

STROUPE'S Condo Scoop



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



featured building

The Parc

The Beauty of Brick and Elegance

Experience in-city living with the vibrancy of Belltown and the serenity of the 8.5 acre Olympic Sculpture Park just outside your door. Completed in 2007, The Parc offers 185 quality concrete and steel construction homes with two distinctive buildings. Contemporary, open-plan designed homes with natural and sustainable materials are complemented with beautifully landscaped grounds and a central garden courtyard. Additional amenities include a 24-hour concierge, stylish owner's lounge, fitness center, and inspiring views of the sound, mountains and sunsets.

Visit <http://BelltownParc.com> for photo gallery, WalkScore™, active listings, and more.

Building Statistics

Address	81 Clay St. & 76 Cedar St.
Total # of Units	185 <i>(not including commercial)</i>
Year Built	2007
Total Stories	9 & 12

Featured Building stats continued inside.

inside this issue

Featured Building

The Parc

Featured Listing

Captivating Views of Seattle City Lights

Sold Listings Last Month

Downtown Seattle, Queen Anne & Capitol Hill/Eastlake

May Condo Stats

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



JAMES STROUPE

Associate Broker & Condo Specialist



Windermere

move into the current

Call today for a free buying or selling consultation.

tel 206.910.5000

email james@stroupe.com

www.stroupe.com

www.stroupecondoblog.com



Windemere Real Estate / Wall Street, Inc.

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

STROUPE'S Condo Scoop

May 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.

Toscano

907 Warren Avenue N., #204

Captivating views of Seattle city lights from this breathtaking corner unit at the Toscano! Conveniently located on the prestigious South Slope of Queen Anne, this elegant condo boasts a barrel ceiling entry with halogen lighting, gleaming hardwood floors, spacious dining room, and gourmet kitchen with granite counters, maple cabinetry & gas cooking.

Enter the gracious living room and relax near the fireplace, on 1 of 3 exclusive posh patios, or the master suite with soaking tub & walk-in closet. Two car side-by-side parking & second storage space also complement this rarely available 3 bedroom condominium.

Featured Listing continued inside.

Please call for a private viewing.



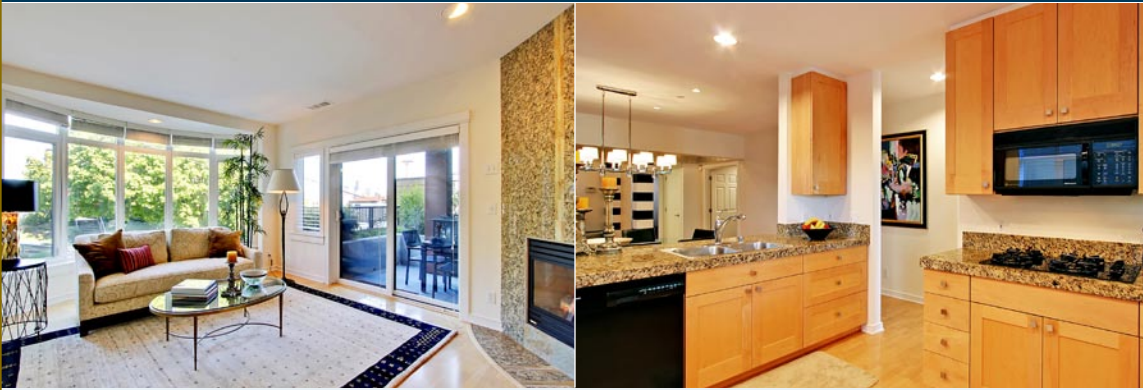
Associate Broker & Condo Specialist
tel 206.910.5000
james@stroupe.com



More info, stats and photos of this listing can be found inside this issue or online at www.stroupe.com.

featured listing

featured listing *(continued from back cover)*



Captivating Views of Seattle City Lights

907 Warren Avenue N., #204

Property Stats

building	Toscano
price	\$950,000
bedrooms	3
bathrooms	1.75
parking	2, secured
year built	1999
size	1698 SF (approx)
HOD	\$649 / month
taxes	\$5,703 / year (tax year of 2008)

Building Features

Secured Parking; Desirable Queen Anne Location;
Exquisitely Manicured Landscape.



