

Q3 2021

WATERFRONT REPORT

mercero island / seattle / eastside



PUBLISHED OCTOBER 2021

a quarterly report on waterfront
real estate activity

WINDERMERE REAL ESTATE / MERCER ISLAND


Windermere
REAL ESTATE

SEATTLE WATERFRONT

number sold

22

highest sale

\$4,100,000

lowest sale

\$1,600,000

average

number for sale

7

ADDRESS	COMMUNITY	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
1126 Lakeside Ave S	Leschi	\$4.1	4,600	0.33	49	1941
4570 W Cramer St	Magnolia	\$4.0	4,050	0.67	116	1925
13510 Riviera Place NE	Cedar Park	\$3.8	2,468	0.17	50	2021
5049 Beach Dr SW	Beach Drive	\$3.0	4,162	0.16	40	2017
10734 Riviera Place NE	Matthews Beach	\$3.0	3,700	0.32	60	1935
7045 Beach Dr SW	Beach Drive	\$2.9	4,720	0.83	60	1911
5230 40th Ave W	Magnolia	\$2.8	3,000	0.30	50	1948
2333 Perkins Lane W	Magnolia	\$2.8	4,370	0.31	75	1926
12036 Riviera Place NE	Matthews Beach	\$2.7	2,780	0.23	40	1999
5618 39th Ave W	Magnolia	\$2.7	2,770	0.15	40	2015
4827 Beach Dr SW	Beach Drive	\$2.7	2,760	0.66	36	2014
11712 Riviera Place NE	Matthews Beach	\$2.6	2,360	0.27	60	1931
15508 Lake Shore Blvd NE	Sheridan	\$2.6	2,780	0.27	45	1976
2323 Perkins Lane W	Magnolia	\$2.5	2,560	0.33	75	1939
5210 40th Ave W	Magnolia	\$2.5	3,160	0.32	20	1974
13564 Riviera Place NE	Cedar Park	\$2.3	1,350	0.20	50	1951
5933 Beach Dr SW	Beach Drive	\$2.3	3,370	0.66	40	1952
5619 Seaview Ave NW	Ballard	\$2.2	2,192	0.10	122	1922
6025 Beach Dr SW	Beach Drive	\$2.2	2,540	0.36	35	2016
4831 Beach Dr SW	Beach Drive	\$2.2	2,890	0.15	37	1964
5427 Beach Dr SW	Beach Drive	\$1.8	2,400	0.58	40	1928
19415 27th Ave NW	Richmond Beach	\$1.6	2,000	0.64	600	1953

MERCER ISLAND WATERFRONT

number sold

15

highest sale

\$13,950,000

lowest sale

\$2,800,000

average

number for sale

3

ADDRESS	COMMUNITY	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
5045 Forest Ave SE	Westside	\$14.0	4,540	4.09	181	2014
8039 W Mercer Wy	West Mercer	\$10.3	9,257	0.43	148	1989
4525 Forest Ave SE	Westside	\$9.8	2,410	1.19	140	1934
5245 Forest Ave SE	Westside	\$9.8	4,450	0.41	119	1982
3261 67nd Ave SE	Westside	\$9.7	4,660	0.50	100	1989
6211 77th Ave SE	Westside	\$8.1	4,020	0.46	78	1957
4301 Forest Ave SE	Westside	\$7.8	7,270	0.66	105	2001
7730 SE 22nd	Northend	\$7.6	4,850	0.36	115	1973
4616 E Mercer Wy	East Mercer	\$6.4	7,640	0.57	70	1991
8650 N Mercer Wy	North End	\$6.2	4,623	0.31	70	1988
4126 100th Ave SE	Eastside	\$5.8	4,000	0.27	80	1989
7703 W Mercer Wy	West Mercer	\$4.6	4,361	0.43	65	1986
6454 E Mercer Wy	East Mercer	\$3.9	2,260	0.47	89	1957
4649 Forest Ave SE	Westside	\$3.5	3,550	0.51	60	1977
3818 E Mercer Wy	East Mercer	\$2.8	3,016	0.26	13	1915



EASTSIDE WATERFRONT

ADDRESS	COMMUNITY	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
4335 Hunts Point Rd	Hunts Point	\$23.5	4,376	0.36	75	2016
Undisclosed	Medina	\$20.0	7,610	0.66	100	2006
2213 Evergreen Point Rd	Medina	\$15.0	7,200	2.01	100	1990
318 Overlake Dr E	Medina	\$13.4	8,890	0.56	160	1990
3200 80th Ave NE	Hunts Point	\$7.4	2,680	0.40	80	1961
3607 Evergreen Point Rd	Medina	\$7.0	2,740	0.41	75	1965
102 Cascade Key	Newport Shores	\$7.0	5,000	1.22	110	1966
20 Columbia Ky	Newport Shores	\$7.0	7,440	0.49	90	2003
85 Cascade Key	Newport Shores	\$6.8	3,550	0.51	90	2014
557 5th Ave W	West Of Market	\$6.5	3,540	0.92	92	1949
6427 Lk Washington Blvd NE	Kirkland	\$6.2	4,480	0.47	75	1999
10905 80th Place NE	Juanita Point	\$6.0	4,430	0.27	77	1980
13323 Holmes Point Dr NE	Holmes Point	\$5.8	6,648	0.29	73	2020
11 Enatai Dr	Enatai	\$5.5	3,260	0.44	80	1950
9011 Lk Washington Blvd NE	Medina	\$5.5	2,510	0.66	32	1928
6421 Ripley Lane SE	Kennydale	\$4.3	4,718	0.41	105	1993
4157 Williams Ave N	Kennydale	\$3.7	3,700	0.15	41	2013
5205 Lakehurst Lane	South Bellevue	\$3.6	3,000	0.46	70	1961
6801 Ripley Lane SE	Renton	\$3.6	3,310	0.20	54	1959
4029 Williams Ave N	Kennydale	\$3.5	3,550	0.12	38	2011
11561 Holmes Point Dr NE	Holmes Point	\$3.5	1,620	0.47	91	1956
6811 Ripley Lane SE	Renton	\$3.3	2,740	0.13	34	2005
6431 Ripley Lane N	Kennydale	\$2.0	1,670	0.21	55	1951

