



for the week ending April 23rd, 2006

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On the Market

MLS Area: 380 Seattle: S of I90, E of I5



Project: Welch Plaza	Address: 425 23rd Ave S.
City: Seattle	Neighbrhd: Central District
Style: Flats-Conversion	Start Date: Jan-05
Median Price: \$200,000	Total Units: 72
Avg \$/sq ft: \$324	Total Sold ending 4/2/06: 69
Avg Sq Ft: 672	Total Sold ending 4/23/06: 69
Weekly Traffic: 35	Week's Sales ending 4/23/06: 0

MLS Area: 390 Seattle: S of Ship canal N of I90, East of I5



Project: Bellagio CH	Address: 745 Bellevue Ave E
City: Seattle	Neighbrhd: Capitol Hill
Style: Flats	Start Date: Oct-04
Median Price: \$385,000	Total Units: 23
Avg \$/sq ft: \$433	Total Sold ending 4/2/06: 9
Avg Sq Ft: 1100	Total Sold ending 4/23/06: 11
Weekly Traffic: 0	Week's Sales ending 4/23/06: 2



Project: Bolero	Address: 1323 Boren Avenue
City: Seattle	Neighbrhd: Capitol Hill
Style: 30	Start Date: Apr-06
Median Price: \$214,990	Total Units: 75
Avg \$/sq ft: \$434	Total Sold ending 4/2/06: 17
Avg Sq Ft: 521	Total Sold ending 4/23/06: 20
Weekly Traffic: 58	Week's Sales ending 4/23/06: 3



Project: Madison Lofts	Address: 30th & Madison
City: Seattle	Neighbrhd: Madison Valley
Style:	Start Date:
Median Price: \$0	Total Units: 20
Avg \$/sq ft: \$0	Total Sold ending 4/2/06:
Avg Sq Ft: 0	Total Sold ending 4/23/06:
Weekly Traffic: 0	Week's Sales ending 4/23/06:



Project: Meritage	Address: 124 Bellevue Ave E
City: Seattle	Neighbrhd: Capitol Hill
Style: Flats	Start Date: Dec-58
Median Price: \$325,000	Total Units: 48
Avg \$/sq ft: \$460	Total Sold ending 4/2/06: 21
Avg Sq Ft: 725	Total Sold ending 4/23/06: 24
Weekly Traffic: 16	Week's Sales ending 4/23/06: 2

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Project: Rowan	Address: 525 16th Ave East
City: Seattle	Neighbrhd: Capitol Hill
Style: Flats-conversion	Start Date: Oct-05
Median Price: \$279,900	Total Units: 14
Avg \$/sq ft: \$436	Total Sold ending 4/2/06: 14
Avg Sq Ft: 633	Total Sold ending 4/23/06: 14
Weekly Traffic: 0	Week's Sales ending 4/23/06: 0

MLS Area: 700 Seattle: Queen Anne, Magnolia, S Lk Union



Project: 500 Elliot	Address: 500 Elliott Ave W
City: Seattle	Neighbrhd: Queen Anne
Style: Flats - Conversion	Start Date: Mar-06
Median Price: \$200,000	Total Units: 44
Avg \$/sq ft: \$399	Total Sold ending 4/2/06: 16
Avg Sq Ft: 872	Total Sold ending 4/23/06: 18
Weekly Traffic: 0	Week's Sales ending 4/23/06: 2



Project: Athena	Address: 323 Queen Anne Ave N
City: Seattle	Neighbrhd: Queen Anne
Style: Flats-Conversion	Start Date: Sep-05
Median Price: \$339,900	Total Units: 91
Avg \$/sq ft: \$527	Total Sold ending 4/2/06: 90
Avg Sq Ft: 638	Total Sold ending 4/23/06: 90
Weekly Traffic: 0	Week's Sales ending 4/23/06: 0



Project: Florence Condos	Address: 654 Emerson
City: Seattle	Neighbrhd: Queen Anne
Style: Flats - Conversion	Start Date: Jan-06
Median Price: \$339,500	Total Units: 4
Avg \$/sq ft: \$327	Total Sold ending 4/2/06: 4
Avg Sq Ft: 1153	Total Sold ending 4/23/06: 4
Weekly Traffic: 0	Week's Sales ending 4/23/06: 0