More info, stats and photos of this listing can be found online at www.stroupe.com.

Learn more about Toscano at ToscanoSeattle.com.



JAMES STROUPE

Associate Broker & Condo Specialist

tel 206.910.5000

james@stroupe.com

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.

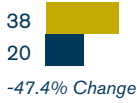
Condo Comparison May 2008 / 2009

Downtown Seattle

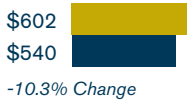
Average Prices (May)

2008	2009
List \$622,026	List \$648,599
Sold \$597,455	Sold \$591,865
-4.0% Variance	-8.7% Variance

Sold Listings (May)



Average \$ / SF (May)

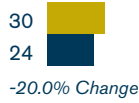


Queen Anne

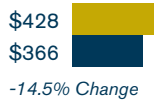
Average Prices (May)

2008	2009
List \$427,471	List \$343,501
Sold \$418,637	Sold \$328,777
-2.1% Variance	-4.3% Variance

Sold Listings (May)



Average \$ / SF (May)



Capitol Hill/Eastlake

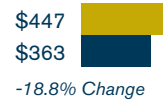
Average Prices (May)

2008	2009
List \$405,932	List \$401,814
Sold \$399,825	Sold \$369,932
-1.5% Variance	-7.9% Variance

Sold Listings (May)



Average \$ / SF (May)



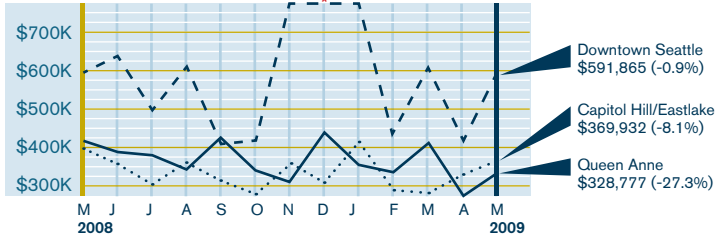
Seattle Area Trends

- - - 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, May 2008 – 2009



featured building (continued from cover)



The Parc

Amenities

On-Site Manager; Secured Entrance & Parking; Courtyard; Dramatic 9ft Windows; Gas Cooking; Rooftop Deck w/BBQ; Guest Parking; Car Wash Spot in Garage; Pet Friendly.

Next Month's Featured Building

Jackson Square Building

Listing History, Past 12 Months

Total # of Units Listed	68 units
Total # of Unit Sales	27 units
Currently Active on Market	12 units
<small>(as of 6/12/09)</small>	

Sales History, Past 12 Months

Average-Unit Orig. List Price	\$458,880
Average-Unit Sale Price	\$435,111
List / Sold Price Ratio	39.7%
Average Market Time	208 Days

Sold Listings May 2009

Downtown Seattle

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Parc								
76 Cedar St	PH-11	964	\$685	2	1.75	1	\$ 809,000	\$ 660,000
76 Cedar St	PH-9	1,100	\$536	2	1.75	1	\$ 619,000	\$ 590,000
76 Cedar St*	1111	964	\$580	2	1.75	1	\$ 569,000	\$ 559,000
76 Cedar St	911	980	\$490	2	1.75	1	\$ 499,900	\$ 480,000
76 Cedar St	1205	918	\$468	1	1.5	1	\$ 439,000	\$ 430,000
76 Cedar St	1104	867	\$426	1	1.5	1	\$ 369,000	\$ 369,000

