

STROUPE'S Condo Scoop



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



featured building

Jackson Square Building Momentous Restoration in Pioneer Square

Pioneer Square is brimming with history, and the Jackson Square Building is no exception. Originally built in 1902, Jackson Square Condos has recently been converted to 6 upscale condominium homes that have not fallen short on expectations. While offering a modern lifestyle equipped with stainless steel appliances and granite counter tops, historic charm has also been preserved with exposed brick walls and wood beams, Lennox gas fireplaces, and Brazilian cherry wood floors. Nowhere in Pioneer Square is there a restoration of this quality. Live just a block or two away from boutique retail shops, art galleries, nightlife venues, or baseball, football, and soccer games! Or, just sit back and enjoy a truly urban lifestyle and city view from your private deck.

Building Statistics

Address	121 S. Jackson St.
Total # of Units	6
Year Built	1902
<i>(Year Renovated 2007)</i>	
Total Stories	2

Featured Building stats continued inside.

inside this issue

Featured Building
Jackson Square Building

Featured Listing
Vibrant, Serene, Belltown

Featured Property Showcase
Upscale Boutique Living in Belltown

Sold Listings Last Month
Downtown Seattle, Queen Anne & Capitol Hill/Eastlake

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



JAMES STROUPE

Associate Broker & Condo Specialist



move into the current

Call today for a free buying or selling consultation.

tel 206.910.5000

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www.stroupe.com
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Windermere Real Estate / Wall Street, Inc.

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Vibrant, Serene, Belltown

81 Clay St. #321

Featuring a beautiful one bedroom with den at The Parc, this unit boasts a modern kitchen, quartz counter tops, tile flooring, formal living room, private deck, his and her sinks in the bathroom, and a spacious bedroom with an extra large closet.

This new condo community in Belltown also offers an array of amenities including a modern lobby entrance, concierge service, fitness room, club room, roof top deck, and even a guest suite. Experience true Seattle living just moments away from the Seattle Sculpture Park, Myrtle Edwards Park, the Waterfront, and all that Belltown has to offer. Visit BelltownParc.com for more pictures and neighborhood information.

Featured Listing continued inside.

Please call for a private viewing.



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featured listing



June 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.



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

featured listing *(continued from back cover)*



Vibrant Belltown Living

81 Clay St. #321

Property Stats

building	The Parc
price	\$359,000
bedrooms	1
bathrooms	1
parking	1, secured
year built	2007
size	863 SF (approx)
HOD	\$439 / month
taxes	\$1,464 / year (tax year of 2008)

Building Features

Secured Lobby, 24-Hour Concierge; Fitness Center; Club House; Courtyard; Cable TV; Guest Suite; Rooftop Deck; Close to Waterfront, Myrtle Edwards Park and Seattle Sculpture Park.



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

Learn more about The Parc at BelltownParc.com



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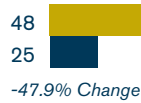
Condo Comparison June 2008 / 2009

Downtown Seattle

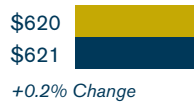
Average Prices (June)

	2008	2009
List	\$655,706	List \$735,140
Sold	\$636,756	Sold \$702,580
	-2.9% Variance	-4.4% Variance

Sold Listings (June)



Average \$ / SF (June)

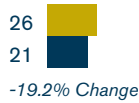


Queen Anne

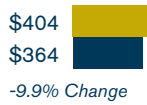
Average Prices (June)

	2008	2009
List	\$399,848	List \$389,238
Sold	\$391,742	Sold \$374,448
	-2.0% Variance	-3.8% Variance

Sold Listings (June)



Average \$ / SF (June)

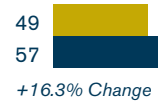


Capitol Hill/Eastlake

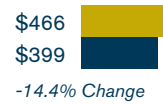
Average Prices (June)

	2008	2009
List	\$362,887	List \$321,982
Sold	\$358,317	Sold \$311,745
	-1.3% Variance	-3.2% Variance

Sold Listings (June)



Average \$ / SF (June)



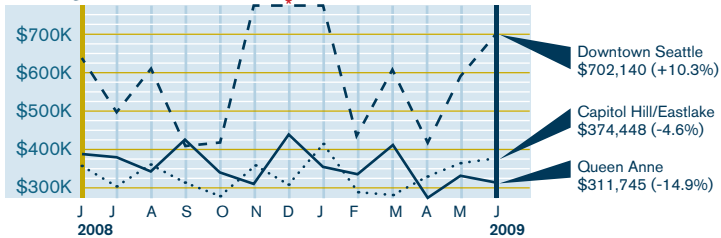
Seattle Area Trends

- - - 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, June 2008 – 2009



featured building *(continued from cover)*



Jackson Square Building

Amenities

Secured Entrance; Exposed Brick and Wood Beams;
Private Decks.

