

STROUPE'S Condo Scoop



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



featured building

The Vine

Real Life at the Corner of Western & Vine

For those in love with all things urban, nothing could be more enticing than Seattle's forward-looking downtown residential scene. Built on the principles of modern architectural design, The Vine Building is enhanced by views of Mount Rainier and Elliott Bay.

Within your urban neighborhood you'll find a mix of cafes, theaters, and shops—with Pike Place Market to the south and Queen Anne neighborhoods to the north. Home spaces offer generous ceiling height giving one room to stretch, and each private terrace or balcony brings in the cool breeze. In the winter months, a gas-log fireplace provides comforting warmth. In the kitchen and bath, contemporary tiles and cabinetry keep things visually calm. As for efficiency, each home environment is pre-wired for digital satellite, cable TV and up to six phone lines. All calmed by a lush courtyard and roof-top garden terrace. See LiveAtTheVine.com for more info.

Featured Building stats continued inside.

inside this issue

Featured Building

The Vine

Featured Listing

Arbor Place Tower

Sold Listings Last Month

Downtown Seattle, Queen Anne & Capitol Hill/Eastlake

August 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.

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Windermere

www.stroupe.com
www.stroupecondoblog.com



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Arbor Place Tower

121 Vine Street, #702

Delightfully updated view condo at Arbor Place Tower, facing west to capture the views of passing ships on Puget Sound with the mountains and colorful sunsets beyond. Enjoy the updated Kitchen with slab granite, soft-close drawers, and new appliances. Great building amenities include: indoor pool; sauna; hot tub; gym; club room; business center; concierge; and four large roof-top decks with astounding 360 degree views. Located right in beautiful Belltown. Enjoy shops, cafes, bars, the Olympic Sculpture Park, Pike Place Market and more! All of this within a stone's throw. Visit ArborPlaceTower.com for more info.

Featured Listing continued inside.

Please call for a private viewing.



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featured listing



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

STROUPE'S Condo Scoop



August 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 *(continued from back cover)*



Supreme Heights, Views, Amenities and Location!

121 Vine Street, #702

Property Stats

building	Arbor Place Tower
price	\$340,000
bedrooms	1
bathrooms	1
parking	1, secured
year built	1989
size	661 SF (approx)
HOD	\$452 / month
taxes	\$2,074 / year (tax year of 2009)

Building Features

24-Hour Concierge; Club House; Sauna; Indoor Pool; Fitness Room; 360 Degree View Rooftop Terrace.

Learn more about the building at ArborPlaceTower.com



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



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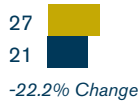
Condo Comparison August 2008 / 2009

Downtown Seattle

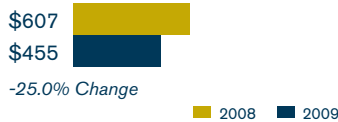
Average Prices (August)

2008	2009
List \$638,344	List \$488,112
Sold \$612,161	Sold \$450,855
-4.1% Variance	-7.6% Variance

Sold Listings (August)



Average \$ / SF (August)

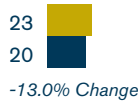


Queen Anne

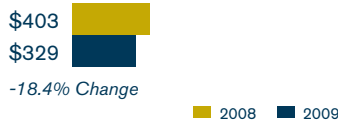
Average Prices (August)

2008	2009
List \$357,767	List \$304,510
Sold \$347,063	Sold \$289,575
-3.0% Variance	-4.9% Variance

Sold Listings (August)



Average \$ / SF (August)

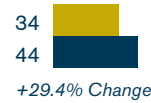


Capitol Hill/Eastlake

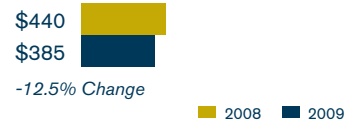
Average Prices (August)

2008	2009
List \$367,460	List \$304,591
Sold \$360,368	Sold \$292,922
-1.9% Variance	-3.8% Variance

Sold Listings (August)



Average \$ / SF (August)



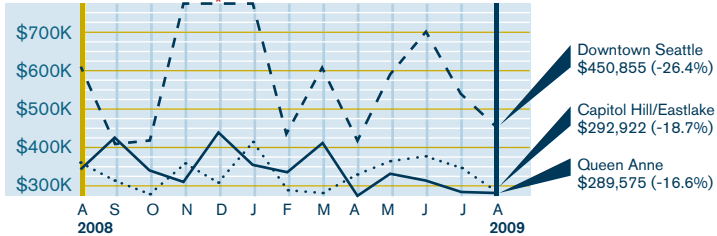
Seattle Area Trends

- 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, August 2008 – 2009



featured building *(continued from cover)*



The Vine

Building Statistics

Address	2607 Western Ave.
Total # of Units	174
<i>(not including commercial)</i>	
Year Built	2002
Total Stories	6 and 12

Amenities

Recently Remodeled Lobby; Business Center; Club House; 24-Hour Concierge; Guest Suite; Huge Rooftop Terrace.