Other Properties

1950 Alaskan Way	438	1,653	\$817	2	1.75	12	\$ 1,800,000	\$ 1,350,000
737 Olive Way	2800	1,538	\$819	2	2	1	\$ 1,360,000	\$ 1,260,000
2911 2nd Ave*	1119	1,481	\$675	2	2	1	\$ 1,097,900	\$ 1,000,000
1521 2nd Ave	704	1,723	\$528	2	1.75	1	\$ 975,000	\$ 909,000
1000 1st Ave	1602	1,444	\$606	2	2.5	3	\$ 875,000	\$ 875,000
2600 2nd Ave	2102	1,699	\$469	3	2	16	\$ 899,880	\$ 797,400
2716 Elliott Ave	200	966	\$409	1	1.75	6	\$ 400,000	\$ 395,000
3104 Western Ave	103	1,100	\$329	1	1.5	2	\$ 374,950	\$ 362,000
2717 Western Ave	236	1,029	\$338	2	2	8	\$ 365,000	\$ 348,000
2929 1st Ave	904	597	\$536	1	1	9	\$ 339,500	\$ 320,000
1507 Western Ave	R-302	709	\$437	0	1	99	\$ 314,950	\$ 310,000
510 6th Ave S	605	1,008	\$303	2	2	10	\$ 345,000	\$ 305,000
2801 1st Ave	307	719	\$410	1	1	8	\$ 295,000	\$ 295,000
2700 4th Ave	207	442	\$504	1	1	98	\$ 224,900	\$ 222,900
819 Virginia St	1508	419	\$492	0	1	2	\$ 219,995	\$ 206,000

Queen Anne

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Queen Anne Properties								
100 W Highland Dr	122	1,419	\$430	2	1.75	88	\$ 624,900	\$ 610,000
619 5th Ave W	402	1,598	\$329	2	1.75	19	\$ 545,000	\$ 525,000
1 Ward St	3	1,398	\$322	2	2	1	\$ 475,000	\$ 450,000
521 5th Ave W	401	1,019	\$417	2	1.75	46	\$ 445,000	\$ 425,000
900 Aurora Ave N	S-605	1,137	\$347	2	2	10	\$ 395,000	\$ 395,000
530 4th Ave W	507	817	\$453	1	1	6	\$ 399,000	\$ 370,000
1 Ward St	7	998	\$356	1	1	1	\$ 350,000	\$ 355,000
500 5th Ave W	305	966	\$362	2	1.75	42	\$ 399,950	\$ 350,000
510 Lee St	3	910	\$379	2	1.75	53	\$ 369,900	\$ 345,000
505 W Roy St	101	1,180	\$292	2	2	27	\$ 355,000	\$ 345,000
601 W Mercer Pl	304	838	\$406	2	1.5	14	\$ 339,950	\$ 339,950
501 Roy St	105	798	\$401	1	1	2	\$ 359,990	\$ 320,000
555 Prospect St	3	1,006	\$303	2	1.75	30	\$ 315,000	\$ 305,000
467 Newton St	405	777	\$393	2	1	19	\$ 350,000	\$ 305,000
720 Queen Anne Ave N	409	643	\$473	1	1	12	\$ 314,500	\$ 304,000
530 4th Ave W	105	846	\$355	1	1	6	\$ 325,000	\$ 300,000
501 Roy St	R-201	657	\$449	1	1	2	\$ 299,990	\$ 295,000
102 Galer St	102	721	\$361	1	1	82	\$ 269,950	\$ 260,000
2215 14th Ave W	6	829	\$297	2	1	29	\$ 250,000	\$ 246,000
34 W Etruria	10	670	\$339	1	1	31	\$ 227,000	\$ 227,000
519 W Roy St	304	504	\$435	0	1	79	\$ 229,950	\$ 219,000
1404 W Boston St	202	762	\$277	1	1	31	\$ 214,000	\$ 210,700
2034 14th Ave W	205	660	\$303	1	1	30	\$ 200,000	\$ 200,000
323 Queen Anne Ave N	503	407	\$464	0	1	10	\$ 189,950	\$ 189,000

* Properties closed in April that did not post in May.

