

WATERFRONT REPORT

*year end 2019
mercero island, seattle
& the eastside*

PUBLISHED JANUARY 2020

a quarterly report on waterfront
real estate activity

WINDERMERE REAL ESTATE / MERCER ISLAND


Windermere
REAL ESTATE

SEATTLE WATERFRONT

number sold

41

highest sale

\$13,750,000

lowest sale

\$1,150,000

average days
on market

92

Highest 2019 Private Waterfront Sales

ADDRESS	COMMUNITY	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
832 37th Ave E	Washington Pk	\$13.8	6,750	1.49	Undiscl	2007
3054 E Laurelhurst Dr NE	Laurelhurst	\$10.6	7,683	0.93	150	1928
3120 E Laurelhurst Dr NE	Laurelhurst	\$6.9	5,930	0.34	55	1956
2481 Perkins Ln W	Magnolia	\$6.7	5,900	0.68	150	2013
5525 S Frontenac St	Seward Park	\$5.8	6,081	1.71	174	1927
908 Lkside Ave S	Leschi	\$4.0	4,150	0.32	60	1991
1606 Lk Washington Blvd	Denny Blaine	\$3.9	4,300	0.29	44	1940
16280 Beach Dr NE	Sheridan Bch	\$3.6	5,570	0.45	78	1945
6503 NE Windermere Rd	Windermere	\$3.6	5,980	1.01	135	1965
4548 W Sheridan St	Magnolia	\$3.5	4,700	0.85	110	1984
4570 W Cramer St	Magnolia	\$3.4	4,050	0.60	116	1925
11940 Riviera Pl NE	Lake City	\$3.4	3,807	0.22	45	2005

MERCER ISLAND WATERFRONT

number sold

20

highest sale

\$10,050,000

lowest sale

\$2,731,500

average days
on market

105

Highest 2019 Private Waterfront Sales

ADDRESS	COMMUNITY	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
Undisclosed	North End	\$10.1	9,615	1.58	124	2002
3315 97th Ave SE	North End	\$7.9	8,370	0.50	83	2007
7406 N Mercer Wy	North End	\$7.2	7,907	0.50	58	2008
4465 Forest Ave SE	Westside	\$6.9	6,420	0.48	50	2006
5403 W Mercer Wy	Westside	\$5.8	5,420	0.39	125	1972
8439 SE 87th St	Beach Club	\$5.5	4,880	0.21	65	2008
8149 W Mercer Wy	Westside	\$5.0	4,320	0.25	110	2014
7220 N Mercer Wy	North End	\$4.8	5,490	0.57	85	1991
8710 85th Ave SE	South End	\$4.8	4,670	0.16	107	1998
8020 Avalon Pl	Beach Club	\$4.6	6,620	0.30	71	2000
8460 Benotho Pl	Beach Club	\$4.6	4,750	0.33	85	1998
8435 SE 87th St	South End	\$4.5	4,133	0.21	53	2007

2019

EASTSIDE WATERFRONT

Highest 2019 Private Waterfront Sales

ADDRESS	CITY	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
Undisclosed	Hunts Point	\$37.5	9,420	3.27	300	2003
Undisclosed	Medina	\$30.0	5,350	1.87	280	1940
Undisclosed	Medina	\$16.1	6,874	0.60	155	1996
4601 91st Ave NE	Yarrow Point	\$15.4	6,755	1.15	100	1925
9011 NE 38th Pl	Yarrow Point	\$14.3	8,870	0.61	115	1998
4231 91st Ave NE	Yarrow Point	\$9.0	5,220	0.41	73	1961
9001 NE 41st St	Yarrow Point	\$8.7	4,110	0.36	80	1963
4224 Hunts Pt Rd	Hunts Point	\$8.4	4,030	0.88	100	1927
2237 Evergreen Pt Rd	Medina	\$8.3	5,485	0.78	125	2000
1645 73rd Ave NE	Medina	\$8.2	4,130	0.31	90	1950
10015 SE 25th St	Bellevue	\$7.8	8,490	0.58	110	2009
4429 91st Ave NE	Yarrow Point	\$7.1	2,500	0.86	63	1932

