

STROUPE'S Condo Scoop



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



featured building

2200 Westlake Gateway to South Lake Union

Located in Seattle's South Lake Union area, 2200 Westlake is a three-tower project which features residential condominiums, luxury Pan Pacific Hotel, and retail—including a 47,000 square foot Whole Foods. Residential homes are each equipped with premium kitchens, open living spaces, and spacious balconies.

2121 Terry (ARIA) is the tallest of the three towers, and features luxurious residences atop the AAA 4-Diamond award winning hotel. Among the other two towers, AZUR and ARTE, residents enjoy a variety of amenities including a guest suite, hot tub, sauna, extra large fitness center, movie theater and club room with wet bar and pool table.

Surely you won't want to leave home with so much outside your front door. However, if the urge to venture into the city consumes you, catch Seattle's new streetcar to Lake Union or to Downtown's retail core.

Featured Building stats continued inside.

inside this issue

Featured Building
2200 Westlake

Featured Listing
Sought After Living at The Vine

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

July 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
email james@stroupe.com



www.stroupe.com
www.stroupecondoblog.com



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STROUPE'S Condo Scoop



July 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.

Sought After Living at The Vine

2607 Western Avenue, #116

Highly sought after two-story loft in the beautiful, award-winning Vine building. Soaring ceilings accent the wall of windows with a pleasant deck beyond. Unit features gas fireplace, secured parking & storage, washer and dryer, gas cooking, and walk in closet.

The Vine is a quite concrete & steel construction building with 24/7 concierge, fitness room, guest suite, club room with adjoining rooftop terrace—best in Seattle. Right in the heart of Belltown! Enjoy the Pike Place Market, Waterfront, Sculpture Park, shops and cafes.

Visit LiveAtTheVine.com for more info.

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.

featured listing

featured listing *(continued from back cover)*



Private 2-Story Loft

2607 Western Avenue, #116

Property Stats

building	The Vine
price	\$360,000
bedrooms	1
bathrooms	1.5
parking	1, secured
year built	2002
size	777 SF (approx)
HOD	\$341 / month
taxes	\$2,843 / year (tax year of 2008)

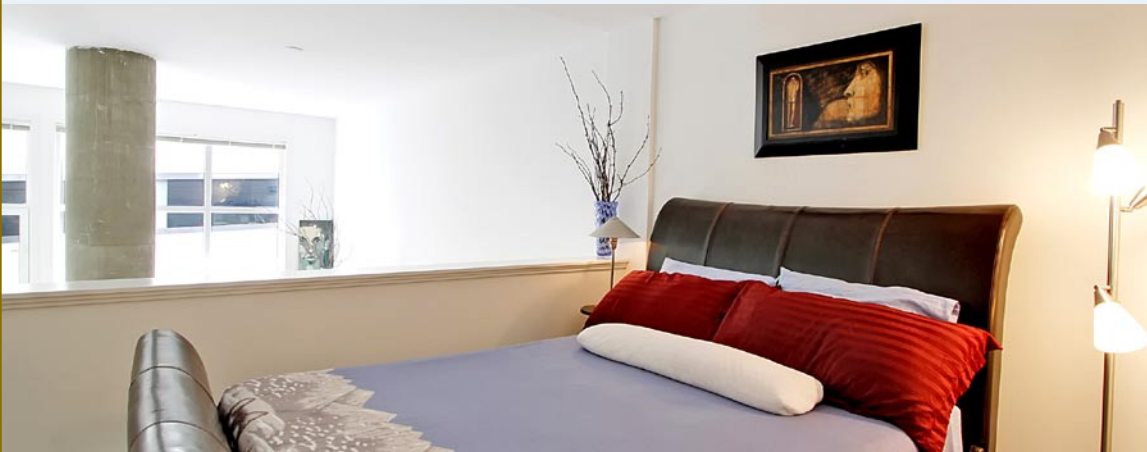
Building Features

Secured Lobby Entrance; Full-Service Concierge; Secured Parking; Fitness Room; Guest Suite; Rooftop Terrace; and Business Room.



