

# STROUPE'S Condo Scoop



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



## featured building

### The Banner Building Double-Stacked Artist Lofts

Originally built in 1994, the Banner Building was intended for artists who want to live and work in the same place. Located near Pier 70 and the Olympic Sculpture Park, homes offer two-story units with concrete floors.

Designed by Weinstein Copeland Architects, private balconies are angled to face sound and sunset views through floor-to-ceiling windows. The building's concrete frame, corrugated-metal siding, metal balconies and exposed rainwater pipes are designed to express the area's industrial past.

#### Building Statistics

<b>Address</b>	80 Vine Street
<b>Total # of Units</b>	26 <i>(including commercial)</i>
<b>Year Built</b>	1994
<b>Total Stories</b>	7

*Featured Building stats continued inside.*

## inside this issue

**Featured Building**  
The Banner Building

**Featured Listing**  
Exquisite Urban Enclave

**Signature Property Showcase**  
Spectacular, Understated Urban Sanctuary in the Sky

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

**February 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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email james@stroupe.com

Windermere

www.stroupe.com  
www.stroupecondoblog.com



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# STROUPE'S Condo Scoop

## February 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.

### Exquisite Urban Enclave

**1521 2nd Avenue, #2902**

Remarkable views, refined quality, seduction at every turn. 29th floor featuring sweeping views of sound, skyline, market & mountains. Gourmet kitchen with slab granite, Subzero & Wolf appliances; spa bath with heated floor, California Closets, Toto jetted tub; power blinds; 2 car parking; pre-wire for audio/video & home integrated system; 10'-1" ceiling—highest of any floor in building! Premier building with 24-hour Concierge, Gym, Conference Room, Sky Lounge.

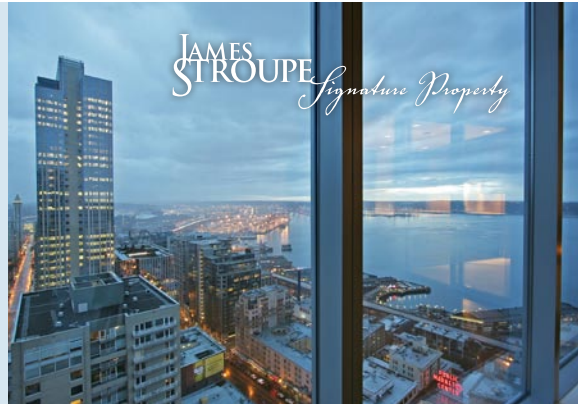
Best location downtown—overlooking Pike Place Market.

*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).*

featured listing

featured listing *(continued from back cover)*

JAMES STROUPE *Signature Property*



## Equisite Urban Enclave with Awe-inspiring Sound, City, Market, and Mountain Views.

1521 2nd Avenue, #2902

### Property Stats

building	FIFTEEN TWENTY-ONE
price	\$1,649,000
bedrooms	2
bathrooms	1.75
parking	2, secured
year built	2009
size	1,740 SF (approx)
HOD	\$918 / month
taxes	\$TBD / year



### Building Features

Secured Lobby Entrance, Full-Service Concierge, Secured Parking, Fitness Room, Porte-cochere, Steel-reinforced concrete construction, LEED Silver, Yoga Room, Conference Room, Next to Pike Place Market.

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



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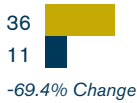
# Condo Comparison February 2008 / 2009

## Downtown Seattle

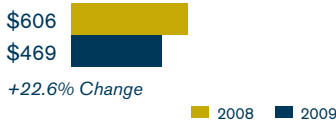
Average Prices (February)

	2008	2009
List	\$550,807	List \$444,055
Sold	\$532,708	Sold \$429,664
	-3.3% Variance	-3.2% Variance

Sold Listings (February)



Average \$ / SF (February)

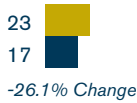


## Queen Anne

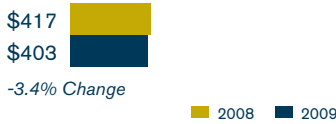
Average Prices (February)

	2008	2009
List	\$374,130	List \$355,267
Sold	\$364,189	Sold \$335,100
	-2.7% Variance	-5.7% Variance

Sold Listings (February)



Average \$ / SF (February)

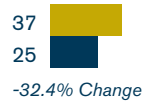


## Capitol Hill/Eastlake

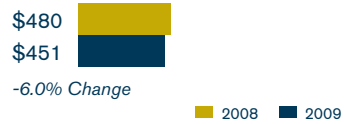
Average Prices (February)

	2008	2009
List	\$344,799	List \$300,058
Sold	\$341,598	Sold \$292,510
	-0.9% Variance	-2.5% Variance

