

Q2 2024 WATERFRONT REPORT

seattle / mercer island / eastside



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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
9	9620 Rainier Ave S	Upper Rainier Beach	\$1.7	3,730	0.15	50'	1964
highest sale	5905 Beach Dr SW	Beach Drive	\$2.3	2,930	0.97	57'	1938
\$7,185,000	19711 27th Ave NW	Richmond Beach	\$3.0	3,680	0.64	45'	1998
lowest sale	8760 Sand Point Way NE	Matthews Beach	\$3.2	2,640	0.61	50'	1927
\$1,725,000	13218 Riviera Pl NE	Cedar Park	\$3.3	2,710	0.35	60'	1926
	5469 Beach Drive SW	Beach Drive	\$3.5	3,380	0.80	45'	1950
	7740 Seward Park Ave S	Seward Park	\$5.2	5,280	0.70	78'	2017
	4223 NE 33rd St	Laurelhurst	\$5.9	3,610	0.51	60'	1908
	3001 Webster Point Rd NE	Laurelhurst	\$7.2	4,070	0.33	107'	1967

MERCER ISLAND WATERFRONT

number sold	ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
6	4550 E Mercer Wy	Ferncroft	\$5.7	3,880	0.32	75'	1956
highest sale	4452 Ferncroft Rd	Ferncroft	\$7.3	4,820	0.37	70'	1993
\$15,150,000	4338 E Mercer Wy	Eastside	\$7.5	6,660	0.38	120'	1996
lowest sale	1845 W Mercer Wy	Mercer Island	\$8.1	5,234	0.39	85'	1988
\$5,735,000	5330 Butterworth Rd	East Mercer	\$14.5	14,940	1.89	274'	1996
	5045 Forest Ave SE	Mercer Island	\$15.2	4,540	4.09	180'	2014



EASTSIDE WATERFRONT

ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
11531 Holmes Point Dr NE	Holmes Point	\$3.0	2,340	0.61	87'	1953
11031 Champagne Point Rd NE	Holmes Point	\$3.6	3,660	0.23	48'	1926
81 Cascade Key	Newport Shores	\$5.5	4,090	0.46	103'	1990
9240 SE Shoreland Dr	Meydenbauer	\$6.0	3,710	0.32	60'	1987
6101 Lake Washington Blvd NE	Downtown	\$6.5	5,107	0.45	50'	1997
557 5th Ave W	West Of Market	\$6.5	2,740	0.92	92'	1949
328 Overlake Dr E	Medina	\$6.8	2,090	0.38	52'	1988
169 Lake Ave W	West Of Market	\$8.3	3,000	0.62	60'	1946
295 Lake Ave W	Kirkland	\$9.1	3,020	0.82	90'	1939
2005 Rose Point Lane	West Of Market	\$10.8	4,090	0.21	75'	2017
323 Lake St S	Kirkland	\$13.5	4,990	0.33	63'	2015
905 Shoreland Dr SE	Meydenbauer	\$21.3	11,104	1.06	164'	2007

number sold
12

highest sale

\$21,250,000

lowest sale

\$2,990,000

LAKE SAMMAMISH WATERFRONT

ADDRESS	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
17612 SE 40th Place	\$2.9	2,110	0.26	50'	1921
626 W Lake Sammamish Parkway NE	\$3.0	2,820	0.57	75'	1950
2263 E Lake Sammamish Place SE	\$3.3	3,319	0.19	70'	2023
1601 E Lake Sammamish Place SE	\$3.5	2,590	0.38	70'	1974
3237 E Lake Sammamish Shore Lane	\$3.7	4,577	0.25	70'	1994
232 W Lake Sammamish Pkwy NE	\$3.7	2,560	0.50	64'	1961
449 E Lake Sammamish Pkwy NE	\$3.9	3,780	0.17	50'	2007
3023 E Lake Sammamish Pkwy SE	\$3.9	3,555	0.12	66'	2024
3303 E Lake Sammamish Shore Lane SE	\$4.1	3,999	0.24	88'	1979
1096 W Lake Sammamish Pkwy NE	\$4.2	4,820	0.30	50'	2008
1830 W Lake Sammamish Pkwy NE	\$4.3	4,000	0.42	75'	1983
2921 E Lake Sammamish Pkwy NE	\$5.4	3,902	0.11	65'	2001
17616 SE 40th Place	\$6.1	4,849	0.25	50'	1995
2417 E Lake Sammamish Place SE	\$6.2	3,307	0.27	115'	2001
3408 W Lake Sammamish Pkwy NE	\$7.5	6,418	0.46	94'	1975

number sold
15

highest sale

\$7,450,000

lowest sale

\$2,898,000



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- **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.

The image shows a collage of three website screenshots. The left screenshot is titled 'Neighborhood and Property Research' and lists various tools like 'GEOLOGIC HAZARDOUS MAP', 'ENVIRONMENTAL IMAP', 'SEARCH PERMIT HISTORY', 'INTERNET SPEED TEST', 'LMI CONTRACTOR LOOKUP', 'BROADBAND MAP', 'CORPORATION RESEARCH', 'CELLULAR MAP', 'KING CO PROPERTY INFO', 'WALK-TRANSIT SCORES', 'KING CO ASSESSOR', 'SEX OFFENDER REGISTRY', 'KING CO RECORD SEARCH', 'CRIME MAPPING BY CITY', and 'KING COUNTY HOME'. The middle screenshot is an article titled 'Real Estate Mastery: The Science of Selling' with sections for '01 Prep Work', '02 Price', '06 Negotiation', '07 Purchase and Sale Agreement', and '08 Inspection'. The right screenshot is titled 'Mercer Island & the Eastside' and features 'ISSAQUAH' and 'KIRKLAND' neighborhoods with video tour buttons.

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How have these latest market trends affected **your** home's value?
Stay in the know—contact me any time for a complimentary home value analysis.



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