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

Learn more about The Vine at LiveAtTheVine.com



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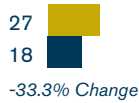
Condo Comparison July 2008 / 2009

Downtown Seattle

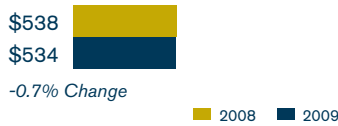
Average Prices (July)

2008	2009
List \$520,370	List \$560,689
Sold \$494,528	Sold \$540,106
-5.0% Variance	-3.7% Variance

Sold Listings (July)



Average \$ / SF (July)

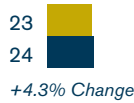


Queen Anne

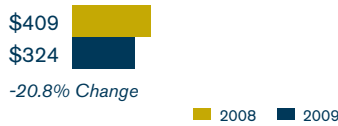
Average Prices (July)

2008	2009
List \$386,539	List \$301,834
Sold \$378,135	Sold \$289,647
-2.2% Variance	-4.0% Variance

Sold Listings (July)



Average \$ / SF (July)

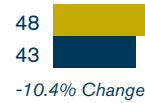


Capitol Hill/Eastlake

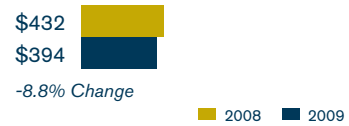
Average Prices (July)

2008	2009
List \$303,396	List \$368,208
Sold \$300,756	Sold \$350,468
-0.9% Variance	-4.8% Variance

Sold Listings (July)



Average \$ / SF (July)



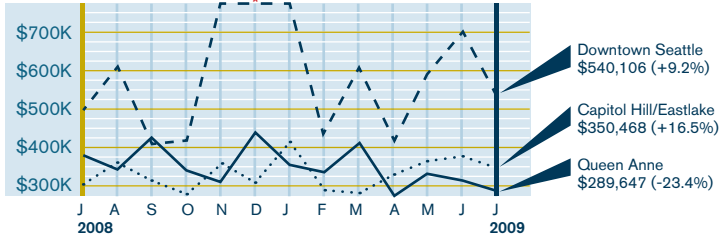
Seattle Area Trends

- 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, July 2008 – 2009



featured building *(continued from cover)*



ARIA

Building Statistics

Address	2121 Terry Ave. N.
Total # of Units	33
Year Built	2007
Total Stories	18

AZUR & ARTE

Building Statistics

Address	900 Lenora & 910 Lenora
Total # of Units	102 & 126
Year Built	2007
Total Stories	12 & 15

2200 Westlake Amenities

47,000 Sq. Ft. Whole Foods + Additional Retail; Hot Tub; Fitness Center; Club Room; Movie Theater; Sauna; Streetcar Access; Concierge; Guest Suite; Pan Pacific Hotel.

Featured Building stats and photos continued on next page.

Featured Building *(continued from previous page)*



2200 Westlake

ARIA

Listing History, Past 12 Months

Total # of Units Listed	10 units
Total # of Unit Sales	3 units
Currently Active on Market	3 units
<i>(as of 8/07/09)</i>	

Sales History, Past 12 Months

Average-Unit Orig. List Price	\$814,530
Average-Unit Sale Price	\$930,166
<i>(for 3 sales)</i>	
List / Sold Price Ratio	3.33%
Average Market Time	330 Days

AZUR & ARTE

Listing History, Past 12 Months

Total # of Units Listed	53 units
Total # of Unit Sales	5 units
Currently Active on Market	23 units
<i>(as of 8/10/09, plus 6 pending)</i>	

Sales History, Past 12 Months

Average-Unit Orig. List Price	\$593,963
Average-Unit Sale Price	\$582,800
<i>(for 5 sales)</i>	
List / Sold Price Ratio	9.43%
Average Market Time	227 Days



