

# Q1 2025 WATERFRONT REPORT

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seattle / mercer island / eastside



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a quarterly report on waterfront  
real estate activity

MARIANNE PARKS, REAL ESTATE BROKER



# SEATTLE WATERFRONT

number sold  
**10**

highest sale  
**\$21,500,000**

lowest sale  
**\$1,800,000**

ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
10453 Maplewood Place SW	Arbor Heights	\$1.8	6,092	0.89	123'	1991
8642 Island Dr S	Seward Park	\$2.0	2,860	0.45	65'	1927
10664 Riviera Place NE	Matthews Beach	\$2.3	2,640	0.14	35'	1934
15038 Beach Dr NE	Lake Forest Park	\$2.5	2,690	0.27	40'	1939
1730 Lakeside Ave S	Leschi	\$3.7	3,280	0.40	40'	1931
5901 Seaview Ave NW	Ballard	\$3.8	3,510	0.16	48'	1956
8560 Sand Point Way NE	Sand Point	\$3.9	3,820	0.62	70'	1958
16520 Shore Dr NE	Sheridan Beach	\$6.3	5,865	0.79	80'	1934
1295 NW Elford Dr	Broadview	\$10.5	7,362	2.48	290'	2001
4315 W Semple St	Magnolia	\$21.5	15,321	3.28	293'	2015

# MERCER ISLAND WATERFRONT

number sold  
**1**

highest sale  
**\$13,125,000**

lowest sale  
**\$13,125,000**

ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
8474 85th Ave SE	South End	\$13.1	7,410	0.52	100'	2004



**WINDERMERE MERCER ISLAND**  
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# EASTSIDE WATERFRONT

ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT	number sold <b>6</b>
5845 Pleasure Point Lane SE	Bellevue	\$1.8	960	0.259	50'	1968	highest sale <b>\$16,000,000</b>  lowest sale <b>\$1,750,000</b>
5810 NE Arrowhead Dr	Kenmore	\$4.1	3,820	0.187	53'	1995	
13415 Holmes Point Dr NE	Kirkland	\$6.3	5,270	0.423	89'	1972	
8443 NE Woodland Cove Dr	Kirkland	\$6.6	4,332	0.247	86'	1989	
74 Cascade Key	Bellevue	\$8.1	5,570	1.454	115'	1963	
3261 Hunts Point Rd	Hunts Point	\$16.0	4,340	0.718	54'	1962	

# LAKE SAMMAMISH WATERFRONT

ADDRESS	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT	number sold <b>3</b>
2721 E Lake Sammamish Pkwy SE	\$2.7	1,600	0.47	50'	1970	highest sale <b>\$5,800,000</b>  lowest sale <b>\$2,700,000</b>
3713 E Lake Sammamish Shore Lane SE	\$3.2	2,670	0.23	65'	1953	
4630 194th Ave SE	\$5.8	4,095	0.23	70'	1990	



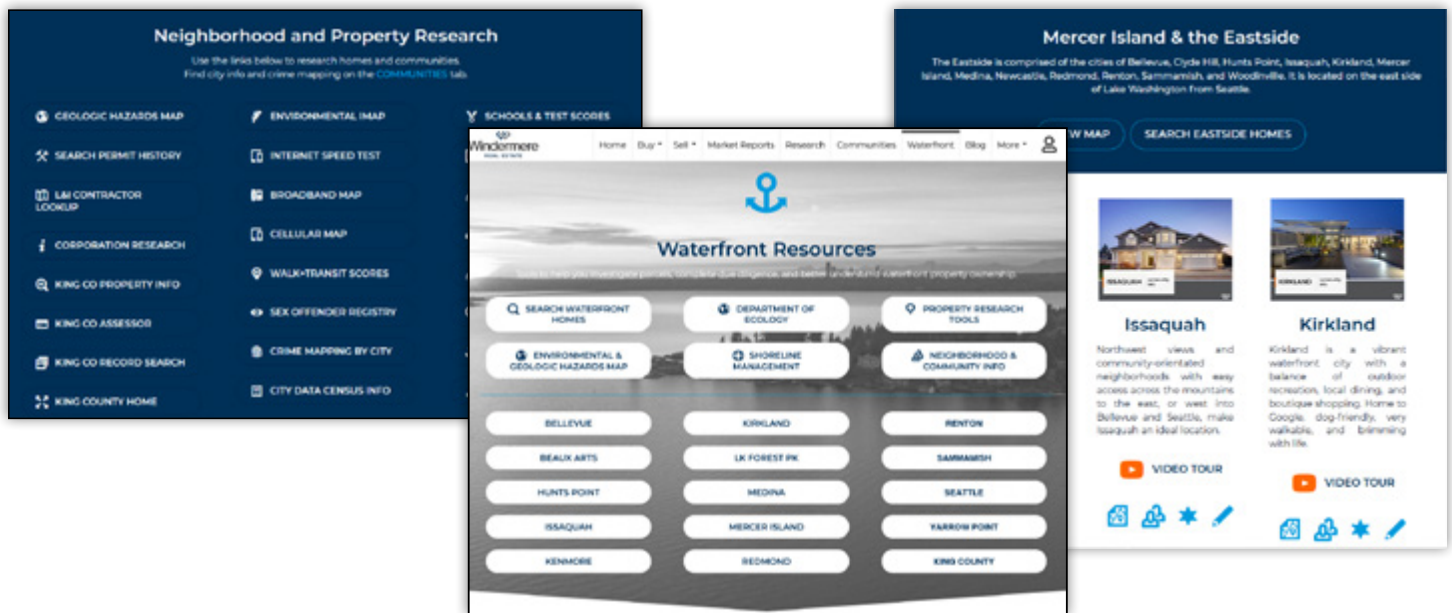


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