

Q2 2025 WATERFRONT REPORT

seattle / mercer island / eastside



PUBLISHED JULY 2025

a quarterly report on waterfront
real estate activity

MARIANNE PARKS, REAL ESTATE BROKER



SEATTLE WATERFRONT

number sold	ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
4	12233 12th Ave NW	Broadview	\$3.7	3,470	1.52	120	1941
highest sale	4594 W Cramer St	Magnolia	\$5.9	5,420	1.96	120	1910
\$11,350,000	808 Lakeside Ave S	Leschi	\$8.3	3,902	0.32	58	1948
lowest sale	3509 43rd Ave NE	Laurelhurst	\$11.4	6,780	0.42	58	1994
\$3,670,000							

MERCER ISLAND WATERFRONT

number sold	ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
4	6014 E Mercer Way	East Mercer	\$3.0	4,007	0.45	30	1959
highest sale	5419 96th Ave SE	Eastside	\$3.2	3,680	0.39	50	1964
\$9,250,000	4444 Ferncroft Rd	East Mercer	\$5.4	3,510	0.45	50	1946
lowest sale	5255 Forest Ave SE	Westside	\$9.3	4,960	0.38	66	1992
\$2,950,000							



EASTSIDE WATERFRONT

ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT	number sold 9
11625 Holmes Point Dr NE	Kirkland	\$2.9	3,590	0.29	35	1977	
11807 Holmes Point Dr NE	Kirkland	\$5.5	3,267	0.23	62	2012	highest sale
77 Skagit Ky	Bellevue	\$6.7	3,909	1.41	70	1977	\$13,000,000
9528 SE Shoreland Dr	Bellevue	\$8.1	2,360	0.69	100	1965	lowest sale
1811 73rd Ave NE	Medina	\$9.5	2,360	0.27	72	1952	\$2,850,000
2537 103rd Ave SE	Bellevue	\$10.0	4,454	0.68	86	1960	
407 408 5th Ave W	Kirkland	\$10.4	5,539	0.61	60	2004	
3252 Hunts Point Rd	Hunts Point	\$12.5	7,975	0.88	75	2002	
9015 NE 47th St	Yarrow Point	\$13.0	7,465	0.52	82	1995	

LAKE SAMMAMISH WATERFRONT

ADDRESS	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT	number sold 13
1308 W Lake Sammamish Pkwy NE	\$2.6	3,080	0.35	50	1975	
1818 W Lake Sammamish Pkwy SE	\$3.3	2,900	0.56	66	1959	highest sale
145 E Lake Sammamish Shorelane NE	\$3.6	3,829	0.29	50	1929	\$7,350,000
2228 W Lake Sammamish Pkwy SE	\$3.8	3,440	0.42	63	1962	lowest sale
372 west Lake Sammamish Pkwy NE	\$4.0	1,830	0.76	64	1948	\$2,600,000
1838 W Lake Sammamish Pkwy NE	\$4.1	4,480	0.23	105	1991	
2850 W Lake Sammamish Pkwy NE	\$4.3	3,302	0.35	75	1974	
1400 W Lake Sammamish Pkwy NE	\$5.8	4,613	0.37	65	2006	
4704 194th Ave SE	\$5.9	3,810	0.24	78	1980	
1815 E Lake Sammamish Pkwy NE	\$6.4	3,330	0.59	150	1990	
3268 W Lake Sammamish Pkwy SE	\$6.9	4,805	0.29	50	2018	
2254 W Lake Sammamish Pkwy SE	\$7.1	4,690	0.46	63	2005	
18806 SE 42nd St	\$7.4	5,537	0.22	64	2006	

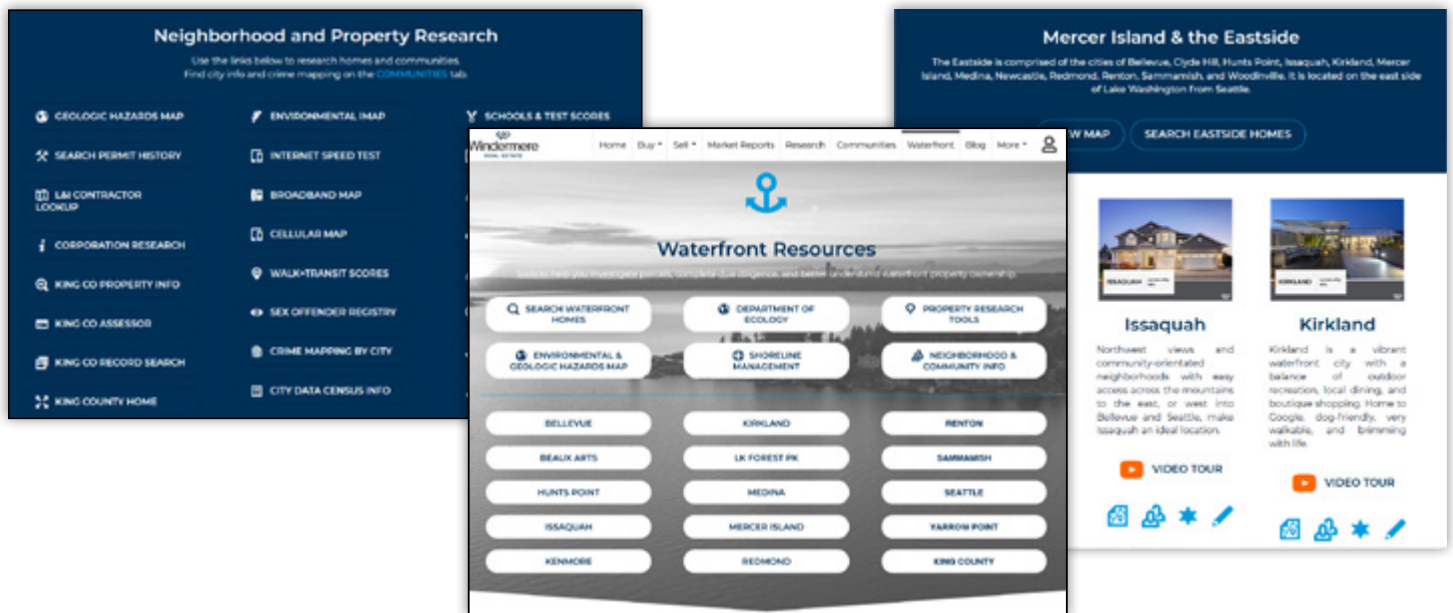


A savvy way to search HOMES & STATS ONLINE



Looking for real-time information on today's real estate market? If so, your search is over!
Visit marianneparks.com to find all of the real estate resources you need in one convenient place.

- **Market Reports.** Closely track market trends as they emerge in your neighborhood. Reports are available for 21 market areas in the Seattle and Eastside region.
- **Home Buying and Selling Advice.** Search for homes, find useful buying tips, and discover how to best position your home for sale.
- **Property and Neighborhoods Research.** Find community profiles, video tours, and crime info plus research homes, neighborhoods, schools, maps, and county records.



Cover photo courtesy of Nancy LaVallee & Clarity NW Photography

©WINDERMERE REAL ESTATE/MERCER ISLAND

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
PREMIER REPRESENTATION

