own the city | Shea + Gran

DOWNTOWN CONDOMINIUM SPECIALISTS

2007 january - june

what sold and for how much

www.sheagran.com

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606 POST
606 POST (POST ALLEY & YESLER)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
3/07	303	411,000	2/2	968	425

611 POST
611 POST (POST ALLEY & YESLER)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
6/07	1	411,000	1/1.5	938	438
6/07	8	418,000	1/1.5	938	446

81 VINE
81 VINE (WESTERN & VINE)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
3/07	300	740,000	1/1	1490	497
6/07	308	390,000	Studio	775	503

87 VIRGINIA
87 VIRGINIA (WESTERN & VIRGINIA)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
2/07	12/13	2,200,000	1/2.5	1872	1175

98 UNION
98 UNION (FIRST AVE. & UNION)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
5/07	409	410,000	1/1.5	1143	359

ARBOR PLACE
121 VINE ST. (SECOND & VINE)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
2/07	1004	314,000	1/1	675	465
2/07	603	400,000	2/2	1065	376
3/07	2006	422,000	1/1	787	536
4/07	605	444,084	2/2	1063	418
4/07	701	455,000	2/2	996	457
4/07	506	328,500	1/1	815	403
5/07	402	325,000	1/1	661	492
6/07	1203	550,000	2/2	1065	516

AVENUE ONE
2721 FIRST AVE. (FIRST & CEDAR)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
2/07	PH3	450,000	1/1	716	628
2/07	410	375,000	1/1	721	520
3/07	708	339,000	1/1	680	499
3/07	607	615,000	2/2	1117	551
4/07	510	411,500	1/1	721	571
4/07	502	690,000	2/2	1338	516
5/07	402	675,000	2/2	1338	504
5/07	709	310,000	1/1	521	595
6/07	201	250,000	Studio	469	533

BANNER BUILDING
80 VINE ST. (WESTERN & VINE)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
6/07	504	930,000	2/2.5	1687	551

BAY VISTA
2821 SECOND AVE. (SECOND & BROAD)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
4/07	1503	750,000	2/2	1235	607

BELLORA
2716 ELLIOTT AVE. (ELLIOTT & CLAY)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
2/07	300	605,000	2/1.5	989	612
2/07	902	914,000	2/2	1495	611
3/07	507	387,500	1/1	574	675

BELLORA
(cont…)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
5/07	403	735,500	2/2	1503	489
5/07	803	345,000	1/1	516	669
6/07	806	660,000	2/2	1116	591

BELLTOWN COURT—FIRST AVENUE
2414 FIRST AVE. (FIRST & WALL)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
2/07	622	425,000	2/2	879	484
2/07	421	379,000	2/1	778	487
2/07	420	306,000	1/1	641	477
6/07	423	292,500	1/1	575	509
6/07	321	365,000	2/1	683	534
6/07	706	479,000	2/2	1078	444
6/07	305	375,000	2/1	778	482

BELLTOWN COURT—SECOND AVENUE
2415 SECOND AVE. (SECOND & WALL)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
1/07	646	333,750	1/1	710	470
3/07	550	434,950	2/2	918	474
3/07	339	306,000	1/1	543	564
4/07	328	292,950	1/1	579	506
4/07	342	459,000	2/2	924	497
5/07	728	237,650	1/1	579	410
6/07	543	231,000	Studio	466	496

CONCORD
2929 FIRST AVE. (FIRST & EAGLE)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
2/07	313	366,000	1/1	638	574
3/07	507	420,000	1/1	780	538
3/07	803	665,000	2/2	1114	597
4/07	917	456,500	1/1	796	573
4/07	1004	389,990	1/1	597	653
4/07	705	545,000	1/1	845	645
4/07	508	500,000	1/1	754	663
4/07	1105	536,000	1/1	797	673
5/07	1100	1,236,750	2/2	1315	940
5/07	305	459,000	1/1	885	519
5/07	1202	2,960,000	3/3.5	3036	975
5/07	616	305,000	Studio	491	621
6/07	521	249,950	Studio	438	571
6/07	500	815,000	2/2	1124	725

CONTINENTAL PLACE
2125 FIRST AVE. (FIRST & BLANCHARD)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
1/07	1502	400,000	1/1	512	781
2/07	705	395,000	1/1	700	564
4/07	1105	499,000	1/1	700	713
5/07	1301	1,330,000	2/2.5	1684	790
5/07	1605	985,000	2/2	1233	799
5/07	2504	1,750,000	3/3	1977	885
5/07	2105	1,695,000	2/2	1459	1162
6/07	906	873,000	2/2	1233	708
6/07	2001	850,000	2/2	1233	689

