

# STROUPE'S Condo Scoop



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



## featured building

### Lumen Enlightened Living

High quality meets high style in LUMEN, whose name captures the interplay of space and light. A world-class community unlike any in Seattle—an architectural masterpiece of glass and steel.

Clean, modern homes within are warmed with natural light streaming through luminescent sliding panels and translucent screens. Designed with movable components, the open floor plans effortlessly adapt to an individual's unique needs.

#### Building Statistics

<b>Address</b>	501 Roy Street
<b>Total # of Units</b>	96
<i>(including commercial)</i>	
<b>Year Built</b>	2007
<b>Total Stories</b>	4

*Featured Building stats continued inside.*

## inside this issue

**Featured Building**  
Lumen

**Featured Listing**  
Come Live At The Newmark

**Featured Property Showcase**  
The Emerging Standard Toward Downtown Living

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

**March 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](http://www.stroupe.com)  
[www.stroupecondoblog.com](http://www.stroupecondoblog.com)



Windermere Real Estate / Wall Street, Inc.

James Stroupe, Associate Broker  
PO Box 19385  
Seattle, WA 98109

# STROUPE'S Condo Scoop

## March 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.

### Come Live At The Newmark

1521 2nd Avenue, #2902

Located in the renowned Newmark Tower, this 2 bedroom 2 bath is a must have! Perched high above the city this bright corner unit boasts expansive sound and city views, tiled entry, gourmet kitchen, open floor plan, & 2 full baths. Located in Downtown Seattle, you are within walking distance to Pike Place Market, Benaroya Hall & SAM. Building amenities include 24-hour concierge service, secured parking, indoor pool and spa. Come live at the Newmark!



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* continued inside.

Please call for a private viewing.

featured listing



Associate Broker & Condo Specialist  
tel 206.910.5000  
[james@stroupe.com](mailto:james@stroupe.com)

## featured listing *(continued from back cover)*



## Prime Downtown Living Next Door to Pike Place Market, Museums, and Retail Shopping Galore

1415 2nd Avenue, #1004

### Property Stats

building	Newmark Tower
price	\$489,900
bedrooms	2
bathrooms	2
parking	1, secured
year built	2009
size	1,004 SF (approx)
HOD	\$586 / month
taxes	\$3,614 / year (tax year of 2008)



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 w/New Equipment; Concrete and Steel Construction; Large Indoor Pool; Hot Tub; Club Room; Huge Outdoor Terrace; Next Door to Pike Place Market.



**JAMES  
STROUPE**

Associate Broker & Condo Specialist

tel 206.910.5000

[james@stroupe.com](mailto:james@stroupe.com)

Please feel free to contact me with any questions you may have as well as any way I may assist you with your real estate buying or selling needs.



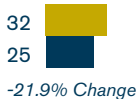
# Condo Comparison March 2008 / 2009

## Downtown Seattle

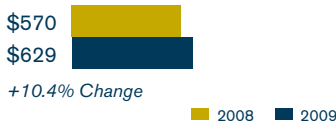
Average Prices (March)

2008	2009
List \$563,613	List \$637,740
Sold \$541,430	Sold \$610,035
-3.9% Variance	-4.3% Variance

Sold Listings (March)



Average \$ / SF (March)

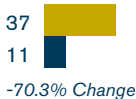


## Queen Anne

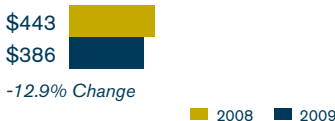
Average Prices (March)

2008	2009
List \$425,763	List \$435,713
Sold \$414,701	Sold \$408,586
-2.6% Variance	-6.2% Variance

Sold Listings (March)



Average \$ / SF (March)

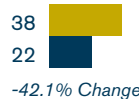


## Capitol Hill/Eastlake

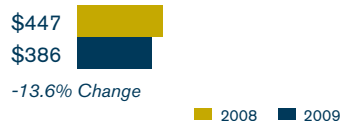
Average Prices (March)