number sold
42

highest sale
\$37,500,000

lowest sale
\$1,075,000

average days
on market
106

LAKE SAMMAMISH WATERFRONT

Highest 2019 Private Waterfront Sales

ADDRESS	COMMUNITY	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
2662 W Lk Samm Pkwy NE	West Lake	\$5.8	6,529	0.44	90	2019
2807 E Lk Samm Pkwy NE	East Lake	\$4.5	4,000	0.21	120	2009
17720 SE 40th Pl	West Lake	\$4.0	4,643	0.21	50	2007
1610 W Lk Samm Pkwy SE	West Lake	\$3.9	5,500	0.49	71	1991
1822 W Lk Samm Pkwy SE	West Lake	\$3.6	3,920	0.90	91	1979
18170 SE 41st Pl	East Lake	\$3.5	4,820	0.33	68	1993
1631 E Lk Samm Pl SE	East Lake	\$3.5	4,120	0.17	115	1991
5101 E Lk Samm Pkwy NE	East Lake	\$3.5	3,697	0.23	94	2006
4332 193rd Ave SE	South Lake	\$3.4	3,330	0.24	75	1980
18844 SE 42nd St	South Lake	\$3.3	3,243	0.20	50	1928
4102 187th Ave SE	East Lake	\$3.3	3,840	0.32	125	1981
4233 206th Ave SE	East Lake	\$3.2	3,520	0.45	75	1987

number sold
31

highest sale
\$5,750,000

lowest sale
\$1,400,000

average days
on market
57



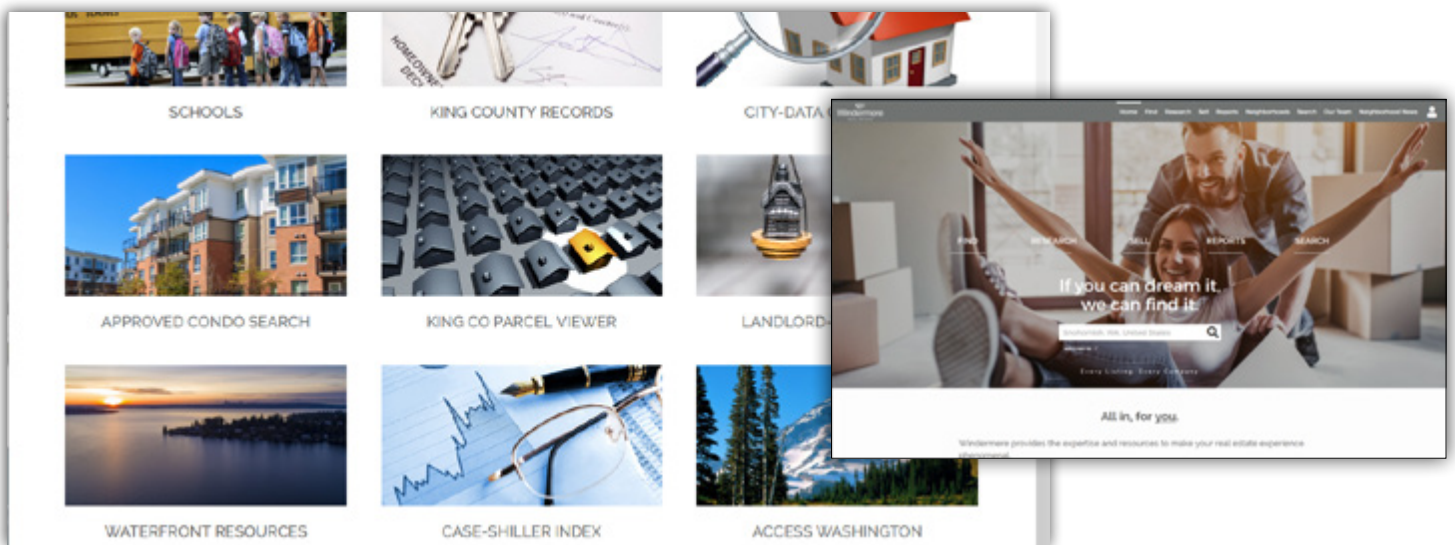
A savvy way to search
HOMES & STATS ONLINE



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

We publish weekly residential and waterfront reports, along with monthly and quarterly overviews, to **WindermereMercerIsland.com/Reports**, 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 at **WindermereMercerIsland.com/Research**. And, 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

