

# WATERFRONT REPORT

year end review for seattle,  
mercero island & the eastside

20  
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an annual report on waterfront  
real estate activity

WINDERMERE REAL ESTATE / MERCER ISLAND

  
**Windermere**  
REAL ESTATE

# SEATTLE WATERFRONT

## Top Waterfront Sales

number sold  
**43**

highest sale  
**\$14,275,000**

lowest sale  
**\$1,512,000**

average  
number for sale  
**13**

| ADDRESS                   | COMMUNITY     | SALE PRICE<br>(M) | SQ FT | LOT SIZE | WATER<br>FRONTAGE | YEAR<br>BUILT |
|---------------------------|---------------|-------------------|-------|----------|-------------------|---------------|
| Undisclosed               | Washington Pk | \$14.3            | 5,612 | 0.75     | 60                | 2014          |
| 5129 NE Laurelcrescent Ln | Laurelhurst   | \$11.5            | 6,370 | 0.48     | 65                | 2014          |
| 4911 NE Laurelcrescent Ln | Laurelhurst   | \$10.5            | 9,590 | 0.80     | 145               | 2008          |
| 438 39th Ave E            | Washington Pk | \$10.0            | 6,114 | 0.37     | 60                | 2019          |
| 3112 E Laurelhurst Dr NE  | Laurelhurst   | \$7.9             | 6,100 | 0.45     | 65                | 1913          |
| 236 40th Ave E            | Denny Blaine  | \$7.8             | 4,170 | 0.59     | 55                | 1923          |
| 3004 Webster Pt Rd NE     | Laurelhurst   | \$6.9             | 7,090 | 0.35     | 100               | 1975          |
| 3035 Perkins Ln W         | Magnolia      | \$5.6             | 7,610 | 1.14     | 150               | 1995          |
| 17345-47 Beach Dr NE      | Lk Forest Pk  | \$5.0             | 2,070 | 1.92     | 140               | 1930          |
| 6669 NE Windermere Rd     | Windermere    | \$5.0             | 5,887 | 0.48     | 107               | 1985          |
| 3810 E McGilvra St        | Madison Park  | \$4.3             | 4,030 | 0.78     | 94                | 1979          |
| 7126 55th Ave S           | Seward Park   | \$4.1             | 4,612 | 2.12     | 110               | 1924          |
| 8724 Sand Pt Wy NE        | Sand Point    | \$4.1             | 6,030 | 0.40     | 42                | 2017          |
| 6775 Beach Drive SW       | Lincoln Park  | \$4.0             | 4,360 | 0.17     | 50                | 2007          |
| 4208 55th Ave NE          | Laurelhurst   | \$3.9             | 3,230 | 0.21     | 50                | 1957          |
| 3802 E McGilvra St        | Madison Park  | \$3.8             | 3,410 | 0.67     | 95                | 1970          |
| 6669 NE Windermere Rd     | Windermere    | \$3.8             | 3,120 | 0.50     | 60                | 1967          |
| 3354 E Laurelhurst Dr NE  | Laurelhurst   | \$3.7             | 4,270 | 0.49     | 60                | 1920          |

# MERCER ISLAND WATERFRONT

## Top Waterfront Sales

number sold  
**31**

highest sale  
**\$11,155,250**

lowest sale  
**\$2,700,000**

average  
number for sale  
**2**

| ADDRESS            | COMMUNITY   | SALE PRICE<br>(M) | SQ FT | LOT SIZE | WATER<br>FRONTAGE | YEAR<br>BUILT |
|--------------------|-------------|-------------------|-------|----------|-------------------|---------------|
| 4425 Forest Ave SE | Westside    | \$11.2            | 9,790 | 0.82     | 178               | 1997          |
| 2205 60th Ave SE   | Fabon Point | \$10.2            | 9,167 | 0.76     | 110               | 2006          |
| 2765 60th Ave SE   | North End   | \$8.5             | 6,910 | 0.32     | 60                | 1908          |
| 9988 SE 38th St    | North End   | \$7.5             | 6,350 | 0.45     | 154               | 2020          |
| 7464 E Mercer Wy   | East Mercer | \$6.5             | 5,810 | 0.41     | 64                | 2018          |
| 4421 Forest Ave SE | Westside    | \$6.4             | 4,596 | 0.38     | 100               | 2003          |
| 6252 E Mercer Wy   | East Side   | \$6.2             | 5,608 | 0.42     | 60                | 2019          |
| 6934 96th Ave SE   | East Mercer | \$5.7             | 6,570 | 0.31     | 98                | 2003          |
| 9607 SE 72nd St    | South End   | \$5.6             | 6,405 | 0.34     | 60                | 1993          |
| 6922 96th Ave SE   | South End   | \$5.6             | 4,812 | 0.23     | 72                | 2019          |
| 5652 E Mercer      | Eastside    | \$5.3             | 4,817 | 0.59     | 109               | 1956          |
| 4827 Forest Ave SE | West Side   | \$5.3             | 3,852 | 0.52     | 107               | 1948          |
| 7452 E Mercer Wy   | South End   | \$5.0             | 4,800 | 0.80     | 135               | 1952          |
| 8020 Avalon Place  | Beach Club  | \$5.0             | 6,620 | 0.29     | 71                | 2000          |
| 7268 N Mercer Wy   | North End   | \$4.9             | 5,700 | 0.27     | 56                | 1998          |
| 5063 84th Ave SE   | West Side   | \$4.9             | 3,636 | 0.42     | 93                | 1966          |
| 9226 SE 33rd Pl    | Eastside    | \$4.8             | 3,390 | 0.27     | 75                | 1990          |