2008	2009
List \$384,484	List \$294,006
Sold \$377,322	Sold \$284,360
-1.9% Variance	-3.3% Variance

Sold Listings (March)



Average \$ / SF (March)



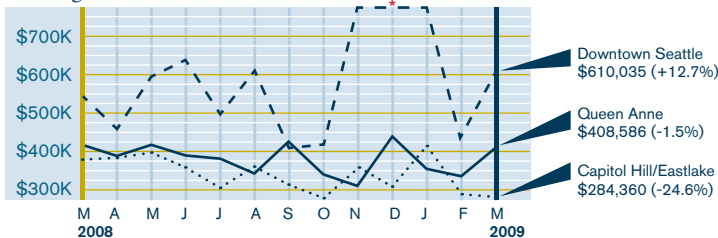
## Seattle Area Trends

- 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, March 2008 – 2009



## featured building *(continued from cover)*



## Lumen

### Amenities

Secured Entrance & Parking; Concierge; Dry Cleaning Pickup & Drop Off; Concrete Construction; 2-Story Loft Spaces; Minimalistic Design; Landscaped Outdoor Courtyard; Owners Lounge With Catering Kitchen; Screening Room; Business Center; Guest Suite; High-Speed Elevators; Ground Floor Commercial Space, Including QFC, Office Max and Genki Sushi.

### Next Month's Featured Building

Mosler Lofts

### Listing History, Past 12 Months

Total # of Units Listed	15 units
Total # of Unit Sales	2 units
<i>(plus zero sold subject to inspection and 1 pending sale)</i>	
Currently Active on Market	3 units
<i>(as of 3/1/09)</i>	

### Sales History, Past 12 Months

Average-Unit Orig. List Price	\$485,120
Average-Unit Sale Price	\$358,975
<i>(for 2 sales)</i>	
List / Sold Price Ratio	16.0%
Average Market Time	77 Days
<i>(includes 2 listings of 1 &amp; 0 DOM)</i>	

# Featured Property Showcase

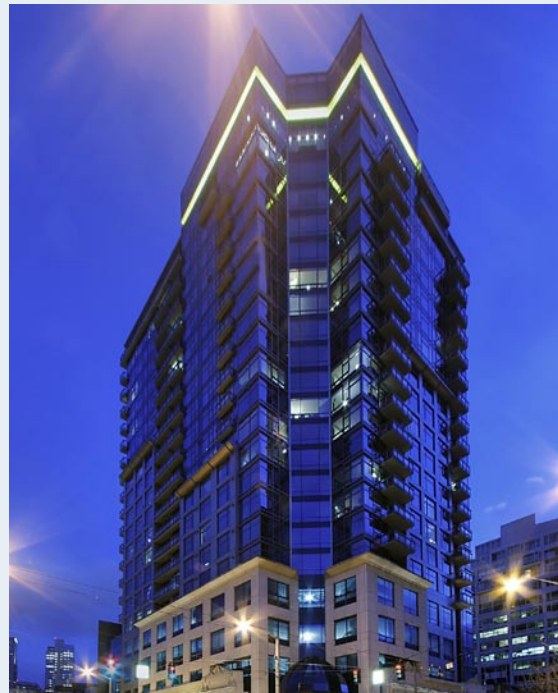


## The Emerging Standard Toward Downtown Living

### 2033 2nd Avenue, #703

Immaculate 2 bedroom 2 bath corner unit in the Cristalla. Huge windows capture Sound views from master suite and open living room. Gourmet chef's kitchen with stainless steel appliances, gas cook top, large wine case, and cherry wood cabinets. Master suite boasts spacious bathroom, soaking tub, and walk in closet.

Located in the heart of Downtown close to shopping, restaurants, and the market. Don't let this one get away!



