

Q2 2023

WATERFRONT REPORT

seattle / mercer island / eastside



PUBLISHED JULY 2023

a quarterly report on waterfront
real estate activity

PETRA VARNEY, BROKER / LUXURY ADVISOR



SEATTLE WATERFRONT

number sold	ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
14	5431 Beach Dr SW	Alki	\$1.7	1,500	0.37	25	1918
highest sale	11764 Riviera Place NE	Seattle	\$1.7	1,790	0.29	60	1932
\$11,500,000	5667 Beach Dr SW	Alki	\$1.8	1,790	0.67	40	1963
lowest sale	10835 Arroyo Beach Pl SW	Arroyo	\$1.9	2,400	0.46	50	1999
\$1,660,000	5631 Seaview Ave NW	Ballard	\$1.9	1,560	0.13	105	1986
	2301 Perkins Lane W	Magnolia	\$2.1	2,280	0.38	75	1937
	10706 Riviera Place NE	Matthews Beach	\$2.3	3,750	0.15	30	1930
	19535 27th Ave NW	Richmond Beach	\$2.4	2,650	0.32	40	1993
	10106 Rainier Ave S	Lakeridge	\$2.5	3,505	0.53	55	1947
	8418 Island Dr S	Seattle	\$2.5	2,350	0.32	53	1989
	13194 Riviera Place NE	Cedar Park	\$2.9	2,280	0.26	44	2017
	4731 Beach Dr SW	Alki	\$3.1	2,586	0.31	50	1973
	19709 27th Ave NW	Richmond Beach	\$3.2	3,128	0.45	42	1985
	6015 NE Windermere Rd	Windermere	\$11.5	5,530	1.97	175	1993

MERCER ISLAND WATERFRONT

number sold	ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
2	7270 N Mercer Way	North End	\$6.8	5,638	0.31	23	1999
highest sale	7838 SE 22nd Place	North End	\$13.0	6,362	0.82	98	2000
\$13,000,000							
lowest sale							
\$6,750,000							

Q2 2023

EASTSIDE WATERFRONT

ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
7009 Ripley Lane SE	Kennydale	\$2.2	2,380	0.36	53	1946
12409 Holmes Point Dr NE	Holmes Point	\$3.1	3,300	0.15	58	1958
6425 Ripley Lane SE	Kennydale	\$3.7	2,710	0.27	70	1965
3121 Hunts Point Cir	Hunts Point	\$5.0	4,900	0.50	80	1970
11037 Champagne Point Rd NE	Holmes Point	\$5.8	3,865	0.46	82	1931
201 Lake Ave W	Kirkland	\$10.4	4,460	0.80	75	2017
4232 Hunts Point Rd	Hunts Point	\$14.5	5,850	0.86	100	1967

number sold
7

highest sale

\$14,500,000

lowest sale

\$2,230,000

LAKE SAMMAMISH WATERFRONT

ADDRESS	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
18180 SE 41st Place	\$2.2	1,650	0.23	50	1928
115 E Lake Sammamish Shore Ln NE	\$2.6	800	0.32	50	1925
3248 W Lake Sammamish Pkwy SE	\$4.4	5,040	0.27	50	2003

number sold
3

highest sale

\$4,380,000

lowest sale

\$2,150,000

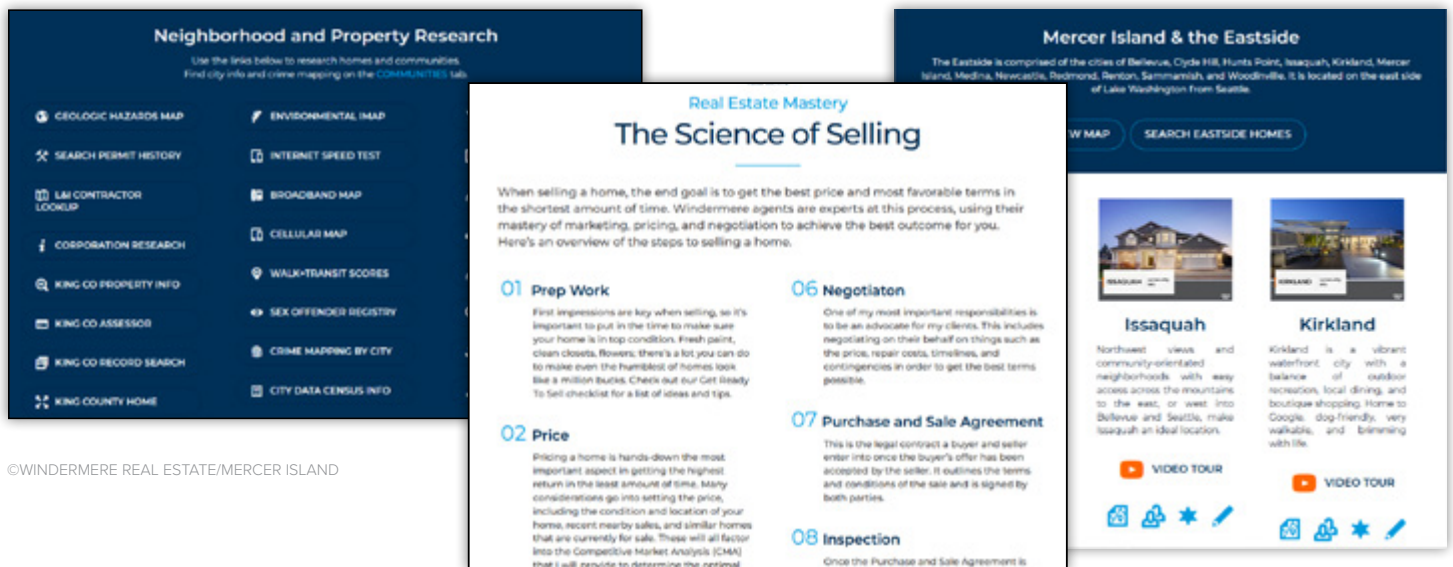


A savvy way to search HOMES & STATS ONLINE



Looking for real-time information on today's real estate market? If so, your search is over!
Visit **PetraVarneyHomes.com** to find all of the real estate resources you need in one convenient place.

- Market Reports.** Closely track market trends as they emerge in your neighborhood. Reports are available for 21 market areas in the Seattle and Eastside region.
- Home Buying and Selling Advice.** Search for homes, find useful buying tips, and discover how to best position your home for sale.
- Property and Neighborhoods Research.** Find community profiles, video tours, and crime info plus research homes, neighborhoods, schools, maps, and county records.



©WINDERMERE REAL ESTATE/MERCER ISLAND

*Most of the Q2 waterfront sales happened in Seattle with 14 sold homes (compared to 6 in Q1). Just two Mercer Island waterfront properties, located on the north end, sold this quarter—one with significant competition selling \$750,000 above its listing price in just four days. While there were just seven Eastside sales, four of those homes sold in five days or less including a \$14m waterfront property on Hunts Point. Visit **PetraVarneyHomes.com/Trends** to find additional reports on Seattle, Eastside, and MI home sales.*

Is it time for **your** move? Reach any time to discuss your best options for today's market.

206.696.2390

petravarney@windermere.com · petravarneyhomes.com



Petra Varney

Luxury Real Estate