Sold Listings (February)



Average \$ / SF (February)



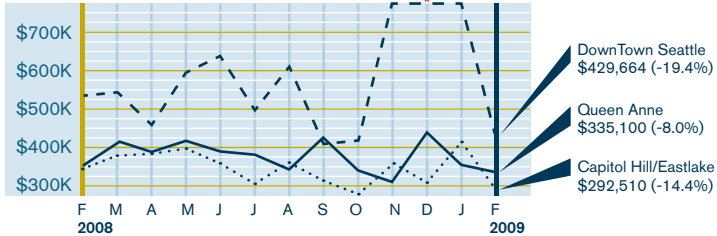
## Seattle Area Trends

- - - 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, February 2008 – 2009



## featured building *(continued from cover)*



### The Banner Building

#### Amenities

Secured Entrance & Parking, Quiet Concrete & Steel construction, Dramatic 2-story Loft spaces, Gas cooking available, two outdoor courtyards.

Next Month's Featured Building  
Lumen

#### Listing History, Past 12 Months

Total # of Units Listed	5 units
Total # of Unit Sales	2 units <i>(plus zero sold subject to inspection and zero pending sales)</i>
Currently Active on Market	1 unit <i>(as of 2/5/09)</i>

#### Sales History, Past 12 Months

Average-Unit Orig. List Price	\$1,139,250
Average-Unit Sale Price	\$1,039,500 <i>(for 2 sales)</i>
List / Sold Price Ratio	40.0%
Average Market Time	6 Days

# Signature Property Showcase



## Spectacular, Understated Urban Sanctuary in the Sky

### 1521 2nd Avenue, #2400

Floor-to-ceiling walls of glass and unparalleled Sound, Mountain, Space Needle and City views are the cornerstone of this luxury urban enclave, designed for those with the most discriminating of taste. Light hardwood flooring.

Open great room concept. Indoor/outdoor solarium with gas fireplace. Master bath with Toto champagne bubbles soaking tub and Limestone shower. Granite/stainless kitchen with hidden appliances. Unit comes with private work studio and access to the best building amenities in the city!

### Cornerstone of Luxury

#### Property Stats

building	FIFTEEN TWENTY-ONE
price	\$2,350,000
bedrooms	2
bathrooms	1.75
parking	2, secured
year built	2009
size	1,833 SF (approx)
HOD	\$969 / month
taxes	\$TBD / year



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

#### Building Features

Secured Lobby Entrance, Full-Service Concierge, Secured Parking, Fitness Room, Porte-cochere, Steel-reinforced concrete construction, LEED Silver, Yoga Room, Conference Room, Next to Pike Place Market.

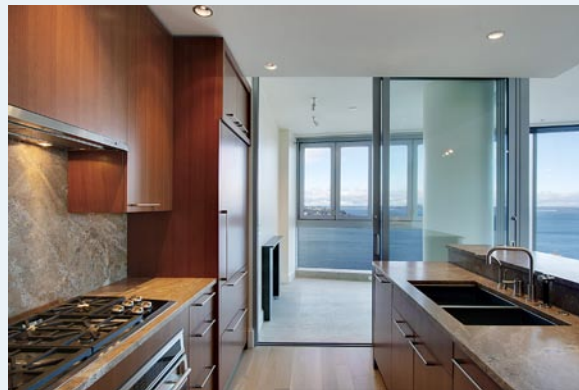
Please call for a private viewing.

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# Sold Listings February 2009

## Downtown Seattle

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Cosmopolitan</b>								
819 Virginia St	3303	1,403	545	2	1.75	2	\$ 799,950	\$ 765,000
819 Virginia St	1904	1,195	448	2	2	2	\$ 559,950	\$ 535,000
<b>Parc</b>								
76 Cedar St	1204	867	479	1	1.5	1	\$ 429,000	\$ 415,000
76 Cedar St	S-607	640	409	1	1	1	\$ 279,000	\$ 262,000
<b>Other Properties</b>								
2716 Elliott Ave	1203	1,095	479	2	1.75	6	\$ 535,000	\$ 525,000
2911 2nd Ave	1313	603	821	1	1	1	\$ 495,000	\$ 495,000
3104 Western Ave*	419	1,020	430	2	2	1	\$ 449,950	\$ 439,000
121 Vine St	1105	1,063	390	2	2	20	\$ 424,950	\$ 415,000
2821 2nd Ave	705	1,008	346	1	1.5	27	\$ 349,000	\$ 349,000
3028 Western Ave	506	595	469	1	1	18	\$ 278,800	\$ 278,800
2415 2nd Ave	428	579	427	1	1	15	\$ 284,000	\$ 247,500

