

Waterfront Report

**SEATTLE / EASTSIDE
ANNUAL REVIEW**

PUBLISHED JANUARY 2025

a review of residential waterfront
real estate activity in 2024

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
31	Undisclosed	Leschi	\$10.5	6,430	0.31	60±'	2001
highest sale	3001 Webster Point Rd NE	Laurelhurst	\$7.2	4,070	0.33	107'	1967
\$10,450,000	4223 NE 33rd St	Laurelhurst	\$5.9	3,610	0.51	60'	1908
lowest sale	7740 Seward Park Ave S	Seward Park	\$5.2	5,280	0.70	78'	2017
\$1,400,000	1500 Lakeside Ave S	Mt Baker	\$4.7	6,240	1.00	120'	1924
	6406 60th Place S	Seward Park	\$4.4	3,500	0.26	75'	1958
	5236 40th Ave W	Magnolia	\$4.3	2,724	0.28	77'	2008
	14040 Riviera Place NE	Lake City	\$3.9	2,750	0.26	72'	1945
	16270 Beach Dr NE	Sheridan Beach	\$3.9	3,640	0.38	90'	1937
	16016 Beach Dr NE	Sheridan Beach	\$3.8	3,045	0.46	78'	1976
	5469 Beach Drive SW	Seaview	\$3.5	3,380	0.80	45'	1950
	9227 Fauntleroy Way SW	Fauntleroy	\$3.4	2,783	1.06	75'	1922
	1700 Lakeside Ave S	Mt Baker	\$3.4	2,998	0.56	60'	1925
	13218 Riviera Pl NE	Cedar Park	\$3.3	2,710	0.35	60'	1926
	8760 Sand Point Way NE	Matthews Beach	\$3.2	2,640	0.61	50'	1927
	9522 Lake Shore Blvd NE	Matthews Beach	\$3.1	2,400	0.28	50'	1941
	19711 27th Ave NW	Richmond Beach	\$3.0	3,680	0.64	45'	1998

MERCER ISLAND WATERFRONT

Top Waterfront Sales

number sold	ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
16	7002 N Mercer Wy	North End	\$28.5	10,030	1.25	210	2001
highest sale	1841 W Mercer Wy	North End	\$17.3	7,805	0.69	70	2006
\$28,500,000	5045 Forest Ave SE	Mercer Island	\$15.2	4,540	4.09	180	2014
lowest sale	5330 Butterworth Rd	East Mercer	\$14.5	14,940	1.89	274	1996
\$4,500,000	7260 N Mercer Wy	North End	\$13.5	6,135	0.28	80	2023
	5237 82nd Ave SE	West Mercer	\$9.3	4,280	0.57	112	1987
	8439 SE 87th St	Beach Club	\$8.3	4,800	0.23	65	2007
	8440 N Mercer Wy	North End	\$8.3	5,000	0.41	80	1974
	8002 Avalon Place	Mercer Island	\$8.1	5,730	0.30	85	1990
	1845 W Mercer Wy	Mercer Island	\$8.1	5,234	0.39	85	1988
	4338 E Mercer Wy	Eastside	\$7.5	6,660	0.38	120	1996
	4452 Ferncroft Rd	Ferncroft	\$7.3	4,820	0.37	70	1993
	4022 E Mercer Wy	North End	\$5.9	5,600	0.31	40	1956
	4550 E Mercer Wy	Ferncroft	\$5.7	3,880	0.32	75	1956
	8431 85th Ave SE	South End	\$5.2	1,260	0.24	55	1944
	4006 E Mercer Wy	Eastside	\$4.5	3,100	0.83	80	1908

Waterfront Report

WINDERMERE MERCER ISLAND

206.232.0446 | WindermereMI.com

© Copyright 2025 Windermere Mercer Island. Information and statistics derived from Northwest Multiple Listing Service.

EASTSIDE WATERFRONT

Top Waterfront Sales

ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
1221 Evergreen Point Rd	Medina	\$38.9	13,590	1.55	117'	2021
905 Shoreland Dr SE	Meydenbauer	\$21.3	11,104	1.06	164'	2007
609 Evergreen Point Rd	Medina	\$18.0	6,920	0.71	125'	1995
323 Lake St S	Kirkland	\$13.5	4,990	0.33	63'	2015
4429 91st Ave NE	Yarrow Point	\$12.5	2,860	0.86	63'	1932
2005 Rose Point Lane	West Of Market	\$10.8	4,090	0.21	75'	2017
295 Lake Ave W	Kirkland	\$9.1	3,020	0.82	90'	1939
4839 Lakehurst Lane SE	Bellevue	\$8.7	4,035	0.28	50'	2024
169 Lake Ave W	West Of Market	\$8.3	3,000	0.62	60'	1946
11087 Champagne Pt Rd NE	Holmes Point	\$8.2	6,374	0.26	75'	2023
3216 Hunts Point Rd	Hunts Point	\$8.0	2,440	0.92	25'	1918
10907 80th Place NE	Juanita	\$8.0	8,060	0.31	70'	2006
18 Crescent Key	Newport Shores	\$7.3	4,627	0.42	119'	2005
9005 9007 NE Juanita Lane	Juanita	\$7.2	3,688	0.45	100'	1970
2009 101st Ave SE	Enatai	\$7.2	5,465	0.51	43'	1988
11085 Champagne Point Rd NE	Holmes Point	\$6.9	5,220	0.29	95'	2010
328 Overlake Dr E	Medina	\$6.8	2,090	0.38	52'	1988