Next Month's Featured Building

Cristalla

Listing History, Past 12 Months

Total # of Units Listed	31 units
Total # of Unit Sales	11 units
<i>(plus one pending sale)</i>	
Currently Active on Market	12 units
<i>(as of 9/08/09)</i>	

Sales History, Past 12 Months

Average-Unit Orig. List Price	\$470,987
Average-Unit Sale Price	\$434,309
<i>(for 11 sales)</i>	
List / Sold Price Ratio	.35%
Average Market Time	120 Days

Sold Listings August 2009

Downtown Seattle

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Gallery								
2911 2nd Ave*	904	869	570	1	1	1	\$ 557,700	\$ 495,000
2911 2nd Ave	1013	603	589	1	1	1	\$ 360,000	\$ 355,000
2911 2nd Ave	310	603	431	1	1	1	\$ 315,000	\$ 260,000
Parc								
81 Clay St*	621	1,320	439	2	1.75	1	\$ 599,000	\$ 579,000
76 Cedar St*	PH-5	919	478	1	1.5	1	\$ 459,000	\$ 439,000
76 Cedar St	1206	725	407	1	1	1	\$ 315,000	\$ 295,000
76 Cedar St	1207	640	420	1	1	1	\$ 289,000	\$ 269,000
76 Cedar St	1007	640	373	1	1	1	\$ 259,000	\$ 239,000
Other Properties								
1000 1st Ave	1502	1,440	559	2	2.25	3	\$ 864,900	\$ 805,000
819 Virginia St	3404	1,684	451	2	2	2	\$ 879,950	\$ 760,000
98 Union St	1109	1,263	519	2	2	24	\$ 799,000	\$ 655,000
1107 1st Ave	1901	1,242	491	1	1.5	26	\$ 669,999	\$ 610,000
210 3rd Ave S	3-D	1,483	364	1	1.75	105	\$ 559,000	\$ 540,000
2033 2nd Ave*	912	875	600	1	1	4	\$ 545,000	\$ 525,000
2721 1st Ave	907	1,117	466	2	1.75	4	\$ 564,900	\$ 520,000
1950 Alaskan Way	432	1,114	462	2	1.75	12	\$ 547,500	\$ 515,000
3104 Western Ave*	620	1,100	373	2	2	2	\$ 449,950	\$ 410,000
2100 3rd Ave	1105	1,323	302	2	1.75	36	\$ 399,950	\$ 399,950
159 Denny Way	605	788	437	1	1.5	3	\$ 357,500	\$ 344,000
108 5th Ave S	404	588	400	1	1	8	\$ 235,000	\$ 235,000
2414 1st Ave	724	470	464	0	1	15	\$ 224,000	\$ 218,000

Queen Anne

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
Queen Anne Properties								
1 Ward St	1-C	2,235	320	2	2.5	1	\$ 795,000	\$ 715,000
622 6th Ave W	601	1,285	370	3	1.75	13	\$ 519,950	\$ 475,000
1 Ward St	12	920	435	1	1.5	1	\$ 450,000	\$ 400,000
275 W Roy St	106	972	347	2	1.75	27	\$ 337,000	\$ 337,000
201 Galer St	104	911	329	1	1.5	101	\$ 300,000	\$ 300,000
17 W Mercer St	210	718	411	1	1	7	\$ 299,950	\$ 295,000
530 W Olympic Pl	302	606	467	1	1	60	\$ 289,950	\$ 283,000
559 McGraw St	205	1,253	223	2	2	14	\$ 283,500	\$ 279,500
2253 Gilman Dr W	410	1,046	263	2	1.75	29	\$ 279,950	\$ 275,000
701 3rd Ave W	729	683	395	1	1	56	\$ 275,000	\$ 270,000
275 W Roy St	102	682	389	1	1	27	\$ 279,950	\$ 265,000
301 W Raye St	106-B	812	320	2	1.5	22	\$ 275,000	\$ 260,000
129 Warren Ave N	L	647	386	1	1	102	\$ 249,990	\$ 249,990
3626 14th Ave W	201	718	327	2	1	31	\$ 235,000	\$ 235,000
1404 W Boston	301	1,374	166	3	2	31	\$ 239,000	\$ 228,000
810 Taylor Ave N	225	715	315	1	1	31	\$ 234,950	\$ 225,000
507 W Mercer St	204	590	380	1	1	46	\$ 224,000	\$ 224,000
3030 14th Ave W	202	715	287	1	1	30	\$ 217,000	\$ 205,000
519 W Roy St	206	357	426	0	1	79	\$ 165,000	\$ 152,000
919 2nd Ave W	206	Co-Op	n/a	1	1	49	\$ 140,000	\$ 118,000