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

Next Month's Building of the Month
The Vine

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Sold Listings July 2009

Downtown Seattle

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Water Front Landing								
1950 Alaskan Way	126	1,550	565	2	2	12	\$ 949,000	\$ 875,000
2000 Alaskan Way	246	727	424	1	1	12	\$ 319,000	\$ 308,000
Other Properties								
1521 2nd Ave	2603	1,644	1,127	2	1.75	1	\$ 1,845,000	\$ 1,852,412
2125 1st Ave	1705	1,459	576	2	2	28	\$ 895,000	\$ 840,000
2319 1st Ave	706	1,146	576	2	2	9	\$ 699,000	\$ 660,000
819 Virginia St	1202	1,316	494	2	1.75	2	\$ 695,000	\$ 650,000
2201 3rd Ave	2204	1,254	447	2	2	30	\$ 569,000	\$ 560,000
1816 8th Ave	2003	825	655	1	1.5	1	\$ 550,000	\$ 540,000
81 Vine St	200	974	529	1	0.75	95	\$ 525,000	\$ 515,000
2801 1st Ave	1006	905	453	2	1.75	8	\$ 435,000	\$ 410,000
2911 2nd Ave	504	880	460	2	1	1	\$ 425,000	\$ 405,000
3104 Western Ave*	105	1,302	311	1	1.5	2	\$ 449,950	\$ 405,000
2607 Western Ave	451	975	390	2	1.75	7	\$ 399,950	\$ 380,000
1107 1st Ave	906	796	471	1	1	26	\$ 375,000	\$ 375,000
159 Denny Way	211	805	379	1	1.5	3	\$ 315,000	\$ 305,000
66 Bell St	4	790	334	1	1	101	\$ 279,000	\$ 264,000
2600 2nd Ave	221	517	455	0	1	16	\$ 225,000	\$ 235,000
425 Vine St	519	337	423	0	1	10	\$ 142,500	\$ 142,500

Queen Anne

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Queen Anne Properties								
1231 5th Ave N	201	1,203	399	2	2	17	\$ 499,000	\$ 480,000
1 Ward St	10	1,425	330	2	1.75	1	\$ 495,000	\$ 470,000
2156 9th Ave W*	Not avail	1,332	324	3	2.5	8	\$ 449,950	\$ 431,595
467 Newton St	301	922	369	2	1.75	19	\$ 360,000	\$ 340,000
801 2nd Ave N	104	955	335	2	1.75	15	\$ 350,000	\$ 320,000
500 5th Ave W	202	1,165	258	1	1.75	42	\$ 349,950	\$ 301,000
2219 13th Ave W	3	1,284	265	2	1.75	35	\$ 349,900	\$ 340,000
401 9th Ave N	307	751	397	1	1	1	\$ 310,000	\$ 298,000
123 John St	5	864	359	2	1	102	\$ 299,990	\$ 310,000
500 5th Ave W*	206	924	282	1	1.75	42	\$ 299,950	\$ 261,000
18 Dravus St	310	816	358	1	1	10	\$ 299,950	\$ 292,500
1525 Taylor Ave N	301	884	339	2	1.5	49	\$ 299,900	\$ 299,700
1001 Queen Anne Ave N*	405	1,072	279	2	1.5	39	\$ 299,000	\$ 299,000
701 3rd Ave W	719	806	334	2	1	56	\$ 269,000	\$ 269,000
1730 Taylor Ave N	201	724	345	1	1	49	\$ 265,000	\$ 250,000
530 4 Ave W	110	749	334	1	1	6	\$ 264,990	\$ 250,000
500 5th Ave W*	402	649	393	1	1	42	\$ 259,950	\$ 255,000
2253 Gilman Dr W	404	1,051	237	2	1.75	29	\$ 249,000	\$ 249,000
129 Warren Ave N	G	628	382	1	1	102	\$ 239,990	\$ 239,990
2625 13th Ave W	404	700	320	1	1	32	\$ 225,000	\$ 224,000
1504 Aurora Ave N	307	598	348	1	1	18	\$ 219,000	\$ 208,000
1015 W Nickerson St	334	700	284	1	1	44	\$ 209,500	\$ 198,750
220 W Olympic Pl	203	650	285	1	0.75	79	\$ 200,000	\$ 185,000
3420 15th Ave W	205	629	286	1	1	49	\$ 180,000	\$ 180,000

