

# 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

Associate Broker & Condo Specialist



Windermere

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Windermere Real Estate / Wall Street, Inc.  
James Stroupe, Associate Broker  
PO Box 19385  
Seattle, WA 98109

## 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](http://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](http://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](http://SeattleWatermark.com)



More info, stats and photos of this listing can be found online at [www.stroupe.com](http://www.stroupe.com).



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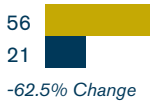
# Condo Comparison September 2008 / 2009

## Downtown Seattle

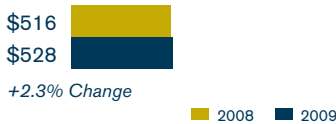
Average Prices (September)

|      | 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)

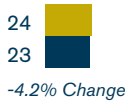


## Queen Anne

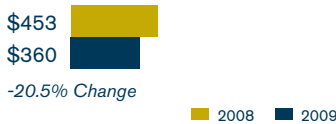
Average Prices (September)

|      | 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)

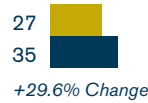


## Capitol Hill/Eastlake

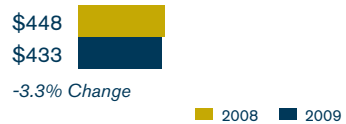
Average Prices (September)

|      | 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)



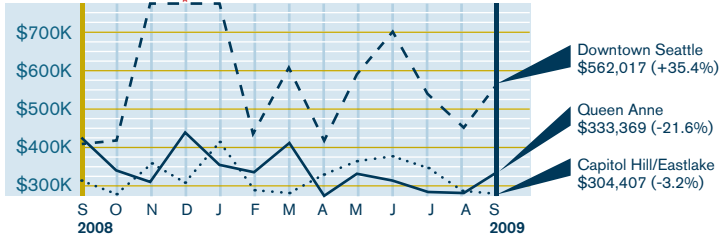
## Seattle Area Trends

- 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   |
|-------------------------|--------|-------|---------|-----|------|-----|--------------|--------------|
| <b>1521 2nd Avenue</b>  |        |       |         |     |      |     |              |              |
| 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 |
| <b>2200 Westlake</b>    |        |       |         |     |      |     |              |              |
| 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   |
| <b>Belltown Court</b>   |        |       |         |     |      |     |              |              |
| 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   |
| <b>Other Properties</b> |        |       |         |     |      |     |              |              |
| 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 |
|------------------------------|-------|-------|---------|-----|------|-----|--------------|------------|
| <b>Queen Anne Properties</b> |       |       |         |     |      |     |              |            |
| 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  |
|---|-------|-----------|---------|-----|------|-----|--------------|-------------|
| <b>Capitol Hill/Eastlake Properties</b> |       |           |         |     |      |     |              |             |
| 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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