COSMOPOLITAN
819 VIRGINIA ST. (EIGHTH & VIRGINIA)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
216 Developer Sales					
3/07	1901	585,000	1/1.5	954	613
4/07	1511	560,000	1/1	954	587
4/07	1109	389,950	1/1	719	542
4/07	1903	465,000	1/1	820	567
4/07	2003	468,000	1/1	820	570
4/07	2510	799,000	2/2.5	1315	607
5/07	1503	454,500	1/1.5	820	554
5/07	1009	377,000	1/1	711	530
5/07	2209	400,000	1/1	719	556
5/07	1409	379,950	1/1	719	528
5/07	1609	399,950	1/1	719	556
5/07	2005	430,000	1/1	738	583
6/07	2011	579,950	1/1	954	608
6/07	2803	549,900	1/1	815	675
6/07	1505	431,000	1/1	735	586
6/07	2511	590,000	1/1	954	618
6/07	906	439,900	1/1	735	599
6/07	1907	445,000	1/1	800	556
6/07	2301	572,300	1/1	943	607
6/07	2305	455,000	1/1	740	615
6/07	2008	255,000	Studio	419	609

CRISTALLA
2033 SECOND AVE. (SECOND & LENORA)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
2/07	1801	599,000	1/1	773	775
3/07	1100	645,000	1/1	928	695
3/07	2001	660,000	1/1	773	854
5/07	711	982,500	2/2	1588	619
6/07	702	1,100,000	2/2	1612	682
6/07	809	622,500	1/1	826	754
6/07	802	1,250,000	2/2	1612	775

ELLINGTON
2801 FIRST AVE. (FIRST & BROAD)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
3/07	815	122,500	Studio	447	274
3/07	1019	912,000	2/2	1467	622
3/07	1007	425,000	1/1	719	591
4/07	704	390,700	1/1	721	542
4/07	816	531,000	2/2	905	587
4/07	214	339,000	1/1	721	470
4/07	1004	403,035	1/1	721	559
6/07	219	854,900	2/2	1467	583

FISCHER STUDIO
1519 THIRD AVE. (THIRD & PIKE)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
1/07	501	550,000	2/1	1377	399

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

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
2/07	404	400,000	2/1	1115	359
4/07	310	431,000	2/1	1105	390
5/07	424	400,700	2/1.5	1313	305
5/07	219	400,000	1/1.5	1217	329

GRANDVIEW
2201 THIRD AVE. (THIRD & BLANCHARD)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
1/07	1802	348,000	1/1	591	589
3/07	1702	377,000	1/1	591	638
4/07	2504	949,950	2/2	1254	758
5/07	2106	505,000	2/2	853	592

HARBOUR HEIGHTS
2621 SECOND AVE. (SECOND & CEDAR)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
3/07	1202	409,000	1/1	815	502
4/07	1401	549,950	1/1	1140	482

KLEE
2717 WESTERN AVE. (WESTERN & CLAY)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
1/07	5008	330,000	1/1	711	464
2/07	102	412,000	1/1	1005	410
2/07	6002	345,000	1/1	717	481
3/07	636	360,000	1/1	721	499
3/07	7018	390,000	1/1	721	541
3/07	3002	385,000	1/1	770	500
4/07	6004	330,000	1/1	713	463
4/07	5000	370,000	1/1	680	544
4/07	8004	385,000	1/1	713	540
5/07	9008	352,110	1/1	711	495
5/07	6000	390,000	1/1	680	574
5/07	PH18	690,000	2/2	1071	644
6/07	626	330,000	1/1	692	477

MADISON TOWER
1000 FIRST AVE. (FIRST & MADISON)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
2 Developer Sales					
2/07	1504	675,000	1/1.5	877	770

MARKET COURT
2030 WESTERN AVE. (WESTERN & LENORA)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
3/07	412	970,000	3/3	2332	416

MARKET PLACE NORTH
2021 FIRST AVE. (FIRST & VIRGINIA)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
4/07	E4	1,125,000	2/2	1581	712

MERRILL PLACE
97 S. JACKSON ST. (FIRST & JACKSON)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
3/07	401	550,000	2/1.5	1240	444
4/07	402	602,000	2/1.5	1354	445

MILLENNIUM TOWER
715 SECOND AVE. (SECOND & COLUMBIA)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
5/07	1501	3,895,000	3/3.5	4589	849