Project: Lumen	Address: 500 Roy Str
City: Seattle	Neighbrhd: Queen Anne
Style: Flats	Start Date: Jun-05
Median Price: \$564,900	Total Units: 94
Avg \$/sq ft: \$607	Total Sold ending 4/2/06: 47
Avg Sq Ft: 812	Total Sold ending 4/23/06: 48
Weekly Traffic: 118	Week's Sales ending 4/23/06: 35



Project: Residences at Fifth Ave	Address: 812 5th Ave N
City: Seattle	Neighbrhd: Queen Anne
Style: Flats - Conversion	Start Date: Mar-06
Median Price: \$0	Total Units: 62
Avg \$/sq ft: \$418	Total Sold ending 4/2/06: 26
Avg Sq Ft: 758	Total Sold ending 4/23/06: 27
Weekly Traffic: 43	Week's Sales ending 4/23/06: 1

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Project:	Windsor Court	Address:	566 Prospect
City:	Seattle	Neighbrhd:	Queen Anne
Style:	Flats-Conversion	Start Date:	Sep-05
Median Price:	\$235,200	Total Units:	40
Avg \$/sq ft:	\$413	Total Sold ending 4/2/06:	38
Avg Sq Ft:	654	Total Sold ending 4/23/06:	38
Weekly Traffic:	0	Week's Sales ending 4/23/06:	0

MLS Area: 701 Seattle: Downtown



Project:	2200 Westlake*	Address:	2200 Westlake Ave
City:	Seattle	Neighbrhd:	Retail Core
Style:	Hotel/Condo	Start Date:	Dec-04
Median Price:		Total Units:	271
Avg \$/sq ft:	\$635	Total Sold ending 4/2/06:	270
Avg Sq Ft:	0	Total Sold ending 4/23/06:	270
Weekly Traffic:	0	Week's Sales ending 4/23/06:	0



Project:	Cosmopolitan	Address:	819 Virginia Street
City:	Seattle	Neighbrhd:	Retail Core
Style:	Highrise	Start Date:	Jun-05
Median Price:	\$0	Total Units:	250
Avg \$/sq ft:	\$554	Total Sold ending 4/2/06:	230
Avg Sq Ft:	0	Total Sold ending 4/23/06:	232
Weekly Traffic:	30	Week's Sales ending 4/23/06:	2



Project:	Four Seasons	Address:	1st & Union
City:	Seattle	Neighbrhd:	Retail Core
Style:	Hotel/Condo	Start Date:	Apr-05
Median Price:	\$0	Total Units:	29
Avg \$/sq ft:	\$0	Total Sold ending 4/2/06:	0
Avg Sq Ft:		Total Sold ending 4/23/06:	0
Weekly Traffic:	0	Week's Sales ending 4/23/06:	0



Project:	Madison Tower	Address:	1000 First Ave
City:	Seattle	Neighbrhd:	Retail Core
Style:	Hotel/Condo	Start Date:	Apr-05
Median Price:	\$1,057,500	Total Units:	47
Avg \$/sq ft:	\$825	Total Sold ending 4/2/06:	41
Avg Sq Ft:	1502	Total Sold ending 4/23/06:	41
Weekly Traffic:	9	Week's Sales ending 4/23/06:	0



Project:	Mosler Lofts	Address:	2720 3rd Ave
City:	Seattle	Neighbrhd:	Belltown
Style:	Highrise	Start Date:	Feb-06
Median Price:	\$620,000	Total Units:	150
Avg \$/sq ft:	\$617	Total Sold ending 4/2/06:	95
Avg Sq Ft:	1090	Total Sold ending 4/23/06:	98
Weekly Traffic:	0	Week's Sales ending 4/23/06:	1

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Project: Olive 8
City: Seattle
Style: Highrise/Hotel
Median Price: \$0
Avg \$/sq ft: \$0
Avg Sq Ft: 0
Weekly Traffic: 48

Address: 8th & Olive
Neighbrhd: Retail Core
Start Date:
Total Units: 198
Total Sold ending 4/2/06: 115
Total Sold ending 4/23/06: 121
Week's Sales ending 4/23/06: 6



Project: Parc
City: Seattle
Style: Highrise
Median Price: \$529,000
Avg \$/sq ft: \$616
Avg Sq Ft: 777
Weekly Traffic: 0

Address: 76 Cedar Str.
Neighbrhd: Belltown
Start Date: Jan-06
Total Units: 185
Total Sold ending 4/2/06: 86
Total Sold ending 4/23/06: 94
Week's Sales ending 4/23/06: 0