Next Month's Featured Building

2200 Westlake

Listing History, Past 12 Months

Total # of Units Listed <i>(for 2007 & 2008)</i>	6 units
Total # of Unit Sales <i>(for 2007 & 2008)</i>	4 units
Currently Active on Market <i>(as of 7/15/09)</i>	1 unit

Sales History, Past 12 Months

Average-Unit Orig. List Price	\$693,333
Average-Unit Sale Price <i>(for 4 sales)</i>	\$581,250
List / Sold Price Ratio	66.7%
Average Market Time	159 Days

Featured Property Showcase



Relax and enjoy breathtaking views from the Pomeroy's huge rooftop terrace.

Upscale Boutique Living in Belltown

2319 1st Ave., #701

Just on the market is this stunning, open one bedroom plus den unit at one of Belltown's finest buildings! The Pomeroy is an upscale boutique 54-unit concrete and steel building with detailed attention to quality along with a fabulous rooftop deck. The building provides a secured garage entrance, and the unit itself comes with a great parking space (no adjacent cars), and a storage unit in front of parking! Inside you will find a cook-friendly kitchen equipped with stainless steel appliances, granite countertops with eating bar, hardwood floors throughout, and laundry room—all freshly painted and extraordinarily clean. In addition, you couldn't ask for a better location in Belltown with the finest restaurants and shops right outside your front door. Visit PomeroyCondos.com for more pictures and neighborhood information.

Quality and Detail Throughout

Property Stats

building	Pomeroy
price	\$390,000
bedrooms	1, plus den
bathrooms	1
parking	1, secured
year built	1999
size	758 SF (approx)
HOD	\$292 / month
taxes	\$3,221 / year (tax year of 2008)

Building Features

Secured Lobby Entrance; Secured Parking; Fitness Center; Brick, Concrete and Steel Construction; Huge Rooftop Terrace; 1 Block from Restaurants, Nightlife and Boutique Shopping.

Please call for a private viewing.

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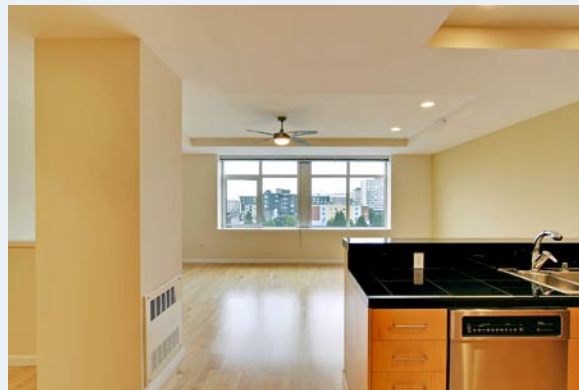
tel 206.910.5000

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

Featured Property Showcase *(continued)* 2319 1st Ave., #701



Sold Listings June 2009

Downtown Seattle

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
1521 2nd Avenue								
1521 2nd Ave	3201	1,968	1,007	2	1.75	1	\$ 1,975,000	\$ 1,982,295
1521 2nd Ave	3202	1,729	1,062	2	1.75	1	\$ 1,669,000	\$ 1,836,116
Cosmopolitan								
819 Virginia St	2502	1,316	570	2	2	2	\$ 750,000	\$ 750,000
819 Virginia St*	1508	419	492	0	1	2	\$ 219,995	\$ 206,000
Parc								
76 Cedar St	302	1,269	406	2	2	2	\$ 545,000	\$ 515,000
81 Clay St	522	761	473	1	1	2	\$ 379,000	\$ 360,000
Vine								
2607 Western Ave	301	1,212	370	2	1.75	7	\$ 448,900	\$ 448,900
2607 Western Ave	654	828	543	2	1.75	7	\$ 450,000	\$ 450,000
2607 Western Ave	151	980	367	2	1.75	7	\$ 374,450	\$ 360,000
2607 Western Ave	606	696	510	1	1	7	\$ 379,950	\$ 355,000
Other Properties								
1000 1st Ave*	2401	3,740	1,123	2	3	3	\$ 4,785,000	\$ 4,200,000
2000 1st Ave	2301	1,523	591	2	2	15	\$ 995,000	\$ 900,000
2821 2nd Ave	1102	2,609	287	2	3.5	27	\$ 739,500	\$ 750,000
1420 Terry Ave	2203	1,310	546	2	2	7	\$ 749,000	\$ 715,000
2716 Elliott Ave	706	1,116	529	2	1.75	6	\$ 599,000	\$ 590,000
2000 Alaskan Way	148	1,160	466	2	1.75	12	\$ 575,000	\$ 540,000
910 Lenora St	1009	821	499	1	1	3	\$ 449,000	\$ 410,000
1415 2nd Ave	1401	610	574	1	1	18	\$ 375,000	\$ 350,000
2911 2nd Ave	811	603	572	1	1	1	\$ 373,000	\$ 345,000
2717 Western Ave	5020	726	467	1	1	8	\$ 339,900	\$ 339,000
2100 3rd Ave	903	976	331	2	1.75	36	\$ 329,950	\$ 322,750
2033 2nd Ave	805	441	633	0	1	4	\$ 289,000	\$ 279,000
668 S Lane St	411	673	342	1	1	7	\$ 259,900	\$ 230,000
2414 1st Ave	424	470	416	0	1	15	\$ 194,000	\$ 195,500
425 Vine St	326	339	398	0	1	10	\$ 134,950	\$ 134,950

