)  
[www.frommers.com](http://www.frommers.com)  
[www.frommers.com](http://www.frommers.com)  
[www.seattlecenter.com](http://www.seattlecenter.com)  
[www.frommers.com](http://www.frommers.com)  
[www.fremontoktoberfest.com](http://www.fremontoktoberfest.com)  
[www.seattlecenter.com](http://www.seattlecenter.com)  
[www.seattle.gov](http://www.seattle.gov)

### 2008 Dates

May – August  
May – September  
May – June  
September 3 – 6  
Mid-October  
Late Oct – Early Nov

### Film & Music Festivals

Summer Nights, South Lake Union  
Zoo Tunes, Woodland Park Zoo  
Seattle International Film Festival, various locations  
Bumbershoot Festival, Seattle Center  
Lesbian & Gay Film Festival, various locations  
Earshot Jazz Festival, various locations

### Website

[www.summernights.org](http://www.summernights.org)  
[www.zoo.org](http://www.zoo.org)  
[www.seattlefilm.com](http://www.seattlefilm.com)  
[www.bumbershoot.org](http://www.bumbershoot.org)  
[www.seattlequeerfilm.com](http://www.seattlequeerfilm.com)  
[www.earshot.org](http://www.earshot.org)

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Please feel free to contact me with any questions you may have as well as any way I may assist you with your real estate buying or selling needs.