

Waterfront Report

**SEATTLE / EASTSIDE
ANNUAL REVIEW**

PUBLISHED JANUARY 2022

a review of residential waterfront
real estate activity in 2021

WINDERMERE REAL ESTATE / MERCER ISLAND


Windermere
REAL ESTATE

SEATTLE WATERFRONT

Top Waterfront Sales

number sold
48

highest sale
\$30,750,000

lowest sale
\$1,400,000

average
number for sale
7

ADDRESS	COMMUNITY	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
Undisclosed	Seattle	\$30.8	9,791	1.16	161	2007
3129 W Laurelhurst Dr NE	Laurelhurst	\$7.9	4,980	0.63	60	1917
16550 Shore Dr NE	Lake Forest Park	\$7.7	8,000	0.75	80	2015
1116 41st Ave E	Madison Park	\$7.5	5,131	0.58	60	2002
8702 Sand Point Wy NE	Sand Point	\$7.2	8,294	0.61	67	2014
4751 W Ruffner St	Magnolia	\$6.3	6,151	1.35	110	1942
3156 E Laurelhurst Dr NE	Laurelhurst	\$5.1	4,900	0.39	35	1908
3035 W Galer St	Magnolia	\$4.5	4,080	0.21	110	2004
6783 Beach Dr SW	Lincoln Park	\$4.2	5,800	0.73	50	2005
1126 Lakeside Ave S	Leschi	\$4.1	4,600	0.33	49	1941
4570 W Cramer St	Magnolia	\$4.0	4,050	0.67	116	1925
7920 1/2 Seward Pk Ave S	Seward Park	\$4.0	7,222	0.50	50	1954
13510 Riviera Pl NE	Cedar Park	\$3.8	2,468	0.17	50	2021
8510 Sand Point Wy NE	Matthews Beach	\$3.5	3,620	0.53	65	1984
1249 NW Elford Dr	Broadview	\$3.2	4,570	1.71	201	1948
15752 Beach Dr NE	Sheridan Beach	\$3.1	3,520	0.46	70	1959
5049 Beach Dr SW	Beach Drive	\$3.0	4,162	0.16	40	2017
10734 Riviera Pl NE	Matthews Beach	\$3.0	3,700	0.32	60	1935

MERCER ISLAND WATERFRONT

Top Waterfront Sales

number sold
27

highest sale
\$13,950,000

lowest sale
\$2,800,000

average
number for sale
3

ADDRESS	COMMUNITY	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
5045 Forest Ave SE	Westside	\$14.0	4,540	4.09	181	2014
34XX 97th Ave SE	North End	\$12.2	7,150	0.48	101	2017
8908 N Mercer Way	North End	\$11.6	7,778	0.49	100	2004
8039 W Mercer Wy	Westside	\$10.3	9,257	0.43	148	1989
4525 Forest Ave SE	Westside	\$9.8	2,410	1.19	140	1934
5245 Forest Ave SE	Westside	\$9.8	4,450	0.41	119	1982
3261 67nd Ave SE	Westside	\$9.7	4,660	0.50	100	1989
6024 SE 22nd St	Faben Point	\$8.9	5,230	1.31	112	1956
6404 E Mercer Wy	Eastside	\$8.4	6,762	0.39	80	2021
6211 77th Ave SE	Westside	\$8.1	4,020	0.46	78	1957
4301 Forest Ave SE	Westside	\$7.8	7,270	0.66	105	2001
7730 SE 22nd	Northend	\$7.6	4,850	0.36	115	1973
4713 Forest Ave SE	Westside	\$6.7	1,280	0.78	100	1954
4616 E Mercer Wy	Eastside	\$6.4	7,640	0.57	70	1991
4661 Forest Ave SE	Westside	\$6.4	2,320	0.71	80	1930
6610 E Mercer Wy	Eastside	\$6.2	2,530	1.15	173	1955
8650 N Mercer Wy	North End	\$6.2	4,623	0.31	70	1988

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WINDERMERE MERCER ISLAND
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EASTSIDE WATERFRONT

Top Waterfront Sales

ADDRESS	COMMUNITY	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
3639 Hunts Point Rd	Hunts Point	\$32.0	7,140	1.86	130	1947
4335 Hunts Point Rd	Hunts Point	\$23.5	4,376	0.36	75	2016
2011 100th Ave SE	Enatai	\$22.8	8,160	0.76	336	2003
Undisclosed	Medina	\$20.0	7,610	0.66	100	2006
2247 Evergreen Point Rd	Medina	\$18.2	10,755	2.18	172	1996
2213 Evergreen Point Rd	Medina	\$15.0	7,200	2.01	100	1990
9018 NE 39th Place	Yarrow Point	\$14.5	7,234	1.22	46	1932
318 Overlake Drive E	Medina	\$13.4	8,890	0.56	160	1990
9603 Lake Washington Blvd N	Meydenbauer	\$11.3	1,340	0.67	85	1915
4609 92nd Ave NE	Yarrow Point	\$9.5	3,080	0.64	50	1928
2401 Killarney Wy SE	Enatai	\$8.5	5,430	0.50	83	1962
2659 Evergreen Point Rd	Medina	\$7.7	4,600	1.06	62	1997
3234 78th Place NE	Medina	\$7.5	6,150	0.95	100	1987
3200 80th Ave NE	Hunts Point	\$7.4	2,680	0.40	80	1961
9025 NE Juanita Lane	Juanita	\$7.1	4,120	0.34	74	1958
303 Lake Ave W	West Of Market	\$7.1	2,790	0.69	60	1943
9623 SE 16th St	Enatai	\$7.1	4,040	0.50	83	1968
45 Skagit Key	Newport Shores	\$7.0	5,300	0.40	96	1976

