

STROUPE'S Condo Scoop

Volume 9 Issue 9
September 2009
SALES STATS



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



featured building

Veer Lofts

Revel In What You Create

Because Veer Lofts is committed to helping create healthy lifestyles for its residents, it has been designed to achieve LEED Certification. Each loft comes with "volumes of open space", a wall that is almost entirely glass and an exuberant amount of natural light. Some even come with their own private outdoor space that is just begging to become a Zen or secret garden.

But this is just the canvas. You are encouraged to transform these spaces to your liking. Whatever it is, these lofts were made for those who want to exercise their creativity.

Veer offers three unique types of loft styles. The Flexi-Loft is one-and-a-half stories, with the ground floor height being 12'6" and the half story being 4'6"; the Full Loft is two levels, with up to 16-foot ceiling heights; and the Flat is a single story open loft with a 9-foot ceiling height. All have floor to ceiling windows.

Featured Building stats continued inside.

inside this issue

Featured Building

Veer Lofts

Featured Listing

Watermark Tower

Sold Listings Last Month

Downtown Seattle, Queen Anne & Capitol Hill/Eastlake

September Condo Stats

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



JAMES STROUPE

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Windermere

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Watermark Tower

1107 1st Ave., #1702

This lovely 2 bedroom 1.75 bath is warm and inviting with southeastern exposure and spectacular city-wide views. Located just minutes from the Seattle Art Museum, Benaroya Hall and the Pike Place Market, this in-city oasis provides spacious living with open spaces, plenty of windows and nine-foot ceilings. The unit features air conditioning, warm custom lighting, a private master suite with walk-through closet and a corner private balcony.

Amenities include fitness room, sauna, club room, rooftop deck & tennis. Learn more about the neighborhood and even view this building's sold history at SeattleWatermark.com

Featured Listing continued inside.

Please call for a private viewing.



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

STROUPE'S Condo Scoop



September 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.

featured listing

featured listing *(continued from back cover)*



The Best of All Downtown Worlds

1107 1st Ave., #1702

Property Stats

building	Watermark Tower
price	\$569,000
bedrooms	2
bathrooms	1.75
parking	1, secured
year built	1983
size	1004 SF (approx)
HOD	\$841 / month
taxes	\$3,902 / year (tax year of 2009)

Building Features

Secured Lobby Entrance; Club House; Sauna; Fitness Room; 360-Degree View Rooftop Terrace; Tennis Court.

Learn more the neighborhood and even view this building's sold history at SeattleWatermark.com



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



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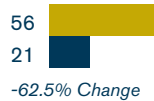
Condo Comparison September 2008 / 2009

Downtown Seattle

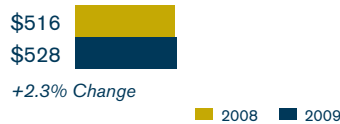
Average Prices (September)

	2008	2009
List	\$426,615	List \$578,643
Sold	\$415,044	Sold \$562,017
	-2.7% Variance	-2.9% Variance

Sold Listings (September)



Average \$ / SF (September)

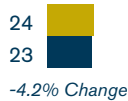


Queen Anne

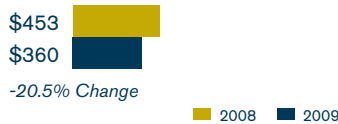
Average Prices (September)

	2008	2009
List	\$444,613	List \$346,708
Sold	\$425,119	Sold \$333,369
	-4.4% Variance	-3.8% Variance

Sold Listings (September)



Average \$ / SF (September)

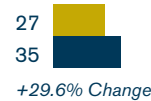


Capitol Hill/Eastlake

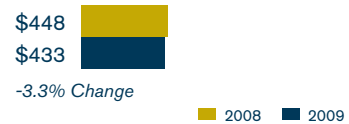
Average Prices (September)

	2008	2009
List	\$318,845	List \$313,176
Sold	\$314,487	Sold \$304,407
	-1.4% Variance	-2.8% Variance

Sold Listings (September)



Average \$ / SF (September)



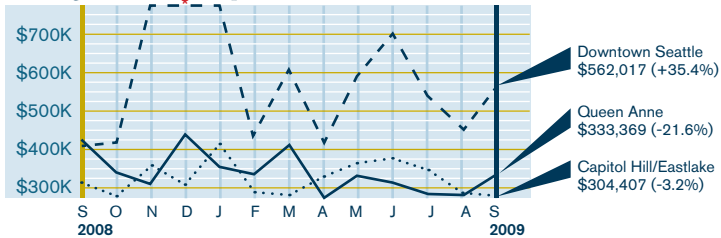
Seattle Area Trends

- 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, September 2008 – 2009



featured building (continued from cover)



Veer Lofts

Building Statistics

Address	401 9th Ave.
Total # of Units	99
Year Built	2008
Total Stories	6

Amenities

Rooftop Terrace with Landscaped Garden; Bocce Ball Court; Secured Lobby Entrance; Street Level Retail; Bike Storage; Underground Parking; Storage.

