

Waterfront Report

**SEATTLE / EASTSIDE
ANNUAL REVIEW**

PUBLISHED JANUARY 2022

a review of residential waterfront
real estate activity in 2021

WINDERMERE REAL ESTATE / MERCER ISLAND


Windermere
REAL ESTATE

SEATTLE WATERFRONT

Top Waterfront Sales

number sold
48

highest sale
\$30,750,000

lowest sale
\$1,400,000

average
number for sale
7

ADDRESS	COMMUNITY	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
Undisclosed	Seattle	\$30.8	9,791	1.16	161	2007
3129 W Laurelhurst Dr NE	Laurelhurst	\$7.9	4,980	0.63	60	1917
16550 Shore Dr NE	Lake Forest Park	\$7.7	8,000	0.75	80	2015
1116 41st Ave E	Madison Park	\$7.5	5,131	0.58	60	2002
8702 Sand Point Wy NE	Sand Point	\$7.2	8,294	0.61	67	2014
4751 W Ruffner St	Magnolia	\$6.3	6,151	1.35	110	1942
3156 E Laurelhurst Dr NE	Laurelhurst	\$5.1	4,900	0.39	35	1908
3035 W Galer St	Magnolia	\$4.5	4,080	0.21	110	2004
6783 Beach Dr SW	Lincoln Park	\$4.2	5,800	0.73	50	2005
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
7920 1/2 Seward Pk Ave S	Seward Park	\$4.0	7,222	0.50	50	1954
13510 Riviera Pl NE	Cedar Park	\$3.8	2,468	0.17	50	2021
8510 Sand Point Wy NE	Matthews Beach	\$3.5	3,620	0.53	65	1984
1249 NW Elford Dr	Broadview	\$3.2	4,570	1.71	201	1948
15752 Beach Dr NE	Sheridan Beach	\$3.1	3,520	0.46	70	1959
5049 Beach Dr SW	Beach Drive	\$3.0	4,162	0.16	40	2017
10734 Riviera Pl NE	Matthews Beach	\$3.0	3,700	0.32	60	1935

MERCER ISLAND WATERFRONT

Top Waterfront Sales

number sold
27

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
34XX 97th Ave SE	North End	\$12.2	7,150	0.48	101	2017
8908 N Mercer Way	North End	\$11.6	7,778	0.49	100	2004
8039 W Mercer Wy	Westside	\$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
6024 SE 22nd St	Faben Point	\$8.9	5,230	1.31	112	1956
6404 E Mercer Wy	Eastside	\$8.4	6,762	0.39	80	2021
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
4713 Forest Ave SE	Westside	\$6.7	1,280	0.78	100	1954
4616 E Mercer Wy	Eastside	\$6.4	7,640	0.57	70	1991
4661 Forest Ave SE	Westside	\$6.4	2,320	0.71	80	1930
6610 E Mercer Wy	Eastside	\$6.2	2,530	1.15	173	1955
8650 N Mercer Wy	North End	\$6.2	4,623	0.31	70	1988

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EASTSIDE WATERFRONT

Top Waterfront Sales

ADDRESS	COMMUNITY	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
3639 Hunts Point Rd	Hunts Point	\$32.0	7,140	1.86	130	1947
4335 Hunts Point Rd	Hunts Point	\$23.5	4,376	0.36	75	2016
2011 100th Ave SE	Enatai	\$22.8	8,160	0.76	336	2003
Undisclosed	Medina	\$20.0	7,610	0.66	100	2006
2247 Evergreen Point Rd	Medina	\$18.2	10,755	2.18	172	1996
2213 Evergreen Point Rd	Medina	\$15.0	7,200	2.01	100	1990
9018 NE 39th Place	Yarrow Point	\$14.5	7,234	1.22	46	1932
318 Overlake Drive E	Medina	\$13.4	8,890	0.56	160	1990
9603 Lake Washington Blvd N	Meydenbauer	\$11.3	1,340	0.67	85	1915
4609 92nd Ave NE	Yarrow Point	\$9.5	3,080	0.64	50	1928
2401 Killarney Wy SE	Enatai	\$8.5	5,430	0.50	83	1962
2659 Evergreen Point Rd	Medina	\$7.7	4,600	1.06	62	1997
3234 78th Place NE	Medina	\$7.5	6,150	0.95	100	1987
3200 80th Ave NE	Hunts Point	\$7.4	2,680	0.40	80	1961
9025 NE Juanita Lane	Juanita	\$7.1	4,120	0.34	74	1958
303 Lake Ave W	West Of Market	\$7.1	2,790	0.69	60	1943
9623 SE 16th St	Enatai	\$7.1	4,040	0.50	83	1968
45 Skagit Key	Newport Shores	\$7.0	5,300	0.40	96	1976