Project: Site17
City: Seattle
Style: Flat, Lofts, Conversion
Median Price: \$0
Avg \$/sq ft: \$422
Avg Sq Ft: 773
Weekly Traffic: 25

Address: 2440 Western Avenue
Neighbrhd: Belltown
Start Date: Aug-05
Total Units: 129
Total Sold ending 4/2/06: 110
Total Sold ending 4/23/06: 110
Week's Sales ending 4/23/06: 0



Project: Trio
City: Seattle
Style: Flats, Lofts
Median Price: \$0
Avg \$/sq ft: \$0
Avg Sq Ft: 0
Weekly Traffic: 0

Address: 3131 Western Avenue
Neighbrhd: Belltown
Start Date: Dec-05
Total Units:
Total Sold ending 4/2/06: 0
Total Sold ending 4/23/06: 0
Week's Sales ending 4/23/06: 0

MLS Area: 705 Seattle: N of Canal, West of I5, S of 145th



Project: Bagley Lofts
City: Seattle
Style: Flats TH
Median Price: \$0
Avg \$/sq ft: \$450
Avg Sq Ft: 750
Weekly Traffic: 45

Address: 2205 N. 45th Str.
Neighbrhd: Wallingford
Start Date: Mar-06
Total Units: 43
Total Sold ending 4/2/06: 28
Total Sold ending 4/23/06: 34
Week's Sales ending 4/23/06: 3



Project: Canal Station
City: Seattle
Style: Flats
Median Price: \$288,900
Avg \$/sq ft: \$422
Avg Sq Ft: 680
Weekly Traffic: 0

Address: 5440 Leary Ave NW
Neighbrhd: Ballard
Start Date: Sep-05
Total Units: 169
Total Sold ending 4/2/06: 156
Total Sold ending 4/23/06: 157
Week's Sales ending 4/23/06: 1

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Project: Cooper Square
City: Seattle
Style: Flats: Conversion
Median Price: \$0
Avg \$/sq ft: \$302
Avg Sq Ft: 677
Weekly Traffic: 2

Address: 8745 Greenwood Ave N
Neighbrhd: Greenwood
Start Date: Aug-05
Total Units: 56
Total Sold ending 4/2/06: 54
Total Sold ending 4/23/06: 54
Week's Sales ending 4/23/06: 0



Project: Metropole
City: Seattle
Style: Flats
Median Price: \$392,450
Avg \$/sq ft: \$491
Avg Sq Ft: 893
Weekly Traffic: 0

Address: 5615 24th Ave. NW
Neighbrhd: Ballard
Start Date: Mar-06
Total Units: 30
Total Sold ending 4/2/06: 8
Total Sold ending 4/23/06: 10
Week's Sales ending 4/23/06: 0



Project: NoMa
City: Seattle
Style: Flats
Median Price: \$0
Avg \$/sq ft: \$450
Avg Sq Ft: 800
Weekly Traffic: 25

Address: 24th NW N of Market
Neighbrhd: Ballard
Start Date: Feb-06
Total Units: 90
Total Sold ending 4/2/06: 48
Total Sold ending 4/23/06: 53
Week's Sales ending 4/23/06: 3



Project: Scandia
City: Seattle
Style: Flats Conversion
Median Price: \$226,950
Avg \$/sq ft: \$321
Avg Sq Ft: 732
Weekly Traffic: 10

Address: 1400 NW 60th St
Neighbrhd: Ballard
Start Date: Oct-05
Total Units: 10
Total Sold ending 4/2/06: 9
Total Sold ending 4/23/06: 10
Week's Sales ending 4/23/06: 1

MLS Area: 710 **Seattle: N of Canal, E of I5, S of 145th**



Project: Dwell Roosevelt
City: Seattle
Style: Flats
Median Price: \$272,000
Avg \$/sq ft: \$459
Avg Sq Ft: 623
Weekly Traffic: 45

Address: 1026 NE 65th
Neighbrhd: Roosevelt
Start Date: Sep-05
Total Units: 76
Total Sold ending 4/2/06: 52
Total Sold ending 4/23/06: 52
Week's Sales ending 4/23/06: 0



Project: Luminaire
City: Seattle
Style: Flats
Median Price: \$179,950
Avg \$/sq ft: \$295
Avg Sq Ft: 681
Weekly Traffic: 0

