

Waterfront Report

**SEATTLE / EASTSIDE
ANNUAL REVIEW**

PUBLISHED JANUARY 2023

a review of residential waterfront
real estate activity in 2022

WINDERMERE REAL ESTATE / MERCER ISLAND


Windermere
REAL ESTATE

SEATTLE WATERFRONT

Top Waterfront Sales

number sold
36

highest sale
\$12,500,000

lowest sale
\$1,362,500

ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
4502 55th Ave NE	Laurelhurst	\$12.5	6,500	1.17	155	2001
3048 E Laurelhurst Dr NE	Laurelhurst	\$8.9	7,100	0.54	123	1925
6405 NE Windermere Rd	Windermere	\$8.3	5,850	1.66	127	1952
4102 55th Ave NE	Laurelhurst	\$8.1	5,210	0.47	53	1928
9325 Fauntleroy Way SW	Fauntleroy	\$6.7	4,610	1.17	112	1996
3150 E Laurelhurst Dr NE	Laurelhurst	\$5.4	5,310	0.43	60	1912
908 Lakeside Ave S	Leschi	\$5.1	4,150	0.32	55	1991
9829 51st Ave SW	West Seattle	\$4.0	3,500	0.27	55	2008
6041 Beach Dr SW	Beach Drive	\$3.9	3,060	0.96	105	1916
5634 39th Avenue W	Magnolia	\$3.6	4,237	0.22	60	1968
5201 Beach Dr SW	Beach Drive	\$3.6	3,620	1.21	80	2003
4508 W Sheridan St	Magnolia	\$3.5	3,200	0.80	76	1938
3251 Perkins Lane W	Magnolia	\$3.5	2,310	0.38	75	1978
3239 Perkins Lane W	Magnolia	\$3.5	4,780	0.52	n/a	2002
13728 Riviera Place NE	Cedar Park	\$3.5	3,190	0.40	93	1932
2845 Perkins Lane W	Magnolia	\$3.5	4,209	1.14	85	1927
13014 Riviera Place NE	Cedar Park	\$3.2	3,956	0.29	50	2009

MERCER ISLAND WATERFRONT

Top Waterfront Sales

number sold
10

highest sale
\$12,000,000

lowest sale
\$6,975,000

ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
6315 77th Ave SE	Mercer Island	\$12.0	7,860	0.46	78'	2007
5425 W Mercer Wy	West Mercer	\$9.1	5,270	0.98	90'	1988
8900 N Mercer Wy	North End	\$9.0	5,953	0.34	76'	1993
7646 SE 22nd St	North End	\$8.8	4,889	0.37	82'	1968
7464 E Mercer Wy	South End	\$8.2	5,810	0.41	64'	2018
6800 96th Ave SE	East Mercer	\$8.0	4,065	0.38	60'	2019
6333 77th Ave SE	Mercer Island	\$7.7	5,310	0.48	86'	2006
7255 W Ridge Rd	South End	\$7.5	4,350	0.76	60'	1957
6430 E Mercer Way	East Mercer	\$7.5	5,457	0.60	65'	2001
8084 Avalon Dr	Beach Club	\$7.0	5,230	0.39	62'	1954

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WINDERMERE MERCER ISLAND
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EASTSIDE WATERFRONT

Top Waterfront Sales

ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
611 Evergreen Point Rd	Medina	\$23.0	9,450	0.70	92'	2000
9011 NE 38th Place	Yarrow Point	\$18.0	8,870	0.61	115'	1998
2247 Evergreen Pt Rd	Medina	\$17.8	12,403	2.18	172'	1996
405 Lake St S	Downtown	\$15.4	5,716	0.86	73'	2013
9010 NE 37th Place	Yarrow Point	\$15.3	5,218	0.51	70'	2018
9425 Lake Washington Blvd NE	Bellevue	\$12.1	5,150	0.51	100'	1967
130 Overlake Dr E	Medina	\$11.6	6,460	0.57	80'	1995
3227 Hunts Point Rd	Hunts Point	\$11.4	3,750	0.73	89'	1955
3235 Evergreen Point Rd	Evergreen Point	\$10.5	7,180	0.79	72'	2000
Address Undisclosed	Kirkland	\$9.9	8,171	1.33	82'	2005
15 Crescent Key	Newport Shores	\$9.0	5,500	0.50	92'	2017
9406 SE Shoreland Dr	Meydenbauer	\$7.5	3,658	0.32	75'	1987
9528 SE Shoreland Dr	Meydenbauer	\$7.0	2,360	0.69	100'	1965
11069 Champagne Point Rd NE	Holmes Point	\$6.8	4,570	0.23	85'	2003
1015 Lake St S	Downtown	\$6.8	2,950	0.42	60'	1992
9621 SE 16th St	Enatai	\$6.8	2,930	0.77	117'	1964
3240 78th Place NE	Medina	\$5.9	3,930	0.52	30'	1987
49 Cascade Key	Newport Shores	\$5.2	3,830	0.59	90'	1981