Next Month's Featured Building

The Cosmopolitan

Listing History, Past 12 Months

Total # of Units Listed	28 units
Total # of Unit Sales	6 units
Currently Active on Market	8 units
<small>(as of 10/26/09)</small>	

Sales History, Past 12 Months

Average-Unit Orig. List Price	\$374,533
Average-Unit Sale Price	\$330,710
<small>(for 6 sales)</small>	
List / Sold Price Ratio	88%
Average Market Time	104 Days

Sold Listings September 2009

Downtown Seattle

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
1521 2nd Avenue								
1521 2nd Ave	1504	1,723	755	2	1.75	1	\$ 1,320,000	\$ 1,300,000
1521 2nd Ave	1503	1,644	779	2	1.75	1	\$ 1,275,000	\$ 1,280,355
2200 Westlake								
910 Lenora St	1207	1,212	545	2	1.75	3	\$ 684,000	\$ 660,000
2121 Terry Ave	N-1403	1,292	488	2	1.75	3	\$ 649,900	\$ 630,000
910 Lenora St	800	587	481	1	1	3	\$ 299,000	\$ 282,500
Belltown Court								
2415 2nd Ave	739	854	398	2	1.5	15	\$ 359,950	\$ 340,000
2414 1st Ave	703	575	435	1	1	15	\$ 254,950	\$ 250,000
Other Properties								
88 Virginia St	5	1,746	799	3	2.5	27	\$ 1,395,000	\$ 1,395,000
2721 1st Ave	PH-1	1,232	755	2	2	4	\$ 949,000	\$ 930,000
2021 1st Ave	F-16	2,093	430	2	2.5	28	\$ 995,000	\$ 900,000
2600 2nd Ave	1408	908	540	2	2	16	\$ 519,900	\$ 490,000
2100 3rd Ave	2503	976	425	2	1.75	36	\$ 415,000	\$ 415,000
2440 Western Ave	703	1,048	372	2	2	11	\$ 399,950	\$ 390,000
2717 Western Ave	6012	816	472	2	1	8	\$ 388,000	\$ 385,000
2600 2nd Ave	518	990	379	2	2.5	16	\$ 400,000	\$ 375,000
80 S Jackson St	203	980	367	1	1	109	\$ 369,900	\$ 359,500
2911 2nd Ave	911	603	547	1	1	1	\$ 348,000	\$ 330,000
76 Cedar St	405	919	337	1	1.5	2	\$ 320,000	\$ 310,000
66 Bell St	53	831	361	2	1	8	\$ 319,000	\$ 300,000
3028 Western Ave	414	765	320	1	1	18	\$ 250,000	\$ 245,000
510 6th Ave S	703	569	413	1	1	10	\$ 239,950	\$ 235,000

Queen Anne

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Queen Anne Properties								
1 Ward St	PH-E	2,078	457	2	2.5	1	\$ 1,100,000	\$ 950,000
619 5th Ave W	203	1,660	306	3	1.75	18	\$ 545,000	\$ 508,000
1430 1st Ave N	2	1,087	456	3	1.75	20	\$ 500,000	\$ 496,000
401 9th Ave N*	604	886	449	1	1.5	1	\$ 415,000	\$ 398,000
202 W Olympic Pl	201	1,290	295	2	1.5	30	\$ 375,000	\$ 380,000
2040 13th Ave W	45	1,017	344	2	2.5	20	\$ 359,000	\$ 350,000
401 9th Ave N	105	810	425	1	1.5	1	\$ 375,000	\$ 344,500
123 John St	7	867	386	2	1	102	\$ 334,990	\$ 334,990
1417 Queen Anne Ave N	205	904	362	2	1.75	13	\$ 329,950	\$ 327,500
410 W Roy	E-309	1,031	315	2	2	27	\$ 299,000	\$ 325,000
1417 Queen Anne Ave N	411	726	434	1	1	13	\$ 339,900	\$ 315,000
1417 Queen Anne Ave N	313	726	420	1	1	13	\$ 324,000	\$ 305,000
3636 14th Ave W	301	1,145	258	2	2	23	\$ 299,950	\$ 295,000
401 9th Ave N	510	633	464	0	1	1	\$ 310,000	\$ 293,500
323 Queen Anne Ave N	412	707	375	1	1	9	\$ 259,900	\$ 265,000
762 Hayes St	41	911	288	2	1	32	\$ 274,950	\$ 262,000
701 1st Ave N	302	738	332	1	1	9	\$ 249,990	\$ 245,000
701 Galer St	604	619	396	1	1	17	\$ 240,000	\$ 245,000
1324 W Emerson St	104	800	298	1	1	29	\$ 238,000	\$ 238,000
1504 Aurora Ave N	204	862	242	2	1.5	18	\$ 199,950	\$ 209,000
769 Hayes St	504	545	374	1	1	20	\$ 209,750	\$ 204,000
2855 14th Ave W	102	628	318	1	1	19	\$ 214,950	\$ 200,000
3420 15th Ave W	103	621	285	1	1	49	\$ 180,000	\$ 177,000