# 2020

# EASTSIDE WATERFRONT

## Top Waterfront Sales

| ADDRESS                    | COMMUNITY       | SALE PRICE<br>(M) | SQ FT | LOT SIZE | WATER<br>FRONTAGE | YEAR<br>BUILT |
|----------------------------|-----------------|-------------------|-------|----------|-------------------|---------------|
| Undisclosed                | Hunts Point     | \$60.0            | 8,360 | 1.02     | 356               | 2012          |
| Undisclosed                | Hunts Point     | \$23.5            | 6,630 | 1.59     | 138               | 1908          |
| 7935 OverLake Dr W         | Medina          | \$17.0            | 7,150 | 0.88     | 115               | 1967          |
| 2403 Evergreen Pt Rd       | Medina          | \$15.0            | 8,250 | 1.20     | 90                | 2003          |
| 9621 Lk Washington Blvd NE | Meydenbauer     | \$14.8            | 7,858 | 0.69     | 85                | 2001          |
| 3432 Hunts Pt Rd           | Hunts Point     | \$14.0            | 7,773 | 1.26     | 92                | 1987          |
| 4680 95th Ave NE           | Yarrow Point    | \$12.5            | 5,920 | 0.39     | 105               | 1967          |
| 6211 Lk WA Ave NE          | Houghton        | \$11.8            | 2,465 | 0.98     | 125               | 1935          |
| 601 Evergreen Pt Rd        | Medina          | \$11.5            | 5,910 | 0.39     | 80                | 2016          |
| 3320 78th Place NE         | Evergreen Point | \$9.9             | 8,465 | 0.49     | 80                | 2011          |
| 313 Lake Ave W             | West Of Market  | \$9.0             | 3,860 | 0.74     | 90                | 1953          |
| 2177 Killarney Wy          | Enatai          | \$9.0             | 4,516 | 0.31     | 162               | 2006          |
| 8805 NE 34th St            | Yarrow Point    | \$8.8             | 6,320 | 0.78     | 70                | 2009          |
| 3436 Evergreen Pt Rd       | Medina          | \$8.5             | 2,813 | 0.59     | 115               | 1968          |
| 1431 10th St W             | West Of Market  | \$8.3             | 5,700 | 1.06     | 90                | 2009          |
| 9003 NE 41st St            | Yarrow Point    | \$8.0             | 5,190 | 0.36     | 82                | 1966          |
| 2227 Evergreen Pt Rd       | Medina          | \$7.6             | 2,670 | 0.89     | 80                | 1954          |
| 3808 Hunts Point Rd        | Hunts Point     | \$7.2             | 5,740 | 1.01     | 78                | 1912          |

