

WATERFRONT REPORT

Q2 2018 | *mercero island, seattle & the eastside*



a quarterly report on residential
waterfront real estate activity



THEWATERFRONTREPORT.COM

Windermere Mercer Island

Q2 EASTSIDE *waterfront report*

number sold

11

average days
on market

107

highest
sale

\$10,000,000

lowest
sale

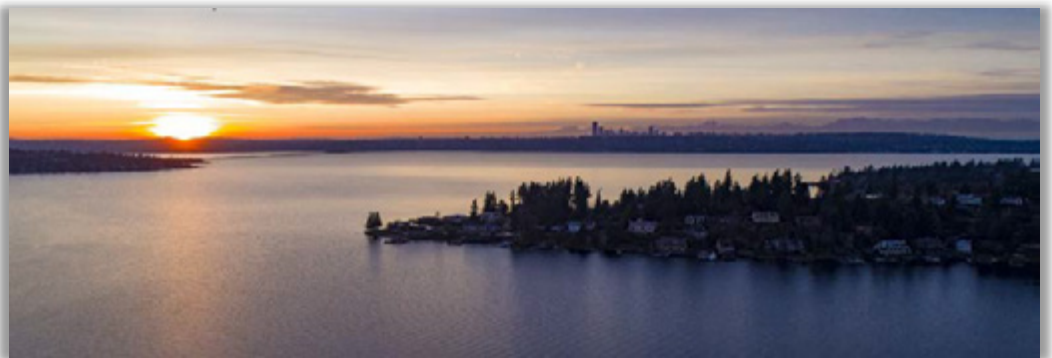
\$1,675,000

average price per
waterfront foot

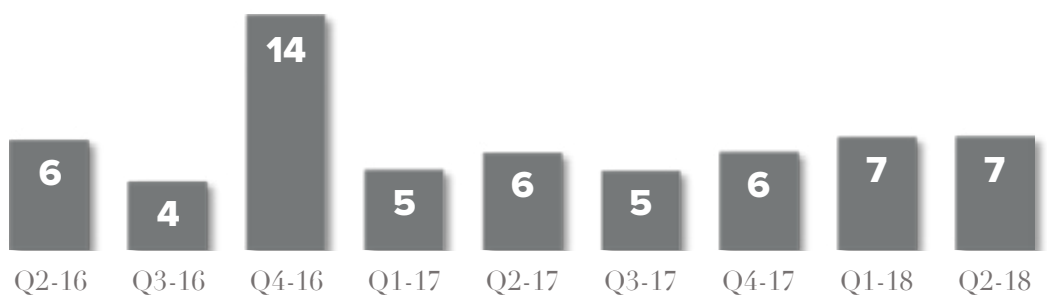
\$56,336

PRIVATE WATERFRONT SALES

Address	City	Sale Price (M)	Size	Acreage	Waterfront Feet	Year Built
4415 91st Ave NE	Yarrow Pt	\$10.0	3,750	1.13	100	1937
8805 NE 34th St	Yarrow Pt	\$7.0	6,320	0.78	70	2009
4663 95th Ave NE	Yarrow Pt	\$6.5	6,010	0.53	118	2009
47 Skagit Key	Bellevue	\$5.3	5,550	0.55	110	1997
11007 Champagne Point Rd NE	Kirkland	\$4.5	6,792	0.21	100	2000
8551 NE Juanita Dr	Kirkland	\$3.8	5,295	0.56	52	2003
13643 62nd Ave NE	Kirkland	\$3.7	5,320	0.56	75	2016
11541 Holmes Point Dr NE	Kirkland	\$3.4	4,344	0.33	50	2007
5816 NE Arrowhead (151st) Dr	Kenmore	\$2.5	4,290	0.21	50	1959
4217 Williams Ave N	Renton	\$2.5	3,833	0.11	37	2013
6409 Ripley Lane SE	Renton	\$1.7	2,350	0.42	140	2003



