

STROUPE'S Condo Scoop



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



featured building

Mosler Lofts

Award Winning Walls of Glass Under the Needle

Awarded Best of Home 2008 for architecture by Seattle Magazine, Mosler Lofts offers contemporary and romantic loft living. True loft homes feature high ceilings, light filled spaces, sophisticated finishes and stunning views. Located in a delightfully walkable neighborhood only steps away from Belltown bistros and boutiques; the Seattle Center; EMP; the Olympic Sculpture Park; lower Queen Anne; and ferry rides to the islands. Setting the new standard in Green Design, Mosler Lofts offers several green features including a Flex Hybrid Car alternative fuel recharging system, green roof, water conserving fixtures and eco-smart materials.

Building Statistics

Address	2720 3rd Avenue
Total # of Units	150 <i>(including commercial)</i>
Year Built	2008
Total Stories	12

Featured Building stats continued inside.

inside this issue

Featured Building

Mosler Lofts

Featured Listing

Distinctive Building, Signature Residences

Featured Property Showcase

14 Floors Above Pike Place Market

Sold Listings Last Month

Downtown Seattle, Queen Anne & Capitol Hill/Eastlake

April Condo Stats

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



JAMES STROUPE

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Windermere

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Call today for a free buying or selling consultation.

tel 206.910.5000

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Windermere Real Estate / Wall Street, Inc.

James Stroupe, Associate Broker
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Seattle, WA 98109

Distinctive Building, Signature Residences

2607 Western Avenue, #304

Enjoy this gorgeous condo with lovely den! Spacious floor plan offers 886 square feet of living space. Features include gracious kitchen with plenty of work space, newer appliances, in-unit washer/dryer, fireplace, deck, stylish bathroom, secured parking & storage. Amenities include: chic lobby, concierge service, building manager, stunning community deck, fitness center, owners lounge with full kitchen, and so much more. Step outside and take in some of Belltown's trendy shops, renowned restaurants, and Olympic Sculpture Park.

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



April 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)*



Enviably Location. A Moment to the Best of Belltown.

2607 Western Avenue, #304

Property Stats

building	The Vine
price	\$399,000
bedrooms	1 (plus den)
bathrooms	1
parking	1, secured
year built	2002
size	883 SF (approx)
HOD	\$367 / month
taxes	\$2,748 / year (tax year of 2008)

Building Features

24-Hour Concierge; Disabled Access; Elevator; Fitness Room; Fire Sprinklers; Club Room; High-Speed Internet Available; Newly Remodeled Entrance; Spacious Rooftop Terrace.



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



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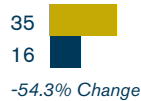
Condo Comparison April 2008 / 2009

Downtown Seattle

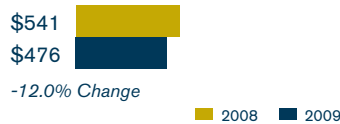
Average Prices (April)

	2008	2009
List	\$465,429	List \$439,603
Sold	\$457,666	Sold \$416,688
	-1.7% Variance	-5.2% Variance

Sold Listings (April)



Average \$ / SF (April)

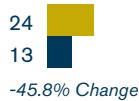


Queen Anne

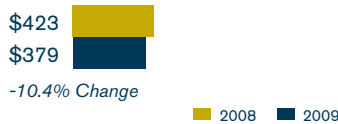
Average Prices (April)

	2008	2009
List	\$392,414	List \$340,146
Sold	\$385,056	Sold \$326,146
	-1.9% Variance	-4.1% Variance

Sold Listings (April)



Average \$ / SF (April)

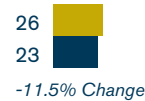


Capitol Hill/Eastlake

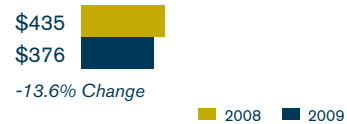
Average Prices (April)

	2008	2009
List	\$388,917	List \$277,255
Sold	\$379,073	Sold \$269,466
	-2.5% Variance	-2.8% Variance

Sold Listings (April)