## Queen Anne

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Queen Anne Properties</b>								
100 W Highland Dr	225	1,243	422	2	1.5	88	\$ 550,000	\$ 525,000
7 Highland Dr	404	1,064	454	2	1	41	\$ 550,000	\$ 483,000
1629 Queen Anne Ave N	203	990	475	2	1.75	19	\$ 480,000	\$ 470,000
500 5th Ave W	704	915	499	2	1.75	42	\$ 499,950	\$ 457,000
530 4th Ave W	501	1,116	385	2	1.75	6	\$ 449,950	\$ 430,000
201 Galer St	272	961	437	2	1	89	\$ 449,950	\$ 420,000
510 Ward St	401	1,115	368	2	1.75	34	\$ 430,000	\$ 410,250
1740 Aurora Ave N	203	1,239	323	2	2	24	\$ 414,900	\$ 400,000
1400 2nd Ave N*	281	739	399	1	1	54	\$ 329,950	\$ 295,000
401 9th Ave N	411	627	455	1	1	1	\$ 285,000	\$ 285,000
275 W Roy St	117	598	418	1	1	27	\$ 275,000	\$ 250,000
1400 2nd Ave N	290	526	456	0	1	54	\$ 254,950	\$ 239,950
1730 Taylor Ave N	402	650	346	1	1	41	\$ 235,000	\$ 225,000
612 Prospect St	304	757	277	1	1	41	\$ 215,000	\$ 210,000
507 W Mercer St*	203	551	380	1	1	46	\$ 219,900	\$ 209,500
160 Lee St	208	585	354	1	1	21	\$ 220,000	\$ 207,000
220 W Olympic Pl	100	Co-Op	n/a	1	1	81	\$ 179,995	\$ 179,995

\* Properties closed in January that did not post in February.

All February sold data provided by NWMLS or King County tax records as of March 5, 2009. February sold listing information which did not post by March 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>								
530 Broadway Ave E	601	1,087	584	2	2	1	\$ 635,000	\$ 635,000
530 Broadway Ave E*	608	648	965	2	2	1	\$ 650,000	\$ 625,000
530 Broadway Ave E*	406	645	573	1	1	1	\$ 369,900	\$ 369,900
1711 E Olive Way	504	970	376	2	2	16	\$ 379,950	\$ 365,000
1414 12th Ave	614	654	543	1	1	1	\$ 369,950	\$ 355,000
1805 Bellevue Ave	203	1,100	300	2	2	14	\$ 359,000	\$ 330,000
530 Broadway Ave E	415	547	592	1	1	1	\$ 324,000	\$ 324,000
530 Broadway Ave E	204	627	510	1	1	1	\$ 319,990	\$ 320,000
530 Broadway Ave E*	301	524	611	1	1	1	\$ 319,900	\$ 319,900
215 20th Ave E	307	800	394	1	1	10	\$ 325,000	\$ 315,000
1550 Eastlake Ave E	302	837	357	1	1	12	\$ 299,000	\$ 299,000
1420 Terry Ave	907	622	469	1	1	7	\$ 300,000	\$ 292,000
1711 E Olive Way*	115	592	448	1	1	16	\$ 279,950	\$ 265,000
2203 Yale Ave E	104	700	364	1	1	81	\$ 265,000	\$ 255,000
2211 Boylston Ave E	2211	700	361	1	1	59	\$ 259,950	\$ 253,000
1414 12th Ave	406	661	380	1	1	1	\$ 249,950	\$ 251,500
2320 10th Ave E	2	640	391	1	1	25	\$ 265,000	\$ 250,000
1420 E Pine St	E-707	480	518	0	1	4	\$ 250,000	\$ 248,500
525 16th Ave E	304	568	396	0	1	82	\$ 234,950	\$ 225,000
412 11th Ave	202	759	270	1	1	7	\$ 219,900	\$ 205,000
700 E Denny Way	205	367	475	0	1	9	\$ 174,950	\$ 174,450
1400 Hubbell Pl	708	574	300	1	1	52	\$ 178,100	\$ 172,000
211 Summit Ave E	S-118	383	441	0	1	25	\$ 175,000	\$ 169,000
801 E Aloha St	3	Co-Op	n/a	1	1	50	\$ 157,000	\$ 156,000
211 Summit Ave E	405	383	362	0	1	29	\$ 140,000	\$ 138,500

“Fantastic. Jim’s architectural background and long real estate experience helped us find the perfect house four weeks ago and no buyer’s remorse. Plus, as we had a very difficult seller, his calm and friendly hand-holding really reassured us and helped us get through.”

— Susan & Ted Carroll

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