

Q1 WATERFRONT REPORT

mercero island / seattle / eastside



PUBLISHED APRIL 2019

a quarterly report on waterfront
real estate activity

WINDERMERE REAL ESTATE / MERCER ISLAND


Windermere
REAL ESTATE

SEATTLE WATERFRONT

number sold

Two

highest sale

\$3,465,000

lowest sale

\$1,825,000

supply of inventory

23 Months

Q1 Private Waterfront Sales

ADDRESS	COMMUNITY	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
4548 W Sheridan St	Magnolia	\$3.5	4,700	0.85	110	1984
10718 Riviera Pl NE	Matthews Bc	\$1.8	2,218	0.15	30	2000

Seattle and Mercer Island private waterfront sales were slower than typical in Q1 with only two sales in Seattle and one sale on Mercer Island reported to NWMLS.

MERCER ISLAND WATERFRONT

number sold

One

highest sale

\$7,200,000

lowest sale

\$7,200,000

supply of inventory

51 Months

Q1 Private Waterfront Sales

ADDRESS	COMMUNITY	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
7406 N Mercer Wy	North End	\$7.2	7,907	0.50	58	2008

The *Supply of Inventory* is determined by dividing the number of closed sales into the number of listings for sale in a given time segment, in this case Q1 2019. It is not unusual to see significant fluctuations in markets that have minimal sales activity as each transaction represents a larger portion of the overall pie.

Q1
2019

EASTSIDE WATERFRONT

Q1 Private Waterfront Sales

ADDRESS	CITY	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
9001 NE 41st St	Yarrow Point	\$8.7	4,110	0.36	80	1963
4429 91st Ave NE	Yarrow Point	\$7.1	2,500	0.86	63	1932
4224 Hunts Point Rd	Hunts Point	\$6.5	4,030	0.88	100	1927
8580 Hunts Point Ln	Hunts Point	\$5.8	5,574	0.77	150	1980
14 Crescent Key	Bellevue	\$3.3	4,200	0.40	112	2000
11166 Champagne Pt Rd NE	Kirkland	\$2.8	3,051	0.35	100	1952
8301 NE Juanita Dr	Kirkland	\$2.7	3,430	0.22	60	1992
4169 Williams Ave N	Renton	\$2.1	2,710	0.13	37	2012
21 Columbia Key	Bellevue	\$2.1	3,475	0.39	35	1971
5633 Pleasure Pt Lane	Bellevue	\$1.6	930	0.21	45	1940

number sold
Ten

highest sale
\$8,650,000

lowest sale
\$1,560,000

supply of inventory
5 Months

LAKE SAMMAMISH WATERFRONT

Q1 Private Waterfront Sales

ADDRESS	COMMUNITY	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
1830 W Lk Samm Pkwy NE	West Side	\$2.7	3,450	0.42	75	1983
838 W Lk Samm Pkwy SE	West Side	\$2.6	3,400	0.19	50	1984
18009 SE 40th Place	West Side	\$2.4	5,550	0.54	42	1991

number sold
Three

highest sale
\$2,725,000

lowest sale
\$2,400,000

supply of inventory
9 Months

The Eastside had more private waterfront activity than Seattle, Mercer Island & Lake Sammamish combined.



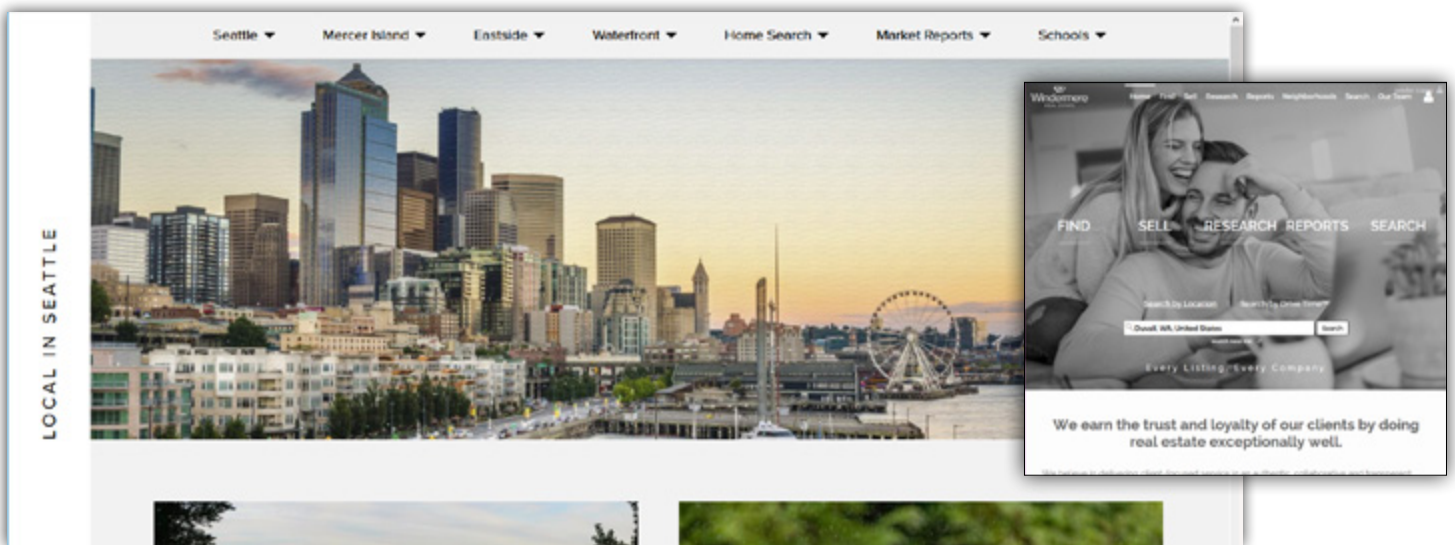
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HOMES & STATS ONLINE



Looking for real-time information on today's real estate market? If so, your search is over!

We publish weekly residential and waterfront reports, along with monthly and quarterly overviews, to **LocalinSeattle.com**, providing a summary analysis of what's happening each week in 18 different residential and condo micro-markets throughout Seattle, Mercer Island and the Eastside.

In addition to statistical data, you'll find resources for researching homes and neighborhoods, community profiles, maps, links and school data. And, you can search for every property listed for sale—by any real estate company on **WindermereMI.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.



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