Average \$ / SF (April)



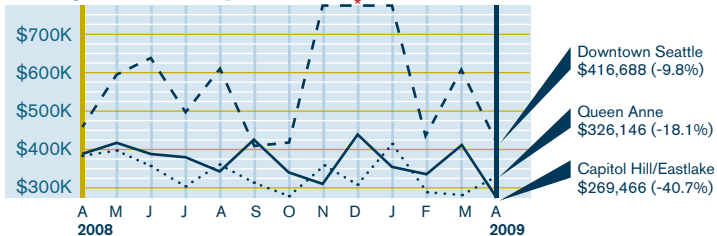
Seattle Area Trends

- Downtown Seattle
- Queen Anne
- Capitol Hill/Eastlake

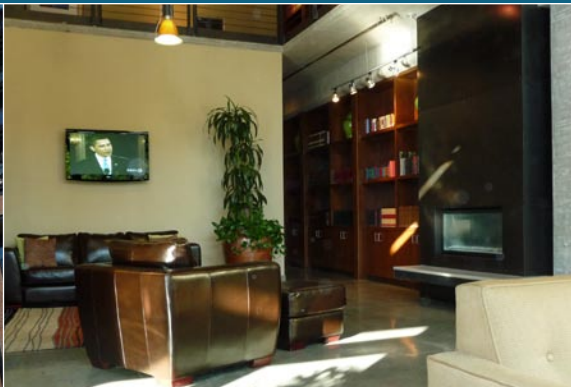
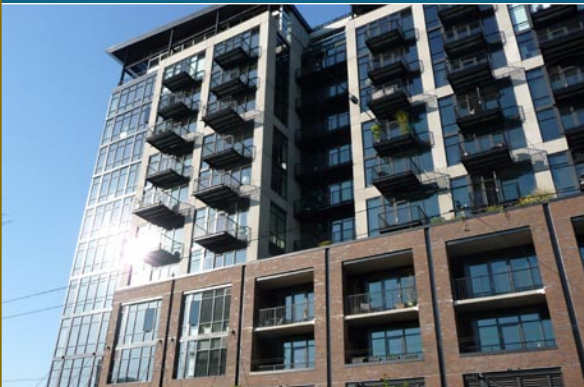
Figures reflect the average—not median—sold price; large fluctuations in the average price of listings may be due to a few exceptionally priced sales affecting the overall average.

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

Average Sold Prices, April 2008 – 2009



featured building *(continued from cover)*



Mosler Lofts

Amenities

Lushly Landscaped Rooftop Garden w/Fire Pit & BBQ; On-Site Manager & Security; Controlled Access Parking; Fitness Center; Guest Suite; 2-story Library/Reading Room; Brick Facade; Green Street Development; CO2 Monitoring; Flex Hybrid Car Alternative Fuel Recharging System; Commissioning Systems; Green Roof; High Efficiency Elevator System; Boilers; and Chiller Unit with no CFC's; Occupancy Sensors; Natural Daylighting; Water Conserving Fixtures; and High Performance Window Wall & Glazing System.

