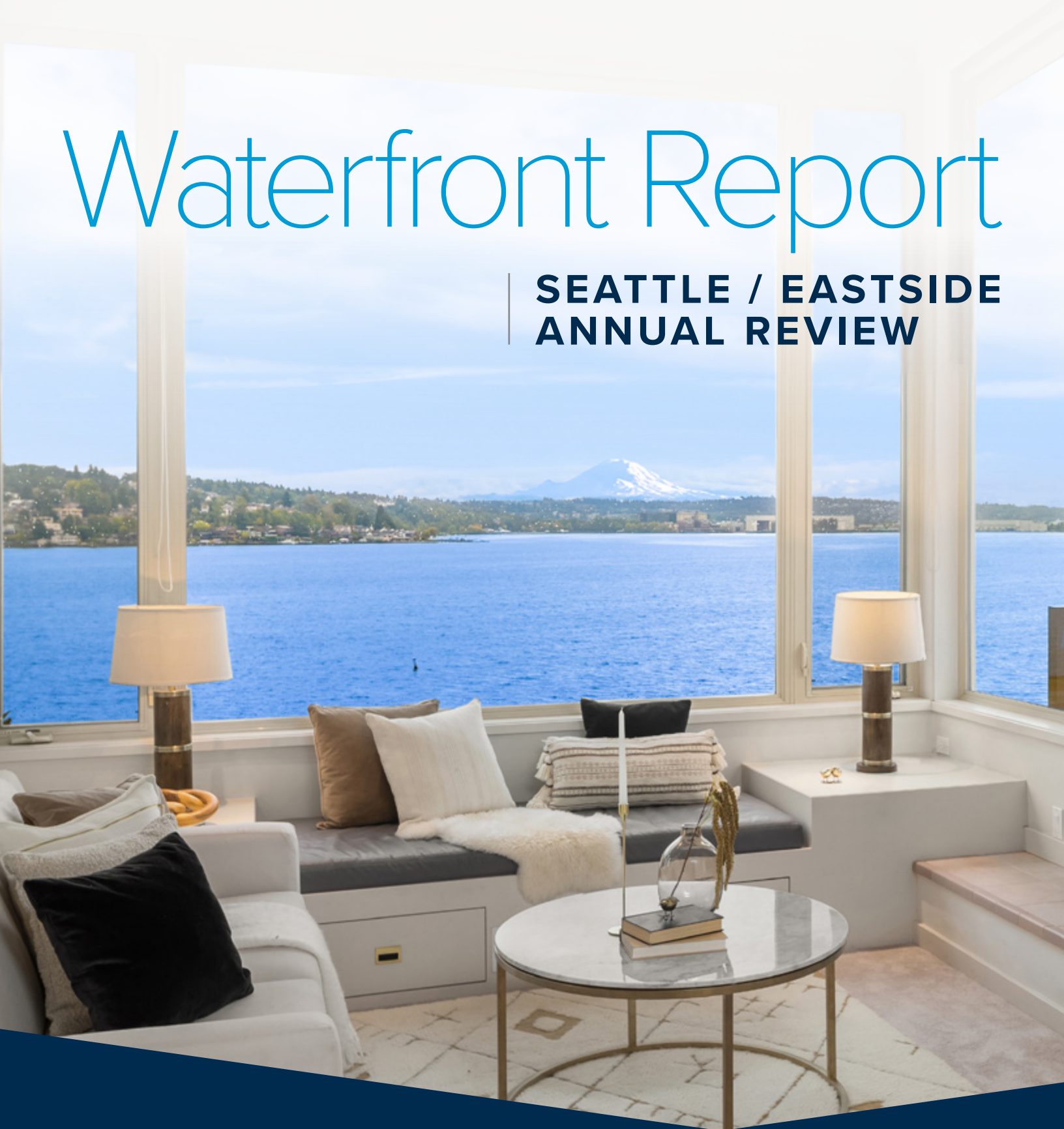


Waterfront Report

**SEATTLE / EASTSIDE
ANNUAL REVIEW**



PUBLISHED JANUARY 2024

a review of residential waterfront
real estate activity in 2023

PETRA VARNEY, BROKER / LUXURY ADVISOR



SEATTLE WATERFRONT

Top Waterfront Sales

number sold	ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
33	3201 43rd Ave NE	Laurelhurst	\$16.2	8,562	0.91	140'	2017
highest sale	6015 NE Windermere Rd	Windermere	\$11.5	5,530	1.97	175'	1993
\$16,200,000	4526 55th Ave NE	Laurelhurst	\$5.9	2,750	0.50	50'	1951
lowest sale	4594 W Cramer St	Magnolia	\$4.8	5,420	1.96	139'	1910
\$1,660,000	19599 27th Ave NW	Richmond Beach	\$4.4	6,000	0.60	60'	2000
	3001 Alki Ave SW	Alki	\$3.9	3,230	0.45	60'	2001
	5617 Beach Dr SW	Beach Drive	\$3.6	3,620	0.64	45'	1977
	2355 Perkins Lane W	Magnolia	\$3.5	3,780	0.33	92'	1926
	3636 W Commodore Way	Magnolia	\$3.4	4,108	0.17	50'	1975
	5049 Beach Dr SW	Beach Drive	\$3.3	4,162	0.16	40'	2017
	19709 27th Ave NW	Richmond Beach	\$3.2	3,128	0.45	42'	1985
	4731 Beach Dr SW	Beach Drive	\$3.1	2,586	0.31	50'	1973
	13194 Riviera Place NE	Cedar Park	\$2.9	2,280	0.26	44'	2017
	6737 Beach Dr SW	Beach Drive	\$2.9	2,858	0.86	60'	1974
	9307/09 Fauntleroy Way SW	Fauntleroy	\$2.8	2,170	1.11	65'	1905
	4141 Beach Dr SW	Beach Drive	\$2.6	2,993	0.35	33'	1998
	8418 Island Dr S	Seattle	\$2.5	2,350	0.32	53'	1989
	10106 Rainier Ave S	Lakeridge	\$2.5	3,505	0.53	55'	1947

MERCER ISLAND WATERFRONT

Top Waterfront Sales

number sold	ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
11	7838 SE 22nd Place	North End	\$13.0	6,362	0.82	98'	2000
highest sale	3310 97th Ave SE	North End	\$8.1	3,884	0.63	100'	2004