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

Capitol Hill/Eastlake

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Capitol Hill/Eastlake Properties								
917 Harvard Ave E	1	7,135	\$336	4	6	23	\$3,295,000	\$ 2,400,000
1301 Spring St	18-H	1,425	\$547	2	1.75	27	\$ 825,000	\$ 780,000
530 Broadway Ave E*	410	1,069	\$510	2	2	1	\$ 545,000	\$ 545,000
1605 E Pike S	101	1,202	\$420	2	1.75	5	\$ 525,000	\$ 505,000
526 17th Ave E	1	1,408	\$320	3	1.75	54	\$ 450,000	\$ 450,000
420 Melrose Ave E	601	1,082	\$356	2	1.75	17	\$ 385,000	\$ 385,000
1812 19th Ave	114	945	\$401	1	1	5	\$ 379,000	\$ 379,000
412 11th Ave	406	1,009	\$372	2	2	7	\$ 399,950	\$ 375,000
1550 Eastlake Ave E	504	1,116	\$318	2	2	12	\$ 389,950	\$ 355,000
1711 E Olive Way	509	629	\$560	1	1	16	\$ 360,000	\$ 352,000
2508 S King St	A	2,010	\$175	3	3	91	\$ 349,950	\$ 352,000
420 Melrose Ave E	602	1,052	\$332	2	1.75	17	\$ 349,900	\$ 349,000
303 E Pike St	611	796	\$422	1	1	11	\$ 349,000	\$ 336,000
2591 E Madison St	2613	1,540	\$211	2	1.5	31	\$ 339,950	\$ 325,000
1605 E Olive St	211	923	\$346	2	1	83	\$ 324,000	\$ 319,000
311 E Republican St	500	779	\$404	2	1	6	\$ 329,950	\$ 315,000
2327 Yale Ave E	G	795	\$384	1	1.5	24	\$ 324,950	\$ 305,000
1815 14th Ave	2	826	\$367	2	1.5	29	\$ 308,750	\$ 303,000
1414 12th Ave	512	601	\$499	1	1	1	\$ 299,950	\$ 299,950
601 14th Ave E*	405	783	\$370	2	1	41	\$ 289,950	\$ 290,000
735 Federal Ave E	7	677	\$414	1	1	82	\$ 329,000	\$ 280,000
3217 Eastlake Ave E	304	771	\$363	1	1	5	\$ 299,000	\$ 280,000
1414 12th Ave	311	716	\$390	1	1	1	\$ 284,950	\$ 279,000
1414 12th Ave*	307	740	\$365	1	1	1	\$ 274,950	\$ 270,000
1414 12th Ave*	412	601	\$444	1	1	1	\$ 269,950	\$ 267,000
1414 12th Ave*	413	601	\$441	1	1	1	\$ 269,950	\$ 265,000
1812 E Alder St	1816	972	\$262	2	1	26	\$ 265,000	\$ 255,000
752 Bellevue Ave E	309	448	\$558	1	1	52	\$ 249,950	\$ 249,950
1620 Belmont Ave	322	510	\$487	1	1	3	\$ 248,500	\$ 248,500
615 E Pike St	307	540	\$458	0	1	10	\$ 249,950	\$ 247,500
615 E Pike St	307	540	\$458	0	1	10	\$ 249,950	\$ 247,500
601 14th Ave E*	204	787	\$301	2	1	41	\$ 234,725	\$ 237,000
411 Boylston Ave E	304	569	\$395	1	1	79	\$ 225,000	\$ 225,000
711 Belmont Pl E	304	698	\$321	1	1	81	\$ 224,000	\$ 224,000
1136 13th Ave	101	795	\$275	1	1	85	\$ 224,000	\$ 219,000
601 14th Ave E	403	577	\$326	1	1	41	\$ 189,950	\$ 188,000
601 14th Ave E*	402	582	\$318	1	1	41	\$ 189,950	\$ 185,000
606 E Thomas St	F	519	\$328	1	1	103	\$ 169,900	\$ 170,000

JAMES STROUPE

move into the current

www.stroupe.com

www.stroupecondoblog.com

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