number sold

39

highest sale

\$38,900,000

lowest sale

\$2,055,000

LAKE SAMMAMISH WATERFRONT

Top Waterfront Sales

ADDRESS	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
3408 W Lake Sammamish Pkwy NE	\$7.5	6,418	0.46	94'	1975
18744 SE 42nd St	\$7.0	5,788	0.29	75'	2006
407 East Lake Sammamish Pkwy SE	\$6.8	4,960	0.38	80'	2005
1531 E Lake Sammamish Pkwy NE	\$6.2	5,410	0.16	100'	2003
2417 E Lake Sammamish Place SE	\$6.2	3,307	0.27	115'	2001
4245 206th Ave SE	\$6.2	4,680	0.31	81'	1987
17616 SE 40th Place	\$6.1	4,849	0.25	50'	1995
3801 E Lake Sammamish Pkwy NE	\$6.1	4,350	0.27	82'	2005
18738 SE 42nd St	\$5.9	4,727	0.42	75'	2005
2921 E Lake Sammamish Pkwy NE	\$5.4	3,902	0.11	65'	2001
1830 W Lake Sammamish Pkwy NE	\$4.3	4,000	0.42	75'	1983
1096 W Lake Sammamish Pkwy NE	\$4.2	4,820	0.30	50'	2008
3303 E Lake Sammamish Shore Lane SE	\$4.1	3,999	0.24	88'	1979
1627 E Lake Sammamish Place SE	\$4.1	3,014	0.07	60'	2000
3023 E Lake Sammamish Pkwy SE	\$3.9	3,555	0.12	66'	2024
449 E Lake Sammamish Pkwy NE	\$3.9	3,780	0.17	50'	2007
232 W Lake Sammamish Pkwy NE	\$3.7	2,560	0.50	64'	1961

number sold

30

highest sale

\$7,450,000

lowest sale

\$1,550,000

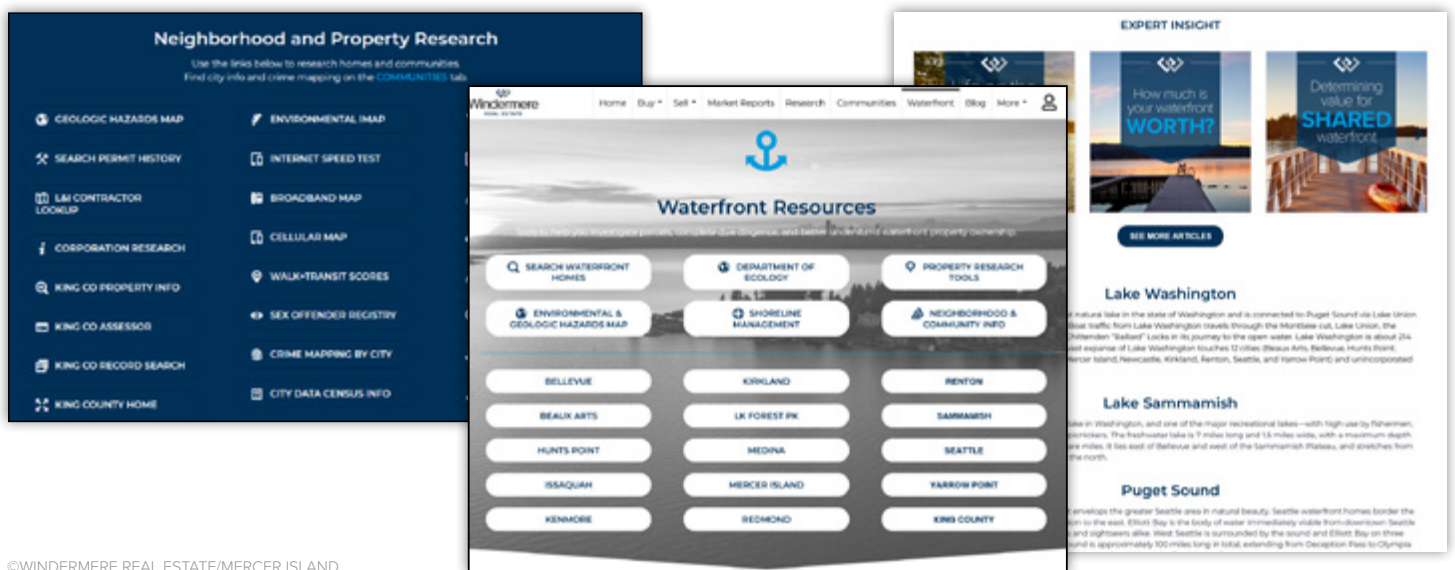


A savvy way to search HOMES & STATS ONLINE



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

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.



Petra Varney

Luxury Real Estate