Months of Inventory



Q2 LAKE SAMMAMISH

waterfront report

number sold

5

average days on market

55

highest sale

\$3,800,000

lowest sale

\$2,050,000

average price per waterfront foot

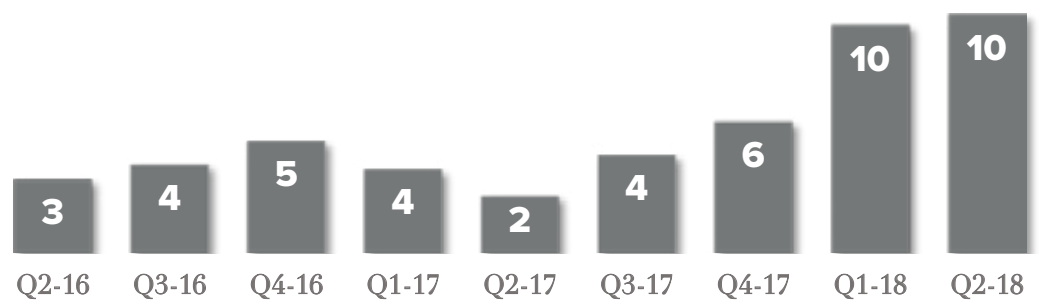
\$51,183

PRIVATE WATERFRONT SALES

Address	City	Sale Price (M)	Size	Acreage	Waterfront Feet	Year Built
1400 W Lk Samm Pkwy NE	Bellevue	\$3.8	4,613	0.37	65	2006
215 E Lk Samm Shore Ln NE	Sammamish	\$3.8	4,542	0.28	50	2006
696 W Lk Samm Pkwy NE	Bellevue	\$3.7	5,500	0.44	71	2001
540 W Lk Samm Pkwy SE	Bellevue	\$2.9	3,665	0.26	50	1969
1864 W Lk Samm Pkwy SE	Bellevue	\$2.1	2,530	0.86	81	1943



Months of Inventory



Q2 MERCER ISLAND

waterfront report

number sold

8

average days on
market

139

highest
sale

\$8,150,000

lowest
sale

\$2,450,000

average price per
waterfront foot

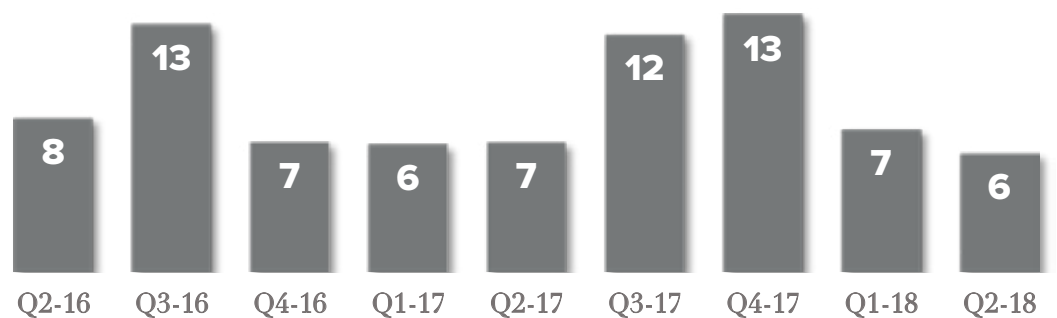
\$84,193

PRIVATE WATERFRONT SALES

Address	Location	Sale Price (M)	Size	Acreage	Waterfront Feet	Year Built
7450 N Mercer Wy	North End	\$8.2	7,980	0.71	56	2010
6211 77th Ave SE	Westside	\$6.5	4,020	0.46	78	1957
4635 Forest Ave SE	Westside	\$4.9	4,950	0.45	26	2015
7220 N Mercer Wy	North End	\$4.3	4,540	0.57	89	1991
9820 SE 35th Place	North End	\$4.1	4,440	0.51	67	1985
4609 Forest Ave SE	Westside	\$3.6	3,740	0.55	41	1931
4803 Forest Ave SE	Westside	\$3.0	3,660	0.41	70	1948
5456 E Mercer	Eastside	\$2.5	4,950	0.60	13	1976



Months of Inventory



**Windermere**
REAL ESTATE

Q2 SEATTLE *waterfront report*

number sold

9

average days
on market

144

highest
sale

\$7,445,000

lowest
sale

\$1,700,000

average price per
waterfront foot

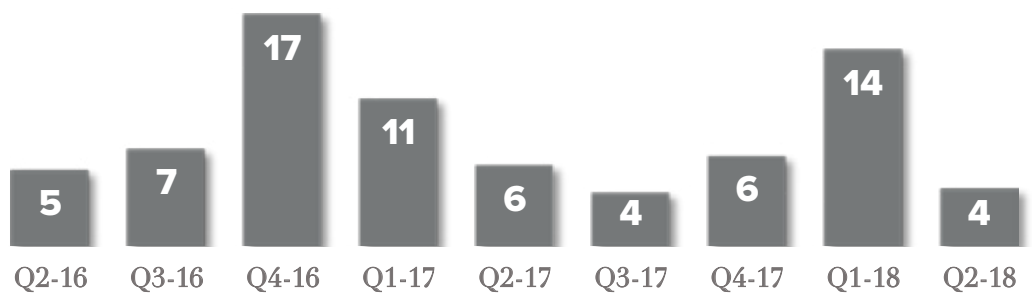
\$54,582

PRIVATE WATERFRONT SALES

Address	City	Sale Price (M)	Size	Acreage	Waterfront Feet	Year Built
3112 E Laurelhurst Dr NE	Laurelhurst	\$7.4	5,700	0.45	65	1913
4105 NE Surber Dr	Laurelhurst	\$5.1	7,510	0.55	26	1961
1134 Lakeside Ave S	Leschi	\$4.5	5,997	0.30	45	2017
5659 42nd Ave W	Magnolia	\$3.3	7,130	0.97	125	2013
15550 Beach Dr NE	Lake Forest Park	\$2.8	3,430	0.52	70	2007
17733 Beach Dr NE	Lake Forest Park	\$2.4	5,170	0.15	80	1998
5679 Beach Dr SW	Beach Drive	\$2.3	5,029	1.01	58	1925
5421 Beach Dr SW	Beach Drive	\$1.8	2,530	0.09	40	1989
19425 27th Ave NW	Richmond Beach	\$1.7	1,618	0.34	64	1960



Months of Inventory



LOCAL WATERFRONT *communities*



MERCER ISLAND

Mercer Island's private waterfront homes are situated along the shores of Lake Washington around the perimeter of the Island. While it's an island, Mercer Island is

connected to Seattle and Bellevue via Interstate 90 making it an ideal location to commute to either metro locale. The sunny west side of the Island benefits from afternoon sun, Seattle views, and spectacular sunsets. The rugged eastside is more forested in true NW style with brilliant sunrises and afternoon shade.