Queen Anne

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Queen Anne Properties								
1231 5th Ave N	301	1,884	444	2	2	17	\$ 879,000	\$ 837,000
1901 Taylor Ave N	3	1,648	454	2	1.75	10	\$ 749,000	\$ 749,000
500 Aloha St	PH-404	1,521	424	2	2	17	\$ 645,000	\$ 645,000
100 Ward St	601	1,300	426	2	1.75	39	\$ 600,000	\$ 554,000
1 Ward St	13	1,393	377	2	2	1	\$ 550,000	\$ 525,000
561 Ward St	Not avail	1,029	415	2	2	8	\$ 447,500	\$ 427,000
626 4th Ave W	506	Not avail	n/a	2	2	13	\$ 390,000	\$ 390,000
2624 4th Ave N	103	1,096	338	2	1.75	27	\$ 398,899	\$ 370,000
701 Galer St	619	1,255	257	2	2.25	17	\$ 339,950	\$ 322,000
2552 14th Ave W	302	1,040	300	2	1	43	\$ 312,500	\$ 312,000
2101 Nob Hill Ave N	1-A	970	301	2	1	27	\$ 295,000	\$ 292,000
201 Galer St	414	701	414	0	1	101	\$ 294,500	\$ 290,000

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

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

Queen Anne (continued)

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
1 Ward St	6	777	360	1	1	1	\$ 295,000	\$ 280,000
1 Ward St	5	870	322	1	1	1	\$ 300,000	\$ 280,000
1 Ward St	4	918	305	1	1	1	\$ 295,000	\$ 280,000
1000 Aurora Ave N	N-511	762	348	1	1	10	\$ 285,000	\$ 265,000
1300 W Boston St	35	837	299	1	1	24	\$ 269,000	\$ 250,000
626 4th Ave W	405	497	473	1	1	13	\$ 239,900	\$ 235,000
566 Highland Dr*	302	540	357	1	1	28	\$ 209,000	\$ 193,000
3053 14th Ave W	101	873	212	2	1	32	\$ 195,000	\$ 185,400
1623 Taylor Ave N	105	600	303	1	1	83	\$ 184,750	\$ 182,000