number sold

60

highest sale

\$32,000,000

lowest sale

\$1,650,000

average

number for sale

9

LAKE SAMMAMISH WATERFRONT

Top Waterfront Sales

ADDRESS	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
437 E Lk Sammamish Pkwy SE	\$8.8	7,370	0.52	90	2014
450 W Lake Sammamish Pkwy SE	\$8.4	11,750	0.48	97	2006
2100 W Lake Sammamish Pkwy SE	\$8.1	6,943	0.87	126	2001
4156 187th Ave SE	\$6.6	6,162	0.28	54	1977
1913 E Lake Sammamish PI SE	\$6.5	7,390	0.65	85	1991
4872 194th Ave SE	\$6.0	6,930	0.42	70	2008
2523 E Lk Sammamish Shore Ln SE	\$6.0	3,806	0.93	197	1923
4233 E Lake Sammamish Shore Ln SE	\$6.0	4,400	0.18	102	2020
3867 E Lake Sammamish Pkwy NE	\$6.0	7,520	0.39	184	1999
2424 W Lk Sammamish Pkwy NE	\$5.4	6,455	0.37	51	2005
2635 E Lake Sammamish Pkwy NE	\$5.1	4,510	0.19	75	2000
4058 W Lk Sammamish Pkwy SE	\$5.0	3,823	0.53	50	1967
3815 E Lake Sammamish Shore Ln SE	\$4.5	3,250	0.26	150	1966
4041 E Lake Sammamish Shore Ln SE	\$4.4	2,640	0.11	145	2005
534 W Lk Sammamish Pkwy SE	\$4.3	4,250	0.29	50	2008
17624 SE 40th PI	\$4.3	3,971	0.27	65	1971
5170 NW Sammamish Rd	\$4.3	5,990	0.22	68	2002

number sold

36

highest sale

\$8,750,000

lowest sale

\$2,375,000

average

number for sale

4

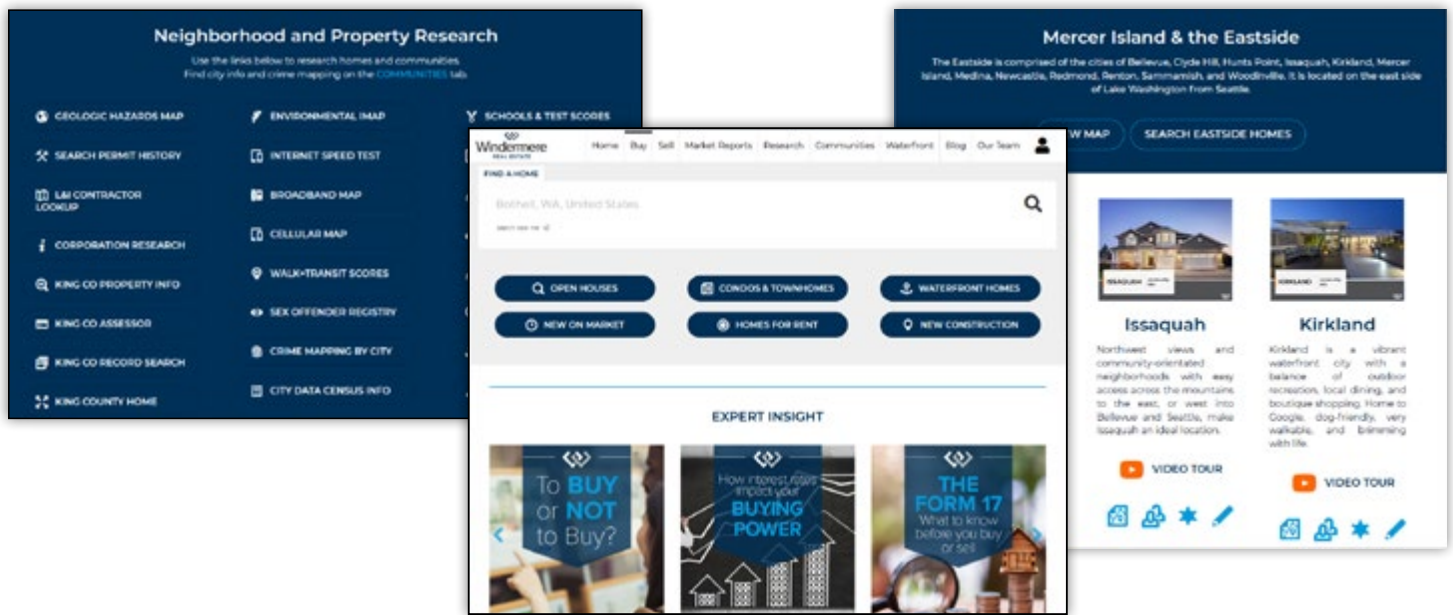


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Windermere MERCER ISLAND

We earn the trust and loyalty of our brokers and clients by doing real estate exceptionally well. The leader in our market, we deliver client-focused service in an authentic, collaborative and transparent manner and with the unmatched knowledge and expertise that comes from decades of experience.

Centrally located on Mercer Island, our team of Realtors® serve Seattle, Mercer Island, and greater Eastside. Our neighborhood and community engagement goes beyond being avid supporters of Island and regional organizations and events—we are active neighbors and volunteers who enjoy making a difference in our world.