Next Month's Featured Building
Parc

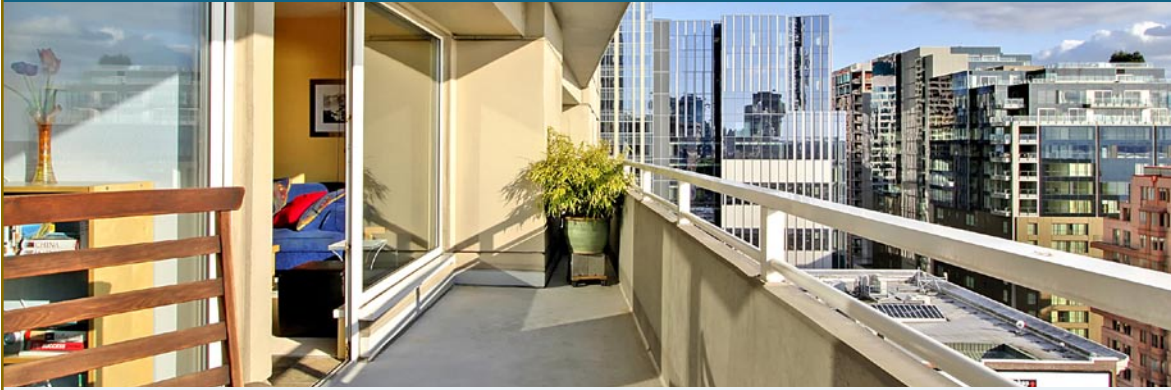
Listing History, Past 12 Months

Total # of Units Listed	28 units
Total # of Unit Sales	7 units
<i>(plus zero sold subject to inspection and zero pending sales)</i>	
Currently Active on Market	5 units
<i>(as of 5/5/09)</i>	

Sales History, Past 12 Months

Average-Unit Orig. List Price	\$799,599
Average-Unit Sale Price	\$855,000
<i>(for 2 sales)</i>	
List / Sold Price Ratio	40.0%
Average Market Time	115 Days

Featured Property Showcase



14 Floors Above Pike Place Market

1415 2nd Avenue, #1401

Located in the renowned Newmark Tower, this 1 bedroom 1 bath unit boasts a wall of glass and awe-inspiring Elliot Bay/Olympic Mountain views. This in-city retreat was recently painted and new floors installed. An extra special bonus, this home is handicapped accessible. The best building amenities in the city including 24-hour concierge service, lobby entrance, secure parking, storage, fitness center, club house, indoor pool & sauna.

All of this at the foot of Pike Place Market.

Enjoy Box Seats to the Market!

Property Stats

building	Newmark Tower
price	\$375,000
bedrooms	1
bathrooms	1
parking	1, secured
year built	1991
size	610 SF (approx)
HOD	\$364 / month
taxes	\$2,241 / year (tax year of 2008)



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

Building Features

Secured Lobby Entrance; Full-Service Concierge; Secured Parking; Fitness Room w/New Equipment; Concrete and Steel Construction; Large Indoor Pool; Hot Tub; Club Room; Huge Outdoor Terrace; Next Door to Pike Place Market.

Please call for a private viewing.

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Featured Property Showcase *(continued)* 1415 2nd Avenue, #1401



Sold Listings April 2009

Downtown Seattle

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Olive 8								
737 Olive Way	2203	825	\$739	1	1.5	0	\$ 650,000	\$ 610,000
737 Olive Way	2104	685	\$752	1	1.5	0	\$ 515,000	\$ 515,000
Parc								
81 Clay St	421	1,320	\$483	2	1.75	1	\$ 759,000	\$ 637,000
76 Cedar St	609	1,237	\$355	2	1.75	1	\$ 439,000	\$ 439,000
76 Cedar St	409	1,237	\$331	2	1.75	1	\$ 419,000	\$ 410,000
Trio								
3104 Western Ave	403	1,245	\$357	2	2	1	\$ 459,950	\$ 445,000
3104 Western Ave	607	864	\$447	2	2	2	\$ 389,950	\$ 386,000
Vine								
2607 Western Ave	406	698	\$476	1	1	7	\$ 349,950	\$ 332,500
2607 Western Ave	313	637	\$432	1	1	7	\$ 289,900	\$ 275,000
Other Properties								
2929 1st Ave	900	1,316	\$608	2	1.75	9	\$ 875,000	\$ 800,000
2721 1st Ave	903	716	\$531	1	1	5	\$ 395,000	\$ 380,000
1950 Alaskan Way	430	784	\$466	1	1	12	\$ 385,000	\$ 365,500
2717 Western Ave	332	765	\$412	1	1	8	\$ 320,000	\$ 315,000
2201 3rd Ave	1903	591	\$465	1	1	30	\$ 299,000	\$ 275,000
159 Denny Way	602	561	\$478	0	1	3	\$ 269,900	\$ 268,000
2600 2nd Ave	219	525	\$408	0	1	16	\$ 218,000	\$ 214,000