Capitol Hill/Eastlake

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Capitol Hill/Eastlake Properties								
1301 Spring St	24-H	1,425	589	2	1.75	27	\$ 850,000	\$ 840,000
1420 Terry Ave	2203	1,310	546	2	2	7	\$ 749,000	\$ 715,000
1301 Spring St	10-D	1,250	480	2	1.75	27	\$ 625,000	\$ 600,000
1414 12th Ave	620	962	587	2	1.75	1	\$ 599,950	\$ 565,000
530 Broadway E	310	1,069	524	2	2	1	\$ 569,900	\$ 559,900
1609 Summit Ave	401	1,149	426	1	1.5	6	\$ 529,000	\$ 490,000
103 Bellevue Ave E02	603	1,008	450	2	2	6	\$ 469,000	\$ 453,800
1520 15th Ave E	42	1,170	342	2	2	29	\$ 415,000	\$ 400,000
717 E Denny Way	2-C	1,195	312	3	2	7	\$ 399,000	\$ 372,500
1414 12th Ave	619	610	595	1	1	1	\$ 399,950	\$ 363,116
1414 12th Ave	602	614	585	1	1	1	\$ 389,950	\$ 359,000
1709 18th Ave	301	945	370	2	1.75	11	\$ 354,950	\$ 350,000
1550 Eastlake Ave E	204	1,116	314	2	2	12	\$ 359,000	\$ 350,000
2713 Boylston Ave E	102	991	351	2	2	15	\$ 349,950	\$ 348,300
630 13th Ave E	7	691	480	2	1	102	\$ 339,900	\$ 332,000
1522 18th Ave	302	1,108	300	2	1.75	29	\$ 335,000	\$ 332,000
1800 Boylston Ave	201	1,169	281	2	1.75	24	\$ 334,950	\$ 328,000
1812 19th Ave	109	859	378	1	1	5	\$ 345,000	\$ 325,000
1120 Spring St	404	918	347	2	1.5	27	\$ 350,000	\$ 319,000
435 11th Ave E	1	858	367	1	1	99	\$ 324,950	\$ 315,000
2960 Eastlake Ave E	312	812	387	1	1	0	\$ 349,990	\$ 314,000
1808 E Union St	C	1,088	288	2	2.25	10	\$ 350,000	\$ 313,000
2960 Eastlake Ave E	207	801	390	1	1	0	\$ 329,990	\$ 312,490
1120 17th Ave	103	691	449	1	1	81	\$ 320,000	\$ 310,000
2960 Eastlake Ave E	208	Not avail	n/a	1	1	0	\$ 329,990	\$ 310,000
2960 Eastlake Ave E	212	812	382	1	1	0	\$ 309,990	\$ 309,990
308 Summit Ave E	401	839	366	2	1	42	\$ 300,000	\$ 307,000
2960 Eastlake Ave E	206	806	376	1	1	0	\$ 329,990	\$ 303,000
322 Belmont Ave E	401	635	465	1	1	16	\$ 299,950	\$ 295,000
1414 12th Ave	209	601	463	1	1	1	\$ 274,950	\$ 278,000
1812 E Alder St	1812	850	324	2	1	26	\$ 275,000	\$ 275,000
1000 Union St	402	527	512	1	1	44	\$ 269,950	\$ 269,950
1700 Bellevue Ave	303	653	413	1	1	5	\$ 269,900	\$ 269,900
1110 E Harrison St	102	648	394	1	1	44	\$ 259,900	\$ 255,000
2960 Eastlake Ave E	403	719	355	1	1	0	\$ 259,990	\$ 255,000
615 E Pike St*	307	540	458	0	1	10	\$ 249,950	\$ 247,500

Capitol Hill/Eastlake (continued)

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
506 E Howell St	W-403	568	431	1	1	17	\$ 250,000	\$ 245,000
735 Federal Ave E	3	576	425	1	1	82	\$ 279,000	\$ 245,000
214 Summit Ave E	402	775	305	2	1	92	\$ 224,950	\$ 236,000
1101 E Terrace St	404	603	390	1	1	8	\$ 242,500	\$ 235,000
752 Bellevue Ave E	204	Not avail	n/a	1	1	52	\$ 214,950	\$ 235,000
1740 Melrose Ave	703	731	317	1	1	46	\$ 249,900	\$ 232,000
1718 E Spring St	1718	574	317	1	1	81	\$ 230,000	\$ 230,200
530 Melrose Ave E	404	589	390	1	1	18	\$ 229,950	\$ 230,000
752 Bellevue Ave E	305	448	502	1	1	52	\$ 224,950	\$ 224,950
601 14th Ave E*	302	590	380	1	1	41	\$ 209,950	\$ 224,000
1601 E Columbia St	101	662	336	1	1	28	\$ 224,950	\$ 222,500
2960 Eastlake Ave E	103	710	310	1	1	0	\$ 219,990	\$ 219,990
505 E Denny Way	A-101	541	401	1	1	86	\$ 217,000	\$ 217,000
214 Summit Ave E	302	775	278	2	1	92	\$ 223,950	\$ 215,400
2960 Eastlake Ave E	104	704	295	1	1	0	\$ 209,990	\$ 208,000
1101 17th Ave	306	485	412	0	1	81	\$ 200,000	\$ 200,000
300 10th Ave	A-104	553	326	1	1	5	\$ 185,000	\$ 180,000
308 E Republican St	711	600	292	1	1	48	\$ 175,000	\$ 175,000
120 14th Ave	2	447	387	1	1	81	\$ 179,950	\$ 173,000
711 Belmont Pl E	201	500	312	0	1	81	\$ 165,000	\$ 156,000
115 Bellevue Ave E	303	320	384	0	1	99	\$ 127,000	\$ 123,000

“Excellent-Attentive-Friendly-Helpful. Jim was extremely patient & helpful through the whole process. Everything went more smoothly than other closings and home searches. Thank you.”

— *Peggy Wolff*

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