

# 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 (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
Undisclosed	Washington Pk	\$14.3	5,612	0.75	60	2014
5129 NE Laurelcrest Ln	Laurelhurst	\$11.5	6,370	0.48	65	2014
4911 NE Laurelcrest 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 (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
4425 Forest Ave SE	Westside	\$11.2	9,790	0.82	178	1997
2205 60th Ave SE	Faben 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 (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR 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 (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR 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**



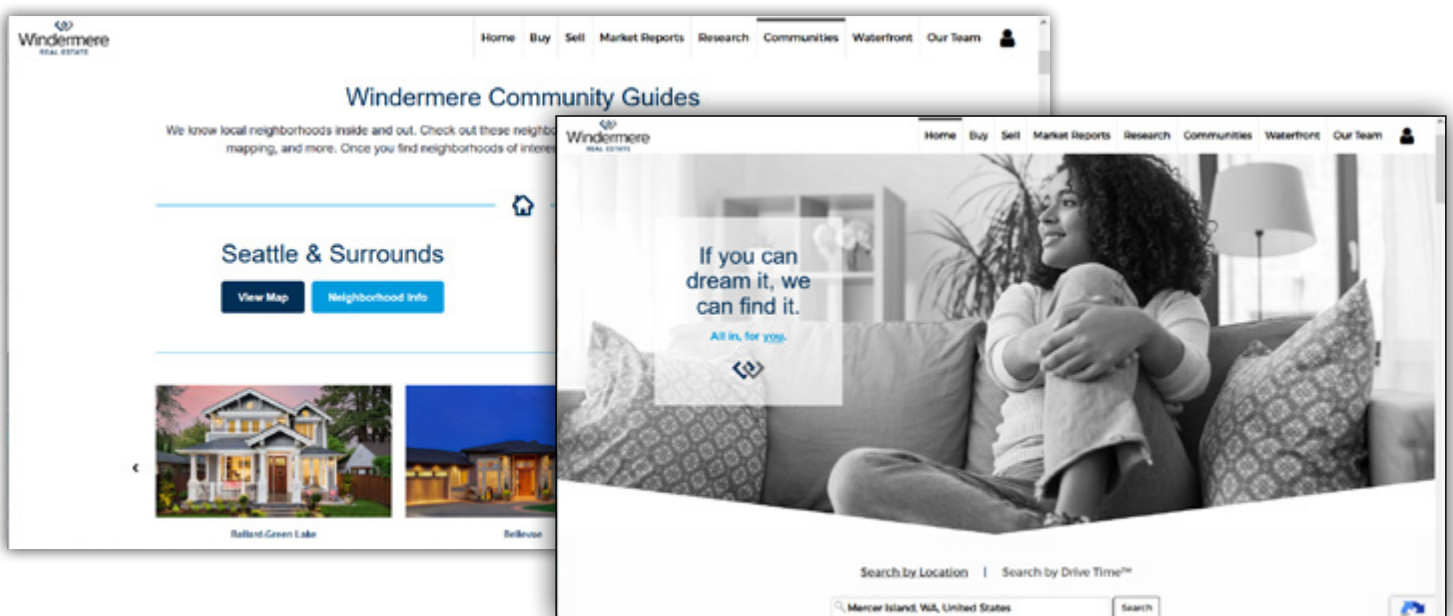
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How have these latest market trends affected **your** home's value?

Stay in the know—contact me any time for a complimentary home value analysis.

*Doug McKiernan*  
W i n d e r m e r e D o u g . c o m



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