* Properties closed in August that did not post in September.

All September sold data provided by NWMLS or King County tax records as of October 5, 2009. September sold listing information which did not post by October 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								
1178 Harvard Ave E	7	1,785	1,232	2	2.5	0	\$ 2,200,000	\$2,200,000
601 Belmont Ave E	C-6	919	446	2	1	39	\$ 425,000	\$ 410,000
400 Boylston Ave E	403	682	468	1	1	78	\$ 319,000	\$ 319,000
308 Summit Ave E	504	710	430	1	1	42	\$ 320,000	\$ 305,000
1414 12th Ave	305	646	464	1	1	1	\$ 329,950	\$ 300,000
1631 16th Ave	311	616	475	1	1	80	\$ 299,900	\$ 292,500
1926 Fairview Ave E	101	752	386	1	1	19	\$ 305,000	\$ 290,000
3100 Fairview Ave E	201	702	399	1	1	18	\$ 279,950	\$ 280,000
1000 Union St	206	527	531	1	1	44	\$ 284,500	\$ 280,000
530 Melrose Ave E	101	710	394	2	1.75	18	\$ 279,950	\$ 279,950
1631 16th Ave	212	640	436	1	1	80	\$ 279,000	\$ 279,000
701 17th Ave	107	1,312	210	2	2	28	\$ 283,500	\$ 275,000
1410 E Pine St	W-217	664	414	1	1	4	\$ 279,950	\$ 275,000
2213 Boylston Ave E	301	785	350	2	1	21	\$ 274,500	\$ 274,500
1631 16th Ave	306	622	439	1	1	80	\$ 279,000	\$ 273,000
1000 Union St	D	823	314	2	1.5	44	\$ 330,000	\$ 258,500
1000 Union St	309	535	467	1	1	44	\$ 250,000	\$ 250,000
2960 Eastlake Ave E	405	703	356	1	1	0	\$ 249,990	\$ 249,990
530 Melrose Ave E	702	689	357	2	1.75	18	\$ 249,950	\$ 246,000
752 Bellevue Ave E	303	Not avail	n/a	1	1	52	\$ 224,950	\$ 241,000
421 10th Ave E	C	723	318	1	1	86	\$ 234,900	\$ 230,000
2350 10th Ave E	104	598	381	1	1	24	\$ 239,950	\$ 228,000
1400 Hubbell Pl	902	673	324	2	1	52	\$ 229,500	\$ 218,000
2903 Franklin Ave E	B	789	273	1	1	100	\$ 259,950	\$ 215,000
1000 Bellevue Pl E	2	597	355	1	1	24	\$ 211,900	\$ 211,900
2960 Eastlake Ave E	105	704	298	1	1	0	\$ 209,990	\$ 209,990
2960 Eastlake Ave E	204	702	298	1	1	0	\$ 229,990	\$ 209,000
2960 Eastlake Ave E	205	703	297	1	1	0	\$ 229,990	\$ 209,000
321 Boylston Ave E	204	554	361	0	1	84	\$ 199,900	\$ 199,900
1221 Minor Ave	306	631	315	1	1	49	\$ 199,000	\$ 199,000
1105 Spring St*	308	620	315	1	1	59	\$ 197,000	\$ 195,000
1400 Hubbell Pl	506	572	334	1	1	52	\$ 200,000	\$ 191,000
1101 17th Ave	302	499	381	1	1	81	\$ 200,000	\$ 190,000
124 Bellevue Ave E	307	460	413	0	1	2	\$ 199,990	\$ 190,000
103 Bellevue Ave E	G-102	424	425	0	1	5	\$ 175,000	\$ 180,000

“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

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