Address: 12334 31st Ave NE
Neighbrhd: Lake City
Start Date: Feb-05
Total Units: 53
Total Sold ending 4/2/06: 51
Total Sold ending 4/23/06: 51
Week's Sales ending 4/23/06: 0

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Project: Magnuson Point
City: Seattle
Style: Flats, Lofts: Conversion
Median Price: \$257,900
Avg \$/sq ft: \$264
Avg Sq Ft: 956
Weekly Traffic: 28

Address: 7309,7709 Sand Point Wa
Neighbrhd: Sandpoint
Start Date: Jul-05
Total Units: 105
Total Sold ending 4/2/06: 86
Total Sold ending 4/23/06: 89
Week's Sales ending 4/23/06: 3



Project: Windermere Place
City: Seattle
Style: Town home
Median Price: \$514,683
Avg \$/sq ft: \$341
Avg Sq Ft: 1518
Weekly Traffic: 0

Address: NE Sandpoint Way & 55th
Neighbrhd: Sandpoint
Start Date: Nov-05
Total Units: 19
Total Sold ending 4/2/06: 6
Total Sold ending 4/23/06: 6
Week's Sales ending 4/23/06: 0

MLS Area: 730 Edmonds, Lynnwood



Project: Breve
City: Edmonds
Style: Flats - Conversion
Median Price: \$169,000
Avg \$/sq ft: \$207
Avg Sq Ft: 829
Weekly Traffic: 28

Address: 8025 234th St SW
Neighbrhd: Edmonds
Start Date: Jan-06
Total Units: 65
Total Sold ending 4/2/06: 28
Total Sold ending 4/23/06: 30
Week's Sales ending 4/23/06: 2



Project: Brio
City: Lynnwood
Style: Flats Conversion
Median Price: \$0
Avg \$/sq ft: \$200
Avg Sq Ft: 950
Weekly Traffic: 40

Address: 15415 35th Ave W
Neighbrhd: North Lynnwood
Start Date: Sep-05
Total Units: 148
Total Sold ending 4/2/06: 146
Total Sold ending 4/23/06: 148
Week's Sales ending 4/23/06: 2



Project: Gold Leaf Condos
City: Lynnwood
Style: Town homes Conversion
Median Price: \$0
Avg \$/sq ft: \$0
Avg Sq Ft: 0
Weekly Traffic: 38

Address: 148th Str SW & 29th Ave
Neighbrhd: Lynnwood
Start Date: Sep-05
Total Units: 73
Total Sold ending 4/2/06: 37
Total Sold ending 4/23/06: 42
Week's Sales ending 4/23/06: 4



Project: Northridge
City: Lynnwood
Style: Flats - Conversion
Median Price: \$166,500
Avg \$/sq ft: \$0
Avg Sq Ft: 0
Weekly Traffic: 0

Address: 15416 40th Ave W
Neighbrhd: Alderwood
Start Date: Mar-06
Total Units: 64
Total Sold ending 4/2/06: 8
Total Sold ending 4/23/06: 8
Week's Sales ending 4/23/06: 0

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Project:	Point Edwards
City:	Edmonds
Style:	Flats
Median Price:	\$459,000
Avg \$/sq ft:	\$426
Avg Sq Ft:	1280
Weekly Traffic:	56

Address:	85 Pine Street
Neighbrhd:	Downtown
Start Date:	Jan-05
Total Units:	350
Total Sold ending 4/2/06:	159
Total Sold ending 4/23/06:	159
Week's Sales ending 4/23/06:	0



Project:	Wildwood
City:	Lynnwood
Style:	& T-homes - Conversion
Median Price:	\$277,990
Avg \$/sq ft:	\$215
Avg Sq Ft:	1161
Weekly Traffic:	0

Address:	3116 164th St SW
Neighbrhd:	Alderwood
Start Date:	Feb-06
Total Units:	238
Total Sold ending 4/2/06:	31
Total Sold ending 4/23/06:	31
Week's Sales ending 4/23/06:	0

MLS Area: 740 Everett, Mukilteo



Project:	Camden
City:	Mukilteo
Style:	Town home
Median Price:	
Avg \$/sq ft:	\$223
Avg Sq Ft:	1371
Weekly Traffic:	0

Address:	4801 Pointes Drive
Neighbrhd:	Harbour Pointe
Start Date:	Apr-05
Total Units:	103
Total Sold ending 4/2/06:	50
Total Sold ending 4/23/06:	49
Week's Sales ending 4/23/06:	0