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

All August sold data provided by NWMLS or King County tax records as of September 5, 2009. August sold listing information which did not post by September 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								
2914 E Madison St*	204	1,101	545	1	1.5	1	\$ 649,950	\$ 600,000
2914 E Madison St*	305	1,035	507	1	1.5	1	\$ 579,950	\$ 525,000
2914 E Madison St	203	1032	460	1	1.5	1	\$ 529,950	\$ 475,000
2914 E Madison St*	201	962	494	1	1.5	1	\$ 497,950	\$ 475,000
319 Summit Ave E	503	876	522	2	1.75	3	\$ 469,950	\$ 457,000
1120 Spring St	1102	918	478	2	1.5	27	\$ 439,000	\$ 439,000
525 Belmont Ave E	5-B	840	474	2	1	44	\$ 449,900	\$ 398,000
116 11th Ave E	201	1030	364	2	1.75	24	\$ 385,000	\$ 375,000
1812 19th Ave	216	900	417	1	1	5	\$ 375,000	\$ 375,000
1700 Bellevue Ave	100	1164	314	2	1.5	5	\$ 395,000	\$ 365,000
713 Summit AveE	713-A	653	528	1	1	89	\$ 340,000	\$ 345,000
1000 Bellevue Pl E	11	1091	312	2	2.25	24	\$ 349,000	\$ 340,000
1733 15th Ave	201	946	358	2	2	109	\$ 338,500	\$ 338,500
525 Belmont Ave E	4-C	771	438	1	1	44	\$ 340,000	\$ 337,500
1221 Minor Ave	403	889	371	2	1.75	49	\$ 350,000	\$ 330,000
235 13th Ave E	302	864	365	2	1	23	\$ 325,000	\$ 315,000
110 19th Ave E	202	923	336	2	1.75	10	\$ 309,950	\$ 309,950
1414 12th Ave	315	646	464	1	1	1	\$ 329,950	\$ 300,000
2960 Ave E Eastlake	213	718	389	1	1	0	\$ 309,990	\$ 279,548
1700 Bellevue Ave	302	722	386	1	1	5	\$ 285,000	\$ 279,000
1221 Minor Ave	109	930	299	2	1.75	49	\$ 278,000	\$ 278,000
1711 E Olive Way	213	613	450	1	1	16	\$ 289,950	\$ 276,000
1740 Melrose Ave	606	1205	228	2	1.75	46	\$ 289,900	\$ 275,000
1000 Bellevue Pl E	5	599	434	1	1	24	\$ 269,500	\$ 260,000
2219 Eastlake Ave E	202	855	304	2	1	41	\$ 269,950	\$ 260,000
752 Bellevue Ave E	310	448	532	0	1	52	\$ 229,950	\$ 238,200
1414 12th Ave	517	474	496	0	1	1	\$ 239,950	\$ 235,000
1733 15th Ave	203	610	385	1	1	109	\$ 249,000	\$ 235,000
323 16th Ave E	204	652	356	1	1	80	\$ 227,500	\$ 232,000
2960 Ave E Eastlake	404	702	329	1	1	0	\$ 234,990	\$ 231,000
2960 Eastlake Ave E *	305	703	327	1	1	0	\$ 239,990	\$ 230,000
2960 Eastlake Ave E	203	719	320	1	1	0	\$ 229,990	\$ 229,990
2960 Eastlake Ave E*	303	719	313	1	1	0	\$ 239,990	\$ 225,000
1400 Hubbell Pl*	709	724	311	2	1	52	\$ 216,000	\$ 225,000
2960 Eastlake Ave E	304	702	313	1	1	0	\$ 234,990	\$ 220,000
1414 E Harrison St	C	840	245	1	1	102	\$ 209,000	\$ 206,000
1323 Boren Ave	504	516	378	1	1	8	\$ 195,000	\$ 195,000
1614 Summit Ave	203	445	396	0	1	19	\$ 179,900	\$ 176,000
1101 17th Ave*	104	464	377	1	1	81	\$ 180,000	\$ 175,000
1200 Boylston Ave	703	570	302	1	1	49	\$ 174,500	\$ 172,000
120 14th Ave	4	447	380	1	1	81	\$ 169,950	\$ 169,950
411 Boylston Ave E	206	457	369	0	1	79	\$ 175,000	\$ 168,500
412 11th Ave	PH-9	503	323	0	1	4	\$ 175,000	\$ 162,500
1107 E Denny Way	D-3	502	309	0	1	100	\$ 154,950	\$ 154,950

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