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

All July sold data provided by NWMLS or King County tax records as of August 5, 2009. July sold listing information which did not post by August 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								
726 Boylston Ave E	11	2,297	882	2	3	6	\$ 2,250,000	\$2,025,000
1310 E Union St	202	1,479	470	1	1	8	\$ 725,000	\$ 695,000
2920 Eastlake Ave E	405	1,782	303	2	2.5	4	\$ 575,000	\$ 540,000
1112 Broadway Ave E	202	1,340	388	2	1	81	\$ 529,000	\$ 520,000
1420 Terry Ave	1101	1,103	446	2	1.75	7	\$ 550,000	\$ 491,687
233 14th Ave E	203	1,011	430	2	1	81	\$ 449,000	\$ 435,000
3217 Eastlake Ave E	405	1,249	336	2	2	5	\$ 425,000	\$ 420,000
511 17th Ave E	5235	1,440	267	2	1.75	60	\$ 385,000	\$ 385,000
714 Bellevue Ave E	301	890	421	2	1.5	28	\$ 390,000	\$ 375,000
905 Cherry St	605	862	429	2	2	40	\$ 384,950	\$ 370,000
414 Malden Ave E	E	858	425	2	2	13	\$ 364,900	\$ 364,900
1120 8th Ave	1801	1,060	340	2	1.75	39	\$ 395,000	\$ 360,000
721 Boylston Ave E	102	857	403	2	1	79	\$ 365,000	\$ 345,000
1000 Bellevue Pl E	9	1,091	307	2	2.5	24	\$ 349,000	\$ 335,000
1414 12th Ave	609	601	542	1	1	1	\$ 349,950	\$ 326,000
1806 E Union St	F	1,400	232	2	2.5	10	\$ 324,950	\$ 324,950
435 Summit Ave E	201	840	385	2	1.75	28	\$ 339,000	\$ 323,000
752 Bellevue Ave E	308	Not avail	n/a	2	2	52	\$ 309,950	\$ 319,950
1414 12th Ave	612	601	520	1	1	1	\$ 339,950	\$ 312,800
1420 Terry Ave	1507	622	500	1	1	7	\$ 340,000	\$ 311,003
616 29 Ave E	4	940	331	2	2.25	21	\$ 317,500	\$ 311,000
1620 Belmont Ave	631	734	422	1	1	3	\$ 329,950	\$ 310,000
1631 16th Ave	208	703	427	1	1	80	\$ 309,000	\$ 300,000
1414 12th Ave	616	660	455	1	1	1	\$ 334,950	\$ 300,000
1617 Summit Ave	44	1,026	292	2	1.75	23	\$ 299,950	\$ 299,950
75 E Lynn St	403	873	338	1	1	43	\$ 299,000	\$ 295,000
2328 10th Ave E	203	670	431	1	1	81	\$ 289,000	\$ 289,000
530 Melrose Ave *	506	687	393	2	2	18	\$ 279,000	\$ 270,000
701 17th Ave	201	1,221	213	2	1.75	28	\$ 284,950	\$ 260,000
322 Belmont Ave E	201	635	395	1	1	16	\$ 269,000	\$ 251,000
1128 Broadway Ave E	101	598	418	1	1	42	\$ 259,950	\$ 250,000
735 Federal Ave E	4	578	433	1	1	82	\$ 288,422	\$ 250,000
701 17th Ave	404	836	281	1	1	28	\$ 237,000	\$ 235,000
1400 Hubbell Pl	709	724	311	2	1	52	\$ 239,000	\$ 225,000
403 Terry Ave	205	890	253	2	1	102	\$ 239,950	\$ 225,000
1620 Belmont Ave	229	510	435	0	1	3	\$ 224,995	\$ 222,000
1410 E Pine St	W-223	557	395	0	1	4	\$ 220,000	\$ 220,000
1136 13th Ave	205	700	279	1	1	85	\$ 195,000	\$ 195,000
1323 Boren Ave	314	565	342	1	1	8	\$ 188,888	\$ 193,000
606 E Thomas	N	500	332	1	1	103	\$ 166,900	\$ 166,000
308 E Republican St	108	615	267	1	1	48	\$ 159,950	\$ 164,450
1400 Hubbell Pl	505	447	352	1	1	52	\$ 159,950	\$ 157,450
630 13th Ave E	14	369	276	0	0	102	\$ 100,000	\$ 102,000

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