number sold

32

highest sale

\$23,000,000

lowest sale

\$2,030,000

LAKE SAMMAMISH WATERFRONT

Top Waterfront Sales

ADDRESS	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
18110 SE 41st Lane	\$12.8	7,280	1.51	167'	2010
18884 SE 42nd St	\$11.6	10,800	0.90	177'	2008
1817 E Lake Sammamish Place SE	\$6.2	3,700	0.22	50'	1996
1200 W Lake Sammamish Pkwy SE	\$5.8	3,510	0.58	110'	1995
247 E Lake Sammamish Pkwy SE	\$5.4	2,290	0.53	101'	1960
806 W Lake Sammamish Pkwy SE	\$5.3	5,500	0.30	50'	2002
444 W Lake Sammamish Pkwy SE	\$5.2	5,554	0.30	48'	2000
247 E Lake Sammamish Pkwy SE	\$5.0	2,290	0.53	101'	1960
1096 W Lake Sammamish Pkwy NE	\$4.2	4,820	0.30	50'	2008
1852 W Lake Sammamish Pkwy SE	\$4.2	3,330	0.30	65'	1973
1554 W Lake Sammamish Pkwy SE	\$3.9	4,750	0.40	60'	1974
3450 W Lake Sammamish Pkwy SE	\$3.6	2,740	0.37	50'	1936
3274 W Lake Sammamish Pkwy SE	\$3.4	2,680	0.31	50'	1979
2020 W Lake Sammamish Pkwy NE	\$3.1	2,830	0.30	65'	1980
1841 East Lake Sammamish Pkwy NE	\$3.0	1,690	0.22	190'	1949

number sold

15

highest sale

\$12,750,000

lowest sale

\$2,998,000

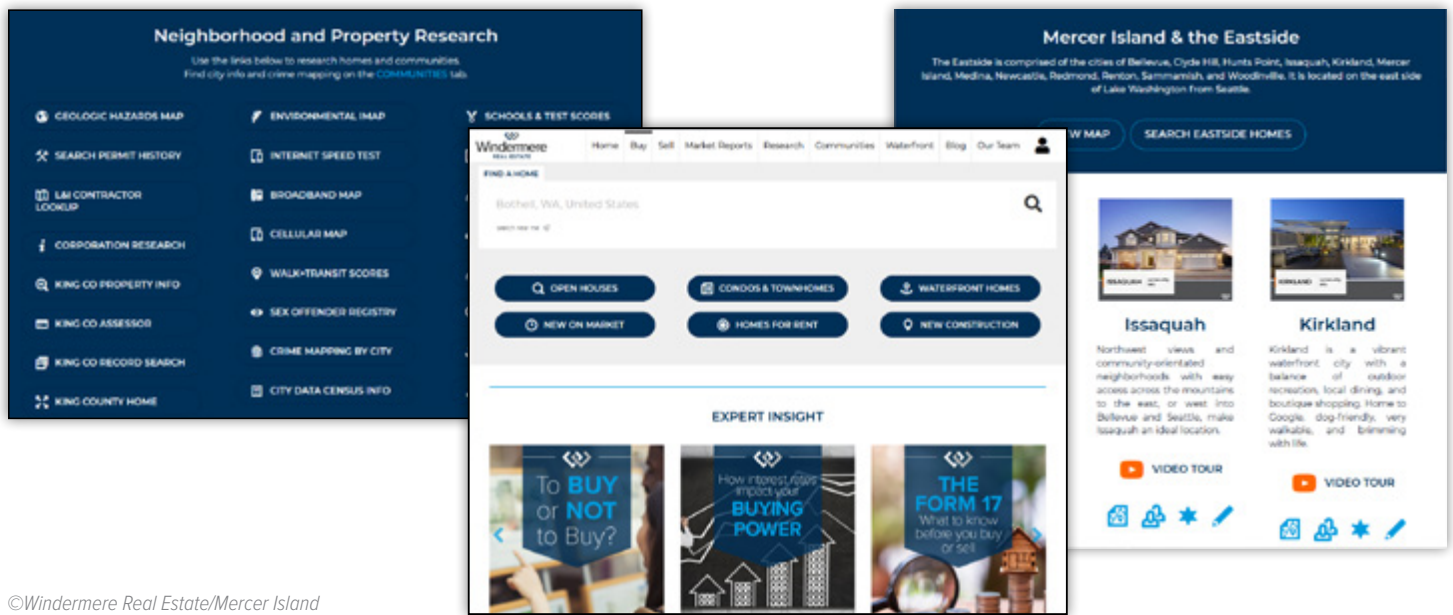


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How have these latest market trends affected **your** home's value?

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