

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



WHAT SOLD AND FOR HOW MUCH ?  
{ January ~ June }

2008

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DATE	UNIT	PRICE	BED/BATH	SQ FT	\$/SQ FT	DATE	UNIT	PRICE	BED/BATH	SQ FT	\$/SQ FT	DATE	UNIT	PRICE	BED/BATH	SQ FT	\$/SQ FT					
<b>CONCORD</b>																						
2929 FIRST AVE. (FIRST & EAGLE)																						
3/08	809	450,000	1/1	613	734	4/08	5010	439,000	2/1	818	537	1/08	2700	8,375,000	5/3/5	4886	1714					
3/08	1217	520,000	1/1	790	658	5/08	9014	390,000	1/1	720	542	2/08	1502	1,800,000	3/2	1909	943					
4/08	303	557,500	2/1	1072	520	5/08	8006	386,500	1/1	713	542	3/08	2101	1,280,000	2/2	1523	840					
5/08	916	370,000	1/1	796	465	5/08	7008	375,000	1/1	711	527	5/08	902	575,000	1/2	976	589					
6/08	310	400,000	1/1	710	563	6/08	622	330,000	1/1	700	471	<b>OUR HOME HOTEL</b>										
6/08	623	432,500	1/1	613	705	6/08	PH6	696,000	2/2	1169	595	75 S. MAIN ST. (FIRST AVE. S. & MAIN)										
6/08	628	327,000	1/1	658	497	4/08	301	629,000	1/2	1133	555	<b>POMEROY</b>										
1000 FIRST AVE. (FIRST & MADISON)																						
3/08	1602	719,000	1/1	820	877	3/08	1702	1,499,000	2/2	1444	1038	<b>ROYAL CREST</b>										
6/08	2003	645,000	1/1	832	775	1/08	7	871,015	2/2.5	1655	526	2100 THIRD AVE. (THIRD & LENORA)										
6/08	1704	620,000	1/1	832	745	5/08	D-16	1,445,000	2/2	1688	856	2/08	2305	505,000	2/2	1323	382					
6/08	1105	575,000	1/1	700	821	5/08	57	820,000	2/2.5	1323	620	2/08	804	270,000	1/1	783	345					
<b>COSMOPOLITAN</b>																						
819 VIRGINIA ST. (EIGHTH & VIRGINIA)																						
6 Developer/Sales																						
1/08	1205	360,000	1/1.5	738	488	<b>MERRIDIAN</b>						1/08	708	484,000	2/1	1007	481					
2/08	2706	438,000	1/1	738	593	1420 TERRY AVE. (TERRY & PIKE)						1/08	905	325,000	1/1	637	510					
3/08	2408	215,000	Studio	419	513	1/08	1203	365,000	1/1	615	593	2/08	1002	548,000	2/2	1323	414					
3/08	1703	504,750	1/1	820	616	1/08	2701	2,075,000	3/2.5	2189	948	5/08	1503	375,000	2/2	976	384					
4/08	1000	1,750,000	4/4	3101	564	2/08	2403	775,000	2/2	1310	592	6/08	1005	432,000	2/2	1323	327					
5/08	1309	765,000	2/2.5	1171	653	2/08	1208	619,000	2/2	1103	510	6/08	2501	320,000	1/1	772	415					
<b>ARBOR PLACE</b>						5/08	1407	380,000	1/1	800	475	6/26	1104	200,000	Studio	578	346					
121 VINE ST. (SECOND & VINE)						6/08	2506	419,900	1/1	738	568	<b>SEATTLE HEIGHTS</b>										
2/08	2403	645,000	2/2	1065	605	3/08	1906	987,500	3/3	1667	592	2600 SECOND AVE. (SECOND & CEDAR)										
4/08	1607	415,000	1/1	855	485	4/08	2502	834,000	2/2	1102	497	1/08	603	525,000	2/2	1048	501					
<b>AUSTIN BELL</b>						4/08	1803	450,000	1/1	750	600	3/08	609	310,000	1/1	642	483					
2324 FIRST AVE. (FIRST & BELL)						6/08	1902	344,000	1/1	557	618	4/08	418	240,000	1/1	597	402					
2/08	409	237,150	Studio	421	563	6/08	1402	355,000	1/1	621	571	4/08	515	249,950	1/1	513	487					
4/08	511	258,000	Studio	462	558	<b>MERRILL PLACE</b>						<b>THE PARC-BELLTOWN</b>										
2721 FIRST AVE. (FIRST & CEDAR)						6/08	1103	915,000	2/2	1409	579	76 CEDAR ST (WESTERN & CEDAR)										
3/08	802	854,999	2/2	1338	639	5/08	402	610,000	2/1.5	1354	451	62 Developer/Sales										
4/08	1002	895,000	2/2	1338	669	6/08	97 S. JACKSON ST. (FIRST & S. JACKSON)	5/08	402	610,000	2/1.5	1354	501	345,000	1/1	622	555					