MLS Area: 500-540 Issaquah, Lk Sammamish, Inglewood



Project:	Bella Mira*
City:	Issaquah
Style:	
Median Price:	\$1,250,000
Avg \$/sq ft:	\$510
Avg Sq Ft:	
Weekly Traffic:	60

Address:	4303-4333 E Lake Samma
Neighbrhd:	East Lake
Start Date:	Jul-03
Total Units:	16
Total Sold ending 4/2/06:	8
Total Sold ending 4/23/06:	9
Week's Sales ending 4/23/06:	1



Project:	Crofton
City:	Issaquah
Style:	Town house, Bungalows
Median Price:	\$277,200
Avg \$/sq ft:	\$218
Avg Sq Ft:	1417
Weekly Traffic:	0

Address:	2501 NE Jared Court
Neighbrhd:	Highlands
Start Date:	Oct-04
Total Units:	107
Total Sold ending 4/2/06:	98
Total Sold ending 4/23/06:	98
Week's Sales ending 4/23/06:	0



Project:	Monohon
City:	Issaquah
Style:	Flats
Median Price:	\$324,990
Avg \$/sq ft:	\$258
Avg Sq Ft:	1292
Weekly Traffic:	48

Address:	18707 SE Newport Way
Neighbrhd:	
Start Date:	May-05
Total Units:	47
Total Sold ending 4/2/06:	29
Total Sold ending 4/23/06:	31
Week's Sales ending 4/23/06:	2

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MLS Area: 520-530 Bellevue



Project:	Washington Square Ph1	Address:	NE 8th & 108th
City:	Bellevue	Neighbrhd:	
Style:	Highrise	Start Date:	
Median Price:	\$0	Total Units:	180
Avg \$/sq ft:	\$0	Total Sold ending 4/2/06:	0
Avg Sq Ft:	0	Total Sold ending 4/23/06:	0
Weekly Traffic:	0	Week's Sales ending 4/23/06:	0

MLS Area: 550-560 Kirkland, Redmond



Project:	Boulevard (the)	Address:	6th & Central
City:	Kirkland	Neighbrhd:	Kirkland
Style:		Start Date:	Dec-05
Median Price:	\$0	Total Units:	119
Avg \$/sq ft:	\$0	Total Sold ending 4/2/06:	101
Avg Sq Ft:	0	Total Sold ending 4/23/06:	102
Weekly Traffic:	69	Week's Sales ending 4/23/06:	1



Project:	Cleveland	Address:	Leary Way & Redmond Wa
City:	Redmond	Neighbrhd:	Downtown
Style:	Flats	Start Date:	Jul-05
Median Price:	\$0	Total Units:	84
Avg \$/sq ft:	\$400	Total Sold ending 4/2/06:	62
Avg Sq Ft:	900	Total Sold ending 4/23/06:	62
Weekly Traffic:	45	Week's Sales ending 4/23/06:	0



Project:	Esplanade	Address:	10019 NE 120th Lane
City:	Kirkland	Neighbrhd:	Juanita
Style:	Flats - Conversion	Start Date:	Dec-05
Median Price:	\$0	Total Units:	168
Avg \$/sq ft:	\$243	Total Sold ending 4/2/06:	51
Avg Sq Ft:	930	Total Sold ending 4/23/06:	59
Weekly Traffic:	76	Week's Sales ending 4/23/06:	8



Project:	Frazer Court	Address:	16275 NE 85th Street
City:	Redmond	Neighbrhd:	Downtown
Style:	. commercial: Conversion	Start Date:	Oct-05
Median Price:	\$0	Total Units:	68
Avg \$/sq ft:	\$0	Total Sold ending 4/2/06:	34
Avg Sq Ft:	0	Total Sold ending 4/23/06:	39
Weekly Traffic:	27	Week's Sales ending 4/23/06:	2

MLS Area: 600 Juanita, Woodinville

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Project:	Serenity
City:	Bothell
Style:	Flats - Conversion
Median Price:	\$0
Avg \$/sq ft:	\$292
Avg Sq Ft:	723
Weekly Traffic:	80

Address:	108xx NE 147th
Neighbrhd:	Juanita
Start Date:	Mar-06
Total Units:	100
Total Sold ending 4/2/06:	23
Total Sold ending 4/23/06:	27
Week's Sales ending 4/23/06:	4