number sold

23

highest sale

\$23,500,000

lowest sale

\$1,980,000

average

number for sale

9

LAKE SAMMAMISH WATERFRONT

ADDRESS	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
4233 E Lake Sammamish Shore Lane SE	\$6.0	4,400	0.18	102	2020
3867 E Lake Sammamish Pkwy NE	\$6.0	7,520	0.39	184	1999
2635 E Lake Sammamish Pkwy NE	\$5.1	4,510	0.19	75	2000
17624 SE 40th Place	\$4.3	3,971	0.27	65	1971
457 E Lake Sammamish Pkwy SE	\$4.1	3,146	0.22	45	2000
2410 W Lake Sammamish Pkwy NE	\$4.0	4,380	0.32	50	1995
3234 W Lake Sammamish Pkwy SE	\$4.0	3,866	0.25	50	1921
1221 E Lake Sammamish Shore Lane SE	\$3.7	2,917	0.14	50	1990
2460 W Lake Sammamish Pkwy SE	\$3.3	1,790	0.25	75	1974
1440 W Lake Sammamish Pkwy NE	\$3.3	1,760	0.73	100	1970

number sold

10

highest sale

\$6,000,000

lowest sale

\$3,250,000

average

number for sale

4



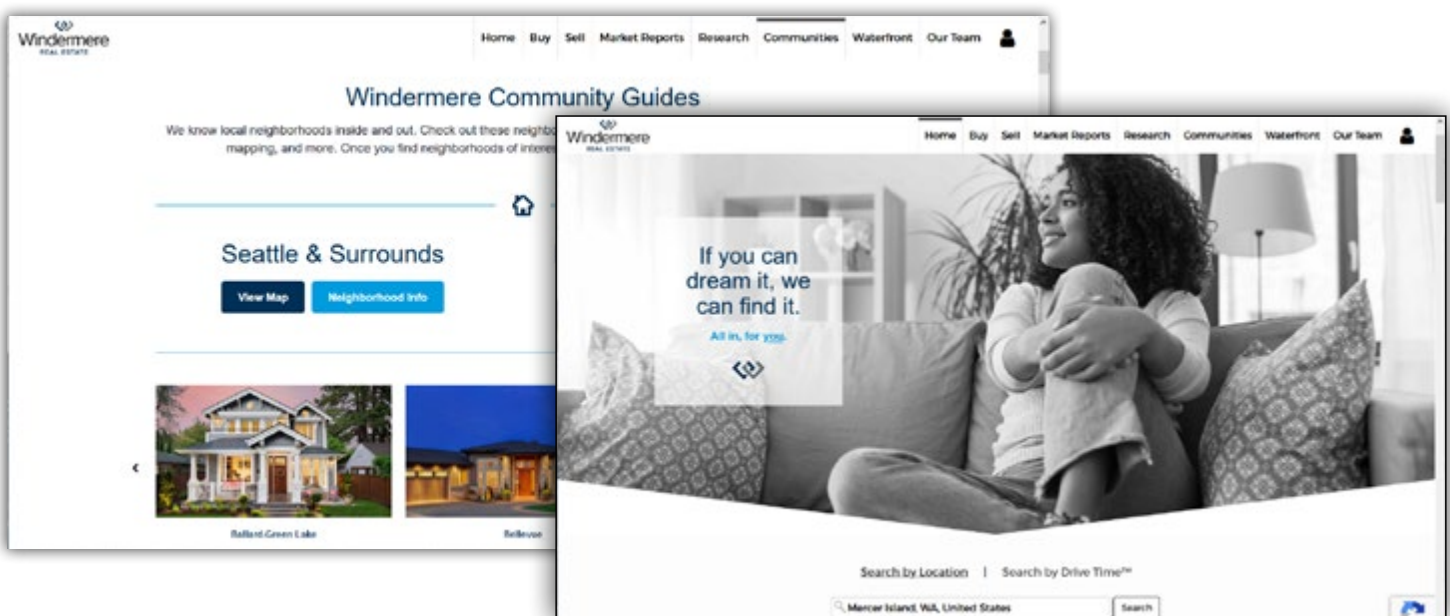
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In addition to statistical data, you'll find resources for researching homes and neighborhoods, community profiles, maps, links and school data at [WindermereMI.com/Research](https://www.windermere.com/research). And, you can search for every property listed for sale—by any real estate company on [WindermereMI.com](https://www.windermere.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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