<b>BANNER BUILDING</b>						<b>MONTREAUX</b>						<b>THE VINE</b>										
80 VINE ST. (WESTERN & VINE)						425 VINE ST. (FIFTH & VINE)						2607 WESTERN AVE. (WESTERN & VINE)										
4/08	203	995,000	1/1	2143	464	1/08	302	182,000	Studio	318	572	1/08	1005	985,000	2/2	1494	659					
<b>BAY VISTA</b>						2/08	1015	250,000	Studio	447	559	3/08	311	552,000	2/2	1127	490					
2821 SECOND AVE. (SECOND & BROAD)						3/08	608	360,000	1/1	702	513	3/08	908	404,625	1/1	809	500					
3/08	705	450,000	1/1.5	1008	446	5/08	418	168,000	Studio	337	499	4/08	457	435,000	2/2	915	475					
5/08	1801	2,250,000	2/2	2577	873	6/08	418	172,000	Studio	337	510	5/08	703	505,000	1/1.5	987	512					
6/08	2001	2,175,000	2/2	2577	844	<b>MOSLER LOFTS</b>						5/08	360	472,630	2/2	914	517					
6/08	701	690,000	2/2	1276	541	2523 THIRD AVE. (THIRD & WALL)						5/08	1102	675,000	1/1.5	1025	659					
<b>BELLORA</b>						5/08	R201	225,000	Studio	597	377	5/08	351	439,910	2/2	995	442					
2716 ELLIOTT AVE. (ELLIOTT & CLAY)						1/08	314	492,500	1/1	983	501	6/08	1104	1,070,000	2/2	1431	748					
4/08	906	625,000	2/2	1116	560	1/08	513	467,900	1/1	703	666	5/08	206	295,000	1/1	698	423					
5/08	310	360,000	1/1	647	556	1/08	1006	370,000	1/1	690	536	6/08	412	305,000	1/1	641	476					
6/08	PH00	1,995,000	2/2	1802	1107	4/08	505	255,000	Studio	551	463	<b>WATERFRONT LANDINGS—1900</b>										
<b>BELLTOWN COURT—FIRST AVENUE</b>						2201 THIRD AVE. (THIRD & BLANCHARD)						1900 ALASKAN WAY (ALASKAN WAY & PIER 66)										
2414 FIRST AVE. (FIRST & WALL)						5/08	510	365,000	1/1	569	641	1/08	201	399,000	1/1	850	469					
3/08	410	303,000	1/1	631	480	5/08	TH2	620,000	1/1.5	1097	565	4/08	110	330,000	1/1	624	529					
5/08	704	402,000	2/2	879	457	5/08	PH1	2,300,000	3/3.5	1991	1155	6/08	513	615,000	2/2	1141	539					
5/08	621	360,000	2/1	786	458	5/08	PH3	1,085,000	2/2	1378	787	<b>WATERFRONT LANDINGS—2000</b>										
5/08	721	405,000	2/2	879	461	5/08	700	449,000	1/2	766	586	2000 ALASKAN WAY (ALASKAN WAY & PIER 66)										
<b>BELLTOWN COURT—SECOND AVENUE</b>						2621 SECOND AVE. (SECOND & CEDAR)						1/08						345	426,000	1/1	931	458
2415 SECOND AVE. (SECOND & WALL)						1/08	1601	470,000	2/2	1140	412	<b>NEWMARK TOWER</b>										
2/08	1104	475,000	2/2	1150	413	2/08	1104	475,000	2/2	1150	413	1415 SECOND AVE. (SECOND & PIKE)										
2/08	534	499,900	2/2	924	541	1/08	1808	312,500	1/1	511	612	1/08	201	399,000	1/1	850	469					
5/08	646	345,000	1/1	710	486	5/08	1203	299,950	1/1	507	592	6/08	110	330,000	1/1	624	529					
<b>COLONIAL GRAND PACIFIC</b>						2717 WESTERN AVE. (WESTERN & CLAY)						<b>WATERFRONT LANDINGS—2000</b>										
1119 FIRST AVE. (FIRST & SENECA)						1/08	109	556,780	Studio	1266	440	2000 ALASKAN WAY (ALASKAN WAY & PIER 66)	1/08	345	426,000	1/1	931	458				
4/08	301	302,000	Studio	521	580	1/08	1018	390,000	1/1	721	541	1/08	201	399,000	1/1	850	469					
4/08	301	302,000	Studio	521	580	3/08	530	420,000	2/2	914	460	6/08	513	615,000	2/2	1141	539					
4/08	301	302,000	Studio	521	580	4/08	112	415,000	1/1	1003	414	1/08	345	426,000	1/1	931	458					

**WATERFRONT PLACE**  
1009 WESTERN AVE. (WESTERN & MADISON)

6/08 1102 620,000 1/1.5 1345 461

**WATERMARK TOWER**  
1107 FIRST AVE. (FIRST & SPRING)

4/08 1005 387,500 1/1 712 544

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

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

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