\$13,000,000	3425 67th Ave SE	Mercer Island	\$7.7	2,690	0.30	67'	1967
lowest sale	7301 W Mercer Way	West Mercer	\$7.3	4,640	0.38	113'	1991
\$3,200,000	7270 N Mercer Way	North End	\$6.8	5,638	0.31	23'	1999
	5237 Forest Ave SE	West Mercer	\$6.7	4,280	0.57	112'	1987
	8236 Avalon Dr	Beach Club	\$5.4	3,730	0.34	63'	1995
	4879 Forest Ave SE	Westside	\$5.2	3,370	0.29	43'	1946
	7905 W Mercer Way	South End	\$4.9	4,810	0.45	83'	1989
	6900 96th Ave SE	Mercer Island	\$4.5	3,490	0.33	60'	1946

Waterfront Report

PETRA VARNEY, 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
3667 Fairweather Lane	Medina	\$20.0	4,310	0.31	115'	1972
9537 NE Lake Washington Blvd	Meydenbauer	\$14.7	6,858	0.71	85'	2024
4232 Hunts Point Rd	Hunts Point	\$14.5	5,850	0.86	100'	1967
3603 Evergreen Point Rd	Evergreen Point	\$13.0	2,320	0.43	73'	1960
9000 NE 42nd St	Yarrow Point	\$12.0	4,320	0.46	105'	1961
2659 Evergreen Point Rd	Medina	\$11.9	4,600	1.06	62'	1997
213 Lake St S	Downtown	\$10.5	6,044	0.08	55'	2002
201 Lake Ave W	Kirkland	\$10.4	4,460	0.80	75'	2017
4609 92nd Ave NE	Yarrow Point	\$9.2	3,560	0.64	55'	1928
1863 Killarney Way	Enatai	\$9.1	6,480	0.49	73'	1986
3225 Evergreen Point Rd	Medina	\$8.3	7,098	0.47	31'	2018
1201 96th Ave SE	Meydenbauer	\$8.0	4,373	0.68	101'	1985
5 Crescent Key	Newport Shores	\$7.7	4,800	0.44	115'	2022
4445 Lake Washington Blvd SE	Bellevue	\$7.5	7,190	1.55	93'	2003
85 Cascade Key	Newport Shores	\$5.9	3,550	0.51	90'	2014
11037 Champagne Point Rd NE	Holmes Point	\$5.8	3,865	0.46	82'	1931
4541 Lake Washington Blvd NE	Yarrow Point	\$5.7	2,383	0.80	50'	1978
2245 Killarney Way	Enatai	\$5.5	3,000	0.34	50'	1962

