

2009

JANUARY ~ JUNE

WHAT **SOLD** AND FOR HOW MUCH?

DATE UNIT PRICE BD/BTH SQ FT \$/SQ FT

5th & MADISON

909 FIFTH AVE. (FIFTH & MADISON)

3/09 502 450,000 1/1.5 978 460

ARBOR PLACE

121 VINE ST. (SECOND & VINE)

2/09 1105 415,000 2/2 1063 390

2/09 2606 425,000 1/1 855 497

AVENUE ONE

2721 FIRST AVE. (FIRST & CEDAR)

4/09 903 380,000 1/1 716 531

BAY VISTA

2821 SECOND AVE. (SECOND & BROAD)

1/09 1904 450,000 1/1.5 1012 445

2/09 705 349,000 1/1.5 1008 346

6/09 1102 750,000 2/2 2609 287

BELLORA

2716 ELLIOTT AVE. (ELLIOTT & CLAY)

2/09 1203 525,000 2/2 1095 479

3/09 402 425,000 1/2 1054 403

5/09 200 395,000 1/2 966 409

6/09 706 590,000 2/2 1116 529

BELLTOWN COURT - FIRST AVENUE

2414 FIRST AVE. (FIRST & WALL)

3/09 712 440,000 2/1.5 859 512

6/09 424 195,500 Studio 470 416

BELLTOWN COURT - SECOND AVENUE

2415 SECOND AVE. (SECOND & WALL)

3/09 712 440,000 2/1.5 859 512

6/09 424 195,500 Studio 470 416

BELLTOWN LOFTS

66 BELL ST. (WESTERN & BELL)

3/09 45 245,000 1/1 594 412

CONCORD

2929 FIRST AVE. (FIRST & BLANCHARD)

4/09 900 800,000 2/2 1316 608

5/09 904 320,000 1/1 597 536

COSMOPOLITAN

819 VIRGINIA ST. (EIGHTH & VIRGINIA)

2 DEVELOPER SALES

2/09 3303 535,000 2/2 1195 448

2/09 1904 535,000 2/2 1195 448

3/09 2007 330,000 11 800 413

4/09 1508 206,000 Studio 419 492

5/09 1508 206,000 Studio 419 492

6/09 2502 750,000 2/2 1316 570

DATE UNIT PRICE BD/BTH SQ FT \$/SQ FT

CRISTALLA

2033 SECOND AVE. (SECOND & LENORA)

3/09 1700 560,000 1/1 928 603

6/09 805 279,000 Studio 441 633

ELLINGTON

2801 FIRST AVE. (FIRST & BROAD)

5/09 307 295,000 1/1 719 410

6/09 701 825,000 2/2 1390 594

FIFTEEN TWENTY-ONE

1521 SECOND AVE. (SECOND & PIKE)

7 DEVELOPER SALES

3/09 1603 1,335,000 2/2 1644 812

FIX BUILDING

1507 WESTERN AVE. (WESTERN & PIKE)

5/09 302 310,000 Studio 709 437

FLORENTINE

526 FIRST AVE. S. (FIRST & S. KING)

1/09 209 325,000 2/1.5 1260 258

FOUR SEASONS RESIDENCES

99 UNION ST. (FIRST & UNION)

2 DEVELOPER SALES

GRANDVIEW

2201 THIRD AVE. (THIRD & BLANCHARD)

1/09 2001 396,000 1/1.5 700 566

4/09 1903 275,000 1/1 591 465

KLEE

2717 WESTERN AVE. (WESTERN & CLAY)

4/09 332 315,000 1/1 765 412

5/09 236 348,000 2/2 1029 338

6/09 5020 339,000 1/1 726 467

MADISON TOWER

1000 FIRST AVE. (FIRST & MADISON)