number sold

60

highest sale

\$32,000,000

lowest sale

\$1,650,000

average
number for sale

9

LAKE SAMMAMISH WATERFRONT

Top Waterfront Sales

ADDRESS	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
437 E Lk Sammamish Pkwy SE	\$8.8	7,370	0.52	90	2014
450 W Lake Sammamish Pkwy SE	\$8.4	11,750	0.48	97	2006
2100 W Lake Sammamish Pkwy SE	\$8.1	6,943	0.87	126	2001
4156 187th Ave SE	\$6.6	6,162	0.28	54	1977
1913 E Lake Sammamish PI SE	\$6.5	7,390	0.65	85	1991
4872 194th Ave SE	\$6.0	6,930	0.42	70	2008
2523 E Lk Sammamish Shore Ln SE	\$6.0	3,806	0.93	197	1923
4233 E Lake Sammamish Shore Ln SE	\$6.0	4,400	0.18	102	2020
3867 E Lake Sammamish Pkwy NE	\$6.0	7,520	0.39	184	1999
2424 W Lk Sammamish Pkwy NE	\$5.4	6,455	0.37	51	2005
2635 E Lake Sammamish Pkwy NE	\$5.1	4,510	0.19	75	2000
4058 W Lk Sammamish Pkwy SE	\$5.0	3,823	0.53	50	1967
3815 E Lake Sammamish Shore Ln SE	\$4.5	3,250	0.26	150	1966
4041 E Lake Sammamish Shore Ln SE	\$4.4	2,640	0.11	145	2005
534 W Lk Sammamish Pkwy SE	\$4.3	4,250	0.29	50	2008
17624 SE 40th PI	\$4.3	3,971	0.27	65	1971
5170 NW Sammamish Rd	\$4.3	5,990	0.22	68	2002

number sold

36

highest sale

\$8,750,000

lowest sale

\$2,375,000

average
number for sale

4

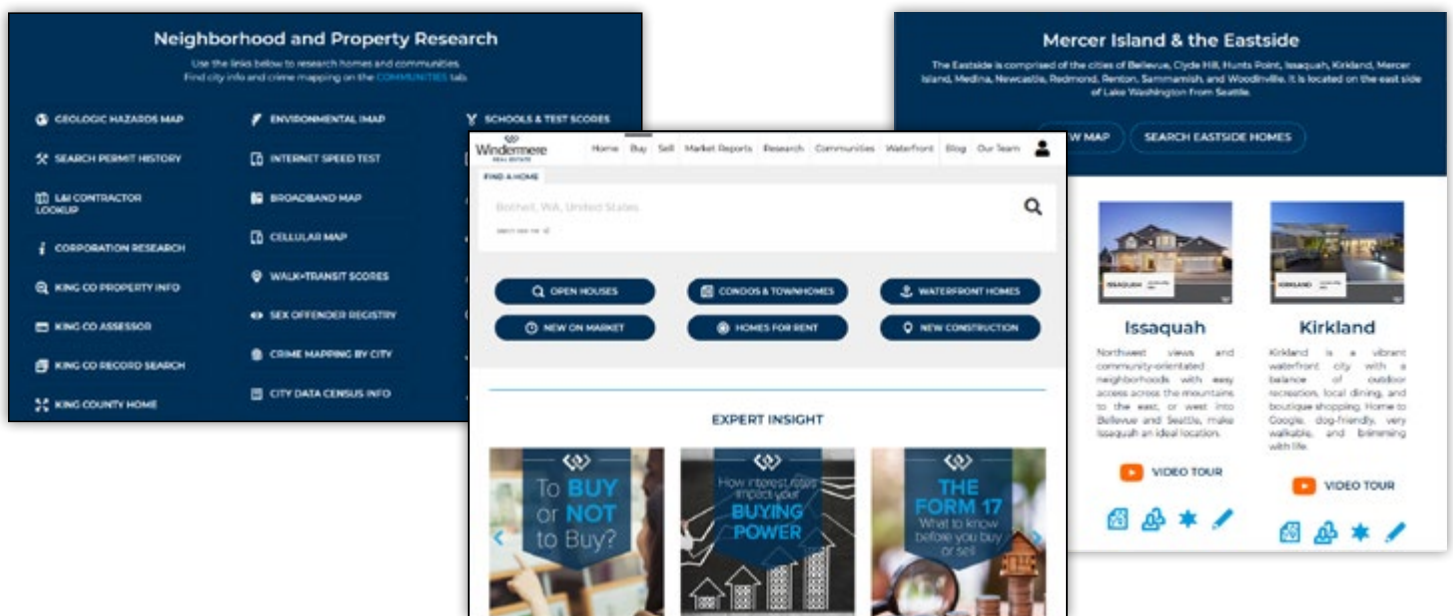


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Marianne Parks

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