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

## Without a Doubt, Seattle's Most Beloved Address

### Property Stats

building	Cristalla
price	\$785,000
bedrooms	2
bathrooms	2
parking	1, secured
year built	2005
size	1,408 SF (approx)
HOD	\$629 / month
taxes	\$5,239 / year (tax year of 2008)

### Building Features

Secured Lobby Entrance; Full-Service Concierge; Secured Parking; Fitness Room; Yoga Room; Conference Room; Hot Tub; Movie Theater; Rooftop Terrace; Club Room; and Dog Run.

**Please call for a private viewing.**

**JAMES  
STROUPE**

*Associate Broker & Condo Specialist*

tel 206.910.5000

[james@stroupe.com](mailto:james@stroupe.com)



Featured Property Showcase *(continued)* 2033 2nd Avenue, #703



# Sold Listings March 2009

## Downtown Seattle

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>1521 2nd Avenue</b>								
1521 2nd Ave	3301	1,921	1,175	2	2.25	1	\$ 2,199,000	\$ 2,256,370
1521 2nd Ave	1603	1,644	812	2	1.75	1	\$ 1,450,000	\$ 1,335,000
<b>Gallery</b>								
2911 2nd Ave *	1218	1,591	1,095	1	2	1	\$ 1,591,000	\$ 1,741,959
2911 2nd Ave	516	603	567	1	1	1	\$ 342,100	\$ 342,100
2911 2nd Ave	315	586	503	1	1	1	\$ 295,000	\$ 295,000
<b>Parc</b>								
81 Clay St	721	1,064	545	1	1.75	1	\$ 629,000	\$ 580,000
76 Cedar St	1308	1,016	570	1	1.75	1	\$ 599,000	\$ 579,000
76 Cedar St	1004	867	414	1	1.5	1	\$ 359,000	\$ 359,000
<b>Trio</b>								
3104 Western Ave	510	794	393	0	1	1	\$ 329,950	\$ 312,000
3104 Western Ave	610	794	393	0	1	1	\$ 329,950	\$ 312,000
3104 Western Ave*	615	506	563	0	1	1	\$ 319,950	\$ 285,000
3104 Western Ave *	515	506	543	0	1	1	\$ 299,950	\$ 275,000
3104 Western Ave	611	506	494	0	1	1	\$ 289,950	\$ 250,000
3104 Western Ave*	621	506	474	0	1	1	\$ 249,950	\$ 240,000
<b>Other Properties</b>								
2000 1st Ave	2502	1,909	694	2	2.5	15	\$ 1,690,000	\$ 1,325,000
910 Lenora St	S-1501	1,425	702	2	2	3	\$ 1,095,000	\$ 1,000,000
1107 1st Ave	1704	1,004	697	2	1.75	26	\$ 699,950	\$ 700,000
1415 2nd Ave	1604	1,015	453	2	1.75	18	\$ 459,950	\$ 459,950
2440 Western Ave	503	1,048	429	2	2	11	\$ 479,950	\$ 450,000
909 5th Ave	502	978	460	1	1.5	2	\$ 475,000	\$ 450,000
2414 1st Ave	712	859	512	2	1.5	15	\$ 450,000	\$ 440,000
2716 Elliott Ave	402	1,054	403	1	1.75	6	\$ 429,950	\$ 425,000
819 Virginia St	2007	800	413	1	1	2	\$ 355,000	\$ 330,000
425 Vine St	316	637	414	2	1.75	10	\$ 275,000	\$ 263,500
66 Bell St	45	594	412	1	1	101	\$ 249,888	\$ 245,000