5/09 2401 4,200,000 2/3 3740 1123

5/09 1602 875,000 2/2.5 1444 606

MARKET PLACE TOWER

2033 FIRST AVE. (FIRST & LENORA)

1/09 1 9,750,000 3/2.5 4663 2091

MONTREUX

425 VINE ST. (FIFTH & VINE)

3/09 316 263,500 2/2 637 414

6/09 326 134,950 Studio 339 398

own the city | **Shea + Gran**
DOWNTOWN CONDOMINIUM SPECIALISTS

DATE UNIT PRICE BD/BTH SQ FT \$/SQ FT

NEWMARK TOWER

1415 SECOND AVE. (SECOND & PIKE)

1/09 803 275,000 1/1 507 542

3/09 1604 459,950 2/2 1015 453

6/09 1401 350,000 1/1 610 574

ONE PACIFIC TOWER

2000 FIRST AVE. (FIRST & VIRGINIA)

3/09 2502 1,325,000 2/2.5 1909 694

6/09 2301 900,000 2/2 1523 591

ROYAL CREST

2100 THIRD AVE. (THIRD & LENORA)

6/09 903 322,750 2/2 976 331

SEATTLE HEIGHTS

2600 SECOND AVE. (SECOND & CEDAR)

4/09 219 214,000 Studio 525 408

5/09 2102 797,400 3/2 1699 469

5/09 2101 797,400 2/2 1330 600

SITE 17

2440 WESTERN AVE. (WESTERN & WALL)

3/09 503 450,000 2/2 1048 429

THE PARC-BELLTOWN

76 CEDAR ST. (WESTERN & CEDAR)

17 DEVELOPER SALES

2/09 1203 525,000 2/2 1095 479

3/09 402 425,000 1/2 1054 403

5/09 200 395,000 1/2 966 409

6/09 706 590,000 2/2 1116 529

DATE UNIT PRICE BD/BTH SQ FT \$/SQ FT

THE VINE

2607 WESTERN AVE. (WESTERN & VINE)

4/09 313 275,000 1/1 637 432

4/09 406 332,500 1/1 698 476

6/09 301 448,900 2/2 1212 370

6/09 654 450,000 2/2 828 543

6/09 606 355,000 1/1 696 510

6/09 151 360,000 2/2 980 367

WATERFRONT LANDINGS-1950

1950 ALASKAN WAY (ALASKAN WAY & PIER 66)

4/09 430 369,500 1/1 784 471

5/09 438 1,350,000 2/2 1653 817

WATERFRONT LANDINGS-2000

2000 ALASKAN WAY (ALASKAN WAY & PIER 66)

6/09 148 540,000 2/2 1160 466

WATERMARK TOWER

1107 FIRST AVE. (FIRST & SPRING)

3/09 1704 700,000 2/2 1004 697

SOURCE: KING COUNTY TAX RECORDS.
FIGURES ARE REPRESENTATIVE OF
PRICING TRENDS AND ARE NOT
GUARANTEED ERROR FREE.

REMEMBER: LOCATION, VIEWS AND
AMENITIES CAN AFFECT UNIT PRICING
AS MUCH (OR MORE) THAN DOES
ACTUAL SQUARE FOOTAGE.

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piece of the downtown sky is our only concern...

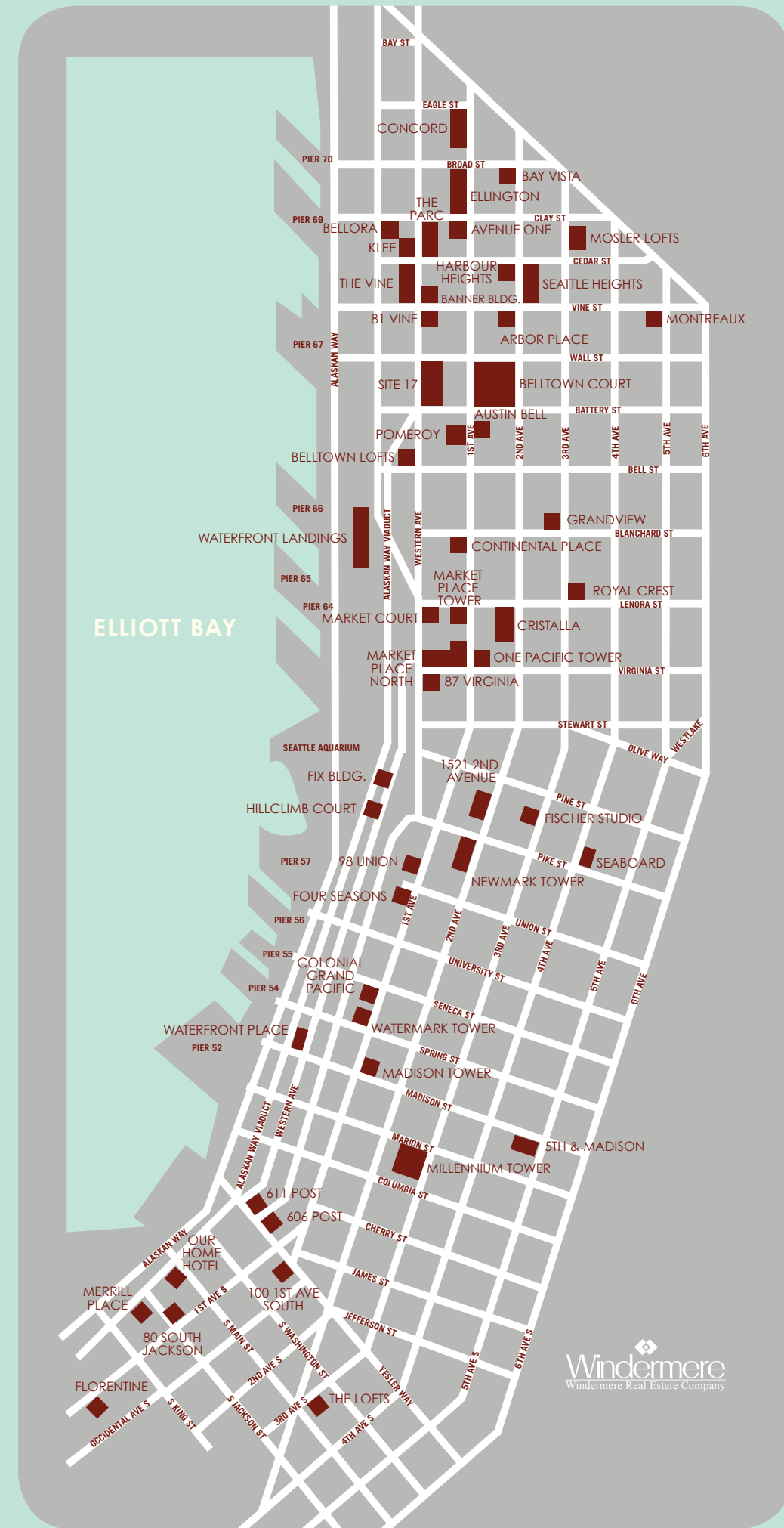
please visit us at
www.sheagran.com

MARY ALICE SHEA: MSHEA@WINDERMERE.COM

KARI GRAN: KGRAN@WINDERMERE.COM

OFFICE PHONE: 206.527.5445 / 206.448.4840

OFFICE FAX: 206.526.7652



Windermere
Windermere Real Estate Company