MONTREAUX
425 VINE ST. (FIFTH & VINE)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
1/07	604	245,000	1/1	433	566
3/07	401	184,000	Studio	365	504
3/07	507	195,000	Studio	345	565

MONTREAUX
(cont…)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
4/07	408	260,000	1/1	476	546
4/07	326	185,900	Studio	339	548
4/07	510	248,000	1/1	480	517
5/07	313	178,000	Studio	306	582
5/07	422	195,000	Studio	349	559
5/07	306	200,000	Studio	346	578

NEWMARK TOWER
1415 SECOND AVE. (SECOND & PIKE)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
1/07	1010	390,000	1/1	713	547
1/07	2106	382,500	1/1	670	571
1/07	606	240,000	1/1	670	358
1/07	2009	590,000	2/2	998	591
1/07	1608	325,000	1/1	511	636
1/07	1001	375,000	1/1	610	615
5/07	1708	335,000	1/1	511	656
6/07	2003	267,000	1/1	507	527

ONE PACIFIC TOWER
2000 FIRST AVE. (FIRST & VIRGINIA)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
4/07	1001	875,000	2/2	1523	575

OUR HOME HOTEL
75 S. MAIN ST. (FIRST AVE. S. & MAIN)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
5/07	207	304,500	Studio	597	510

POMEROY
2319 FIRST AVE. (FIRST & BELL)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
1/07	507	730,000	2/2	1324	551
4/07	302	383,000	1/1	906	423
5/07	403	381,000	Studio	652	584

ROYAL CREST
2100 THIRD AVE. (THIRD & LENORA)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
1/07	1906	347,500	1/1	773	450
1/07	1203	330,000	1/1	779	424
1/07	2604	393,000	1/1	783	502
2/07	704	235,000	Studio	578	407
2/07	1605	539,000	2/2	1323	407
3/07	602	400,000	2/2	1323	302
5/07	1003	385,000	1/1.5	779	494
6/07	1502	585,000	2/2	1323	442

SEABOARD
1500 FOURTH AVE. (FOURTH & PIKE)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
4/07	805	365,000	Studio	710	514
5/07	905	367,500	Studio	710	518

SEATTLE HEIGHTS
2600 SECOND AVE. (SECOND & CEDAR)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
2/07	907	528,000	2/2	908	581
3/07	614	245,000	Studio	436	562
4/07	605	495,000	2/2	969	511

SEATTLE HEIGHTS
(cont…)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
4/07	1006	415,000	1/1	729	569
5/07	808	385,000	1/1	729	528
6/07	210	265,000	Studio	513	517
6/07	2204	1,087,500	3/2	1699	640

SITE 17
2440 WESTERN AVE. (WESTERN & WALL)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
3/07	710	329,000	1/1	664	495

THE VINE
2607 WESTERN AVE. (WESTERN & VINE)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
1/07	207	290,000	1/1	714	406
2/07	906	750,000	2/2	1125	667
2/07	153	287,900	1/1	611	471
2/07	308	447,000	2/2	921	485
3/07	1208	476,000	1/1	809	588
3/07	204	405,000	1/1	886	457
5/07	456	542,000	2/1.5	889	610
5/07	PH1202	720,778	1/1.5	1025	703
6/07	408	520,000	2/2	921	565
6/07	1001	820,000	2/2	1222	671
6/07	709	450,000	1/1	799	563
6/07	505	265,000	Studio	447	593

WATERFRONT LANDINGS—1900
1900 ALASKAN WAY (ALASKAN WAY & PIER 66)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
5/07	301	393,000	1/1	850	462
5/07	111	439,000	1/1	922	476
6/07	507	1,150,000	2/2	1423	808

WATERFRONT LANDINGS—1950
1950 ALASKAN WAY (ALASKAN WAY & PIER 66)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
3/07	124	683,000	2/2	1269	538
4/07	429	532,530	1/1	859	620

WATERFRONT LANDINGS—2000
2000 ALASKAN WAY (ALASKAN WAY & PIER 66)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
3/07	544	384,000	1/1	719	534
4/07	245	422,500	1/1	931	454
4/07	145	447,000	1/1	931	480
4/07	557	1,150,000	2/2	1493	770
5/07	448	585,000	2/2	1160	504
6/07	111	439,000	1/1	922	476

WATERMARK TOWER
1107 FIRST AVE. (FIRST & SPRING)

DATE	UNIT	PRICE	BED/BATH	SQ FT	$/SQ FT
2/07	804	483,500	1/1	824	587
3/07	1402	573,950	2/2	1056	544
5/07	1101	565,000	2/2	1111	509

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

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