number sold

**46**

highest sale

**\$60,000,000**

lowest sale

**\$1,050,000**

average  
number for sale

**13**

# LAKE SAMMAMISH WATERFRONT

## Top Waterfront Sales

| ADDRESS                    | COMMUNITY  | SALE PRICE<br>(M) | SQ FT  | LOT SIZE | WATER<br>FRONTAGE | YEAR<br>BUILT |
|----------------------------|------------|-------------------|--------|----------|-------------------|---------------|
| 450 W Lk Samm Pkwy SE      | West Lake  | \$6.4             | 11,750 | 0.48     | 97                | 2006          |
| 18827 NE 49th Pl           | East Lake  | \$5.0             | 6,344  | 3.70     | 80                | 2016          |
| 4060 W Lk Samm Pkwy SE     | West Lake  | \$4.6             | 3,910  | 1.58     | 156               | 1953          |
| 434 W Lk Samm Pl SE        | West Lake  | \$4.6             | 6,800  | 0.32     | 78                | 1989          |
| 1600 W Lk Samm Pkwy NE     | West Lake  | \$4.4             | 5,267  | 0.29     | 50                | 2017          |
| 18824 SE 42nd St           | South Lake | \$4.3             | 4,984  | 0.19     | 50                | 1990          |
| 1016 W Lk Samm Pkwy SE     | West Lake  | \$4.3             | 5,680  | 0.65     | 115               | 2005          |
| 4035 E Lk Samm Shore Ln SE | East Lake  | \$4.1             | 5,861  | 0.14     | 101               | 2003          |
| 4568 194th Ave             | East Lake  | \$3.9             | 3,630  | 0.28     | 80                | 1979          |
| 1625 E Lk Samm Pkwy NE     | East Lake  | \$3.9             | 4,020  | 0.18     | 100               | 2001          |
| 2927 E Lk Samm Pkwy NE     | East Lake  | \$3.8             | 3,510  | 0.14     | 89                | 2016          |
| 3925 E Lk Samm Shore Ln SE | East Lake  | \$3.7             | 4,430  | 0.14     | 54                | 2020          |
| 4293 E Lk Samm Shore Ln SE | East Lake  | \$3.7             | 3,850  | 0.26     | 100               | 1992          |
| 801 E Lk Samm Pkwy NE      | East Lake  | \$3.6             | 4,300  | 0.10     | 60                | 2009          |
| 540 W Lk Samm Pkwy NE      | West Lake  | \$3.5             | 4,270  | 0.57     | 80                | 1979          |
| 2818 W Lk Samm Pkwy SE     | West Lake  | \$3.3             | 3,700  | 0.23     | 60                | 1974          |
| 1852 W Lk Samm Pkwy SE     | West Lake  | \$3.3             | 3,330  | 0.30     | 65                | 1973          |

number sold

**31**

highest sale

**\$6,360,000**

lowest sale

**\$1,625,000**

average  
number for sale

**4**



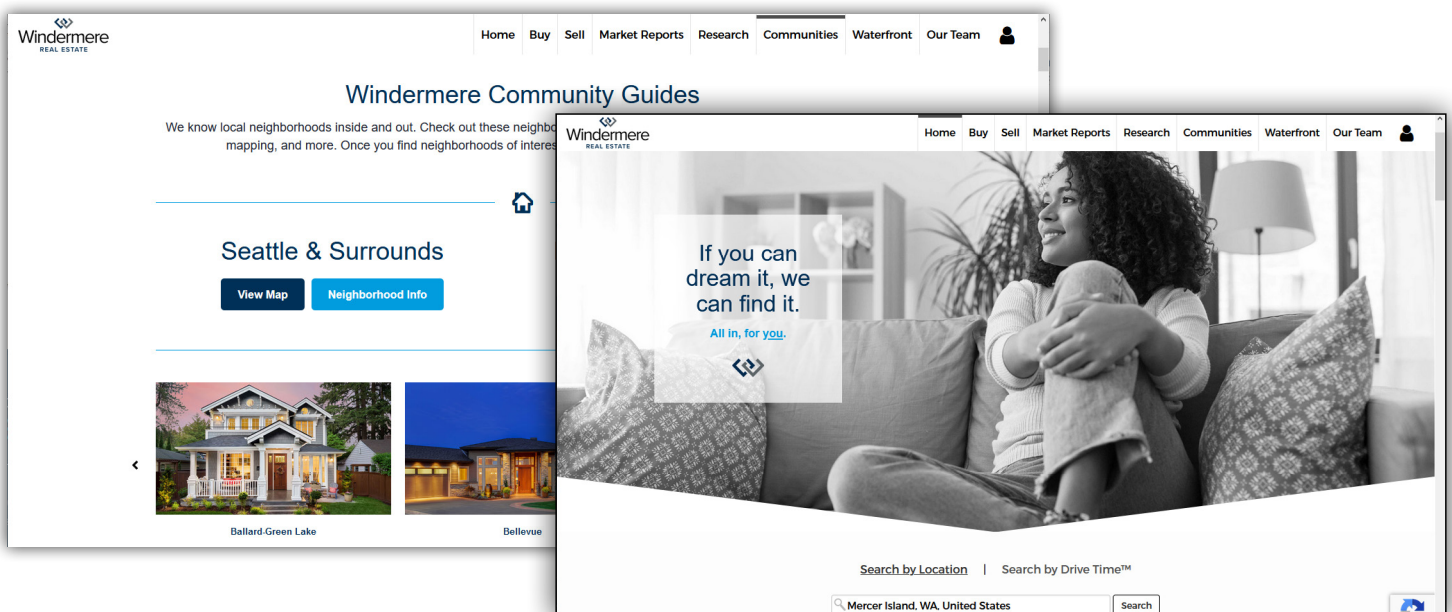
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