EASTSIDE

The Eastside's private waterfront is sited along Lake Washington from just north of St. Edwards State Park to Newcastle Beach Park; encompassing the cities of Kenmore, Kirkland, Bellevue, Medina, Newcastle and Renton. This region includes many desirable points, bays and vistas—especially those centrally located in the Yarrow Point, Hunts Point and Medina neighborhoods.

Most Eastside waterfront homes enjoy exceptional sunsets from their vantage point along the eastern shoreline. Many homes feature Seattle or even Bellevue city skyline views and are low or no-bank waterfront providing level beach access and spacious docks.

SEATTLE

Notable waterfront communities along Lake Washington include Matthew's Beach, Sand Point, Windermere, Laurelhurst, Mount Baker and Leschi.

On Puget Sound, private waterfront homes are located just north of Discovery Park along the inlet to the locks, in Magnolia along Perkins Lane, and in West Seattle along Alki and Fautleroy.

A bluff and the Burlington railroad track runs from Richmond Beach past waterfront landmarks such as Carkeek Park, Golden Gardens, Shilshole Bay, and the Ballard Locks separating many prominent water view communities from the waterfront.

LAKE SAMMAMISH

Lake Sammamish is the sixth largest lake in the state of Washington, located 8 miles east of Seattle and just north of the I-90 corridor.

The lake is an outstanding freshwater community with a 24-mile circumference and an abundance of local recreational activities. It is bordered by two large and active regional parks—Marymoor Park and Lake Sammamish State Park.

The sunny east side of the lake benefits from afternoon sun and stunning sunsets. The shady west side boasts morning sun and is more likely to offer forested protection from the elements. Lake Sammamish enjoys convenient access to Bellevue, Seattle and the Microsoft campus.

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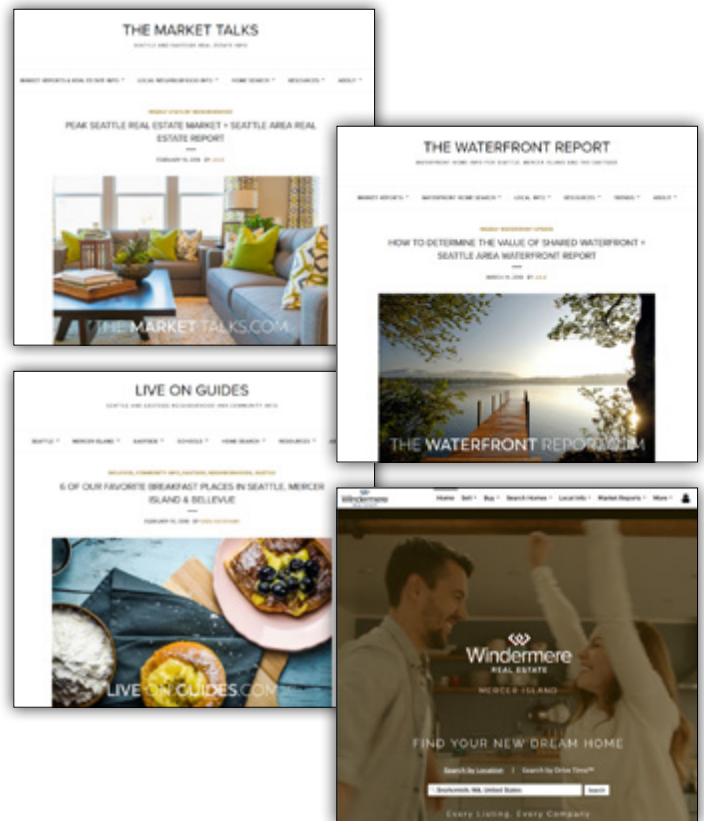
While having a historical perspective like this review is valuable, you may be looking for real-time information on today's real estate market. If so, your search is over!

We publish weekly reports to **TheMarketTalks.com**, providing a summary analysis of what's happening in 16 different micro-markets, including Mercer Island.

Interested in what's happening with waterfront properties? We are too! That's why we analyze waterfront sales each month and post results at **TheWaterfrontReport.com**.

Easily compare neighborhoods on **LiveOnGuides.com** with local info including maps, links and school data.

You can search for every property listed for sale—by any real estate company—on **WindermereMercerIsland.com**.



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.



Marianne Parks

WINDERMERE REAL ESTATE/MERCER ISLAND