Queen Anne

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Queen Anne Properties								
415 W Republican St	500	1,812	\$497	2	2	12	\$ 967,000	\$ 900,000
521 5th Ave W	403	1,070	\$397	2	1.75	46	\$ 450,000	\$ 425,000
100 W Highland Dr	101	871	\$450	1	1	88	\$ 399,000	\$ 392,000
2423 8th Ave N	101	1,342	\$268	2	1.75	32	\$ 379,950	\$ 359,950
125 Warren St	1	628	\$470	1	1	102	\$ 299,000	\$ 295,000
34 W Etruria	9	975	\$287	2	1.5	31	\$ 284,950	\$ 280,000
301 W Raye St	C-110	754	\$345	2	1.5	22	\$ 290,000	\$ 260,000
500 W Roy St	W-202	781	\$332	1	1	27	\$ 259,000	\$ 259,000
34 W Etruria	3	624	\$381	1	1	31	\$ 238,000	\$ 238,000
323 Queen Anne N	305	529	\$421	1	1	9	\$ 235,000	\$ 222,700
701 Galer St	304	617	\$354	1	1	17	\$ 225,000	\$ 218,250
22 John St	24	500	\$410	1	1	101	\$ 205,000	\$ 205,000
612 Prospect St	302	679	\$272	1	1	41	\$ 190,000	\$ 185,000

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

All April sold data provided by NWMLS or King County tax records as of May 5, 2009. April sold listing information which did not post by May 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								
124 Bellevue Ave E	402	1,122	\$374	2	2	3	\$ 449,500	\$ 420,000
505 Belmont Ave E	1102	720	\$542	1	1	47	\$ 389,950	\$ 389,950
1314 E Remington Ct	Not avail	828	\$435	1	1.25	0	\$ 368,000	\$ 360,000
412 11th Ave	301	988	\$354	2	2	7	\$ 359,900	\$ 350,000
1112 Broadway Ave E	101	702	\$493	1	1	87	\$ 359,000	\$ 345,900
1420 Terry Ave	304	793	\$435	1	1	7	\$ 359,950	\$ 345,000
233 14 Ave E	307	793	\$410	1	1	81	\$ 349,000	\$ 325,000
605 14th Ave E*	605	1,263	\$246	4	1.75	54	\$ 306,475	\$ 310,975
1800 Boylston Ave	403	952	\$323	2	1.75	24	\$ 325,000	\$ 307,500
735 Federal Ave E	8	677	\$431	1	1	82	\$ 312,000	\$ 292,000
1414 12th Ave	407	740	\$385	1	1	1	\$ 284,950	\$ 285,000
735 Federal Ave E	5	677	\$421	1	1	82	\$ 300,000	\$ 285,000
1414 12th Ave*	309	601	\$416	1	1	1	\$ 254,950	\$ 250,000
1414 12th Ave	317	474	\$485	0	1	1	\$ 229,950	\$ 229,950
1616 Summit Ave	207	561	\$406	1	1	19	\$ 234,500	\$ 227,500
752 Bellevue Ave E	203	Not avail	n/a	1	1	52	\$ 209,950	\$ 220,000
400 Boylston Ave E	211	515	\$388	1	1	78	\$ 199,950	\$ 199,950
1605 E Olive St	203	610	\$311	1	1	83	\$ 199,000	\$ 190,000
752 Bellevue Ave E*	307	Not avail	n/a	0	1	52	\$ 179,950	\$ 179,000
611 14th Ave E*	611	649	\$270	1	1	54	\$ 179,950	\$ 175,000
609 14th Ave E*	609	603	\$290	1	1	54	\$ 179,950	\$ 175,000
1107 E Denny Way	A-4	Co-Op	n/a	1	1	99	\$ 175,000	\$ 169,000
408 Bellevue Ave E*	103	560	\$296	1	1	81	\$ 170,000	\$ 166,000

“Jim provided us with very professional service. He went out of his way to make the transaction go through smoothly, including dealing with our renter. I highly recommend Jim and will certainly use his services again.”

— *Greg & Cheryl Malcham*

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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.