## Queen Anne

Address	Unit	SF	\$ / SF	Bed	Bath	Age	List Price	Sold Price
<b>Queen Anne Properties</b>								
907 Warren Ave N	PH-402	1,659	527	3	2	10	\$ 975,000	\$ 875,000
100 W Highland Dr	202	1,265	407	2	1.75	88	\$ 579,000	\$ 515,000
620 W Mercer Pl	2-C	1,486	320	3	2	31	\$ 499,000	\$ 475,000
524 6th Ave W	501	1,415	322	2	1.75	12	\$ 465,000	\$ 455,000
720 Queen Anne Ave N	404	981	418	2	1.75	12	\$ 434,500	\$ 410,000
1001 2nd Ave W	302	977	358	1	1	34	\$ 359,900	\$ 350,000
520 2nd Ave W	D	1,058	317	2	2	17	\$ 349,000	\$ 335,000
501 Roy St	237	724	456	1	1	2	\$ 379,990	\$ 329,950
2855 14th Ave W*	302	798	345	2	1	19	\$ 275,000	\$ 275,000
49 W Etruria St	102	690	348	1	1	41	\$ 249,950	\$ 240,000
500 Aloha St	303	600	391	1	1	17	\$ 226,500	\$ 234,500

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

All March sold data provided by NWMLS or King County tax records as of April 5, 2009. March sold listing information which did not post by April 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>								
601 Belmont Ave E	12-C	1,929	511	2	1.75	39	\$ 985,000	\$ 985,000
530 Broadway Ave E	225	781	524	1	1.5	1	\$ 449,990	\$ 409,000
1812 19th Ave	208	907	364	1	1	6	\$ 365,000	\$ 330,000
505 Belmont Ave E	902	720	436	1	1	47	\$ 349,900	\$ 314,000
1106 E Thomas St	3	752	417	1	1	109	\$ 318,950	\$ 313,950
1614 Summit Ave	402	732	403	2	1	19	\$ 289,000	\$ 295,200
1414 12th Ave	414	654	443	1	1	1	\$ 299,950	\$ 290,000
150 Melrose Ave E	203	1,017	268	2	1.5	31	\$ 280,000	\$ 272,971
1414 12th Ave	506	661	407	1	1	1	\$ 299,950	\$ 269,000
1414 12th Ave	409	601	433	1	1	1	\$ 259,950	\$ 259,950
1815 14th Ave	1	718	361	1	1	29	\$ 250,000	\$ 259,500
1414 12th Ave	416	661	386	1	1	1	\$ 274,950	\$ 255,000
2001 E Yesler Way*	27	1,090	222	2	1.5	29	\$ 249,950	\$ 242,000
1414 12th Ave	308	601	391	1	1	1	\$ 249,950	\$ 235,000
752 Bellevue Ave E	306	not avail	n/a	1	1	52	\$ 219,950	\$ 224,950
1410 E Pine St	W-326	559	401	0	1	4	\$ 235,000	\$ 224,000
323 16th Ave E	203	473	429	0	1	80	\$ 215,000	\$ 203,000
408 Bellevue Ave E	304	580	336	1	1	80	\$ 194,900	\$ 195,000
601 14th Ave E	303	590	315	1	1	41	\$ 195,900	\$ 186,000
607 14th Ave E	607	605	283	1	1	54	\$ 169,950	\$ 171,450
214 Summit Ave E	407	600	283	1	1	92	\$ 169,950	\$ 169,950
1631 16th Ave	119	402	376	0	1	80	\$ 144,950	\$ 151,000

“Courteous, helpful, reliable and knowledgeable are some of the adjectives that come to mind. Jim Stroupe worked well with my husband, myself and our son. We appreciated the fact that he did not use aggressive sales tactics and allowed us to decide in our own time and pace and was there to guide us.”

— *Dr. Ralph & Melanie Rabkin with son Brian Rabkin*

# JAMES STROUPE

move into the current

[www.stroupe.com](http://www.stroupe.com)

[www.stroupecondoblog.com](http://www.stroupecondoblog.com)

For a free, no-obligation property analysis or consultation, contact James Stroupe direct at 206.910.5000 or [james@stroupe.com](mailto:james@stroupe.com).