number sold

26

highest sale

\$20,000,000

lowest sale

\$2,230,000

LAKE SAMMAMISH WATERFRONT

Top Waterfront Sales

ADDRESS	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
2005 E Lake Sammamish Place SE	\$7.0	5,850	0.31	104'	1991
3607 E Lake Sammamish Shore Lane NE	\$6.7	6,290	0.72	75'	2005
2808 W Lake Sammamish Pkwy NE	\$6.5	6,640	0.95	160'	2001
181 E Lake Sammamish Pkwy SE	\$6.4	5,093	0.30	82'	1991
1411 E Lake Sammamish Shore Lane SE	\$5.5	3,790	0.08	50'	2019
2844 W Lake Sammamish Pkwy NE	\$4.5	5,100	0.38	75'	1991
3248 W Lake Sammamish Pkwy SE	\$4.4	5,040	0.27	50'	2003
1317 E Lake Sammamish Shore Lane SE	\$4.3	3,715	0.18	53'	2008
3197 E Lake Sammamish Pkwy NE	\$4.2	2,900	0.15	104'	2021
3270 W Lake Sammamish Pkwy NE	\$4.0	2,240	0.73	100'	1945
358 W Lake Sammamish Pkwy NE	\$3.7	3,674	0.26	74'	1956
256 W Lake Sammamish Pkwy NE	\$3.5	3,100	0.40	64'	1959
1416 West Lake Sammamish Pkwy SE	\$3.4	3,741	0.47	62'	1977
17208 SE 29th Ct	\$3.0	3,928	0.19	50'	1982
2813 E Lake Sammamish Pkwy NE	\$2.9	2,000	0.17	90'	1957

number sold

21

highest sale

\$7,000,000

lowest sale

\$1,620,000

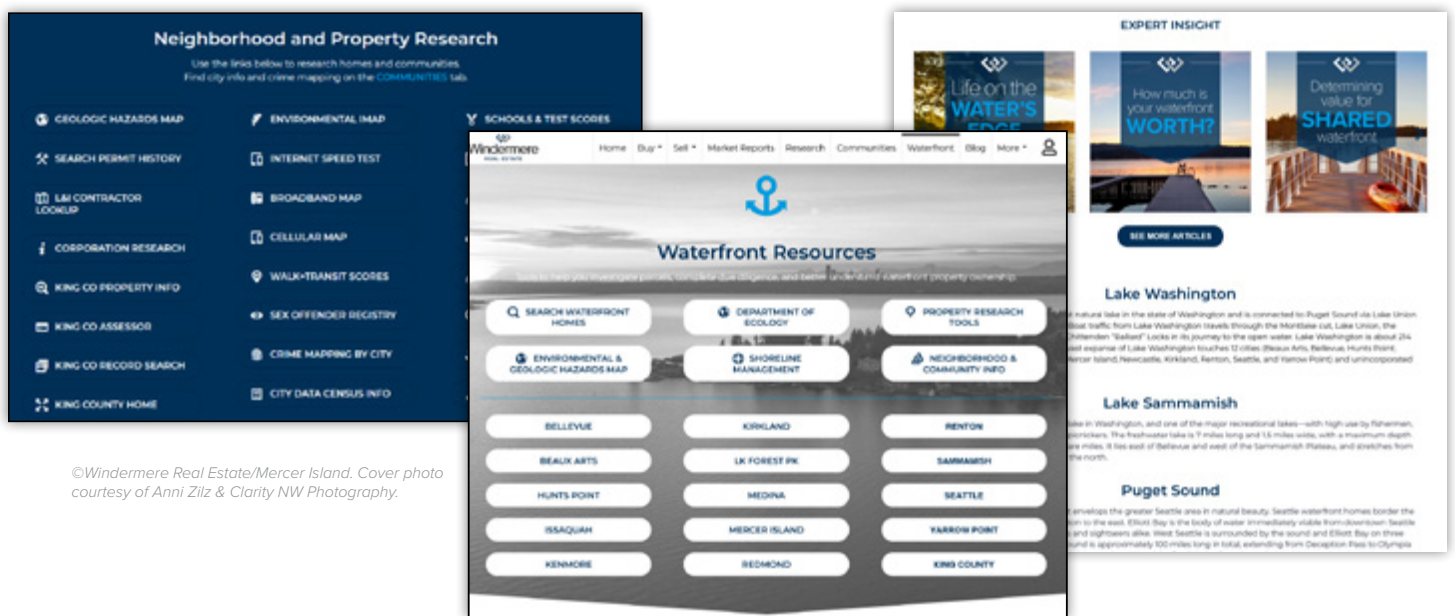


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