

# CMA Report

Listings as of 12/31/07 at 11:53am

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**Property Type** Condominium **Areas** 701-Belltown,Downtn, 700-Queen Anne/Magno **County** King **City** Seattle **Statuses** Active, Contingent, Active - STI, Pending (3/1/2007 or after) , Sold (3/1/2007 or after) **Price** 550,000 to 650,000 **Bedrooms** 1.00 to 1.00 **Bathrooms** 1.00 to 1.00 **Year Built** 2000 year(s) or more **View** City

## CONDOMINIUM

### ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price
1530 Eastlake Ave E #634	Seattle	565, B2	1	1	926		2009	04/11/07	655.72	257	597,500	607,200
2033 2nd Ave #807	Seattle	564, J5	1	1	820		2005	10/19/07	768.23	73	629,950	629,950
737 Olive Way #3709	Seattle	565, A5	1	1	682		2009	09/04/07	931.09	118	635,000	635,000
<b>Listing Count 3</b>	<b>Averages</b>				809				785.01	149	620,817	624,050
					<b>High</b> 635,000				<b>Low</b> 607,200			<b>Median</b> 629,950

### ACTIVE - STI Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price
1600 2nd Ave #1214	Seattle	564, J5	1	1	692		2008	10/20/07	838.01	30	1,399,000	579,900
<b>Listing Count 1</b>	<b>Averages</b>				692				838.01	30	1,399,000	579,900
					<b>High</b> 579,900				<b>Low</b> 579,900			<b>Median</b> 579,900

### PENDING Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price
2911 2nd Ave #807	Seattle	564, H5	1	1	876		2008	05/04/07	630.48	3	552,300	552,300
2911 2nd Ave #904	Seattle	564, H5	1	1	869		2008	09/27/07	641.77	21	557,700	557,700
2911 2nd Ave #1007	Seattle	564, H5	1	1	876		2008	11/15/07	676.48	56	592,600	592,600
2717 Western Ave #109	Seattle	564, J5	1	1	1,266		2001	12/28/07	473.14	162	674,950	599,000
<b>Listing Count 4</b>	<b>Averages</b>				972				605.47	61	594,388	575,400
					<b>High</b> 599,000				<b>Low</b> 552,300			<b>Median</b> 575,150

### SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Date	\$/SqFt	CDOM	Orig Price	List Price	Sale Price	SP%LP
819 Virginia St #1511	Seattle	564, J4	1	1	943		2007	04/27/07	593.85	19	579,000	579,000	560,000	96.70
910 Lenora St #S801	Seattle	565, A4	1	1	918		2006	03/26/07	619.83	12	569,000	569,000	569,000	100.00
819 Virginia St #2301	Seattle	564, J4	1	1	943		2007	06/18/07	606.89	24	599,000	599,000	572,300	95.50
910 Lenora St #S901	Seattle	565, A4	1	1	918		2006	10/26/07	626.36	192	615,000	585,000	575,000	98.30
819 Virginia St #2011	Seattle	564, J4	1	1	954		2007	06/05/07	607.91	41	589,950	589,950	579,950	98.30
819 Virginia St #2401	Seattle	565, A4	1	1	954		2007	07/25/07	607.91	24	579,950	579,950	579,950	100.00
819 Virginia #2511	Seattle	565, A4	1	1	954		2007	06/08/07	618.45	12	599,000	599,000	590,000	98.50
819 Virginia St #2701	Seattle	564, J5	1	1	979		2007	04/19/07	603.63	103	585,950	585,950	590,950	100.90
910 Lenora St #S1201	Seattle	565, A4	1	1	918		2006	05/17/07	647.06	14	599,000	599,000	594,000	99.20
2121 Terry Ave #1704	Seattle	565, A4	1	1	758		2006	04/20/07	796.83	30	625,000	625,000	604,000	96.60
819 Virginia St #2910	Seattle	564, J4	1	1	943		2007	10/05/07	643.69	145	649,999	624,000	607,000	97.30
2720 3rd Ave #1108	Seattle	564, H4	1	1	995		2006	12/13/07	613.07	29	610,000	610,000	610,000	100.00
2033 2nd Ave #809	Seattle	564, J5	1	1	826		2005	06/15/07	753.63	40	625,000	625,000	622,500	99.60
819 Virginia St #3010	Seattle	565, A5	1	1	979		2007	07/31/07	638.41	63	683,000	640,000	625,000	97.70
910 Lenora St #S1401	Seattle	565, A4	1	1	918		2006	07/23/07	680.83	55	625,000	625,000	625,000	100.00
<b>Listing Count 15</b>	<b>Averages</b>				927				643.89	54	608,923	602,323	593,643	98.56
					<b>High</b> 625,000				<b>Low</b> 560,000			<b>Median</b> 590,950		
<b>Report Count 23</b>	<b>Report Averages</b>				909				664.06	66	642,298	599,500	593,643	

*Presented By: Bill MacDonald / Windermere Bellevue Commons Phone: 206-949-2455*  
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