

Q3 2025 WATERFRONT REPORT

seattle / mercer island / eastside



PUBLISHED OCTOBER 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
10	13008 Riviera Place NE	Cedar Park	\$1.8	1,980	0.33	50'	1962
highest sale	14080 Riviera Place NE	Cedar Park	\$2.2	2,509	0.10	60'	1962
\$8,000,000	4815 Beach Dr SW	Beach Drive	\$2.3	4,298	0.97	50'	1911
lowest sale	11754 Riviera Place NE	Matthews Beach	\$2.4	2,540	0.22	45'	1931
\$1,800,000	7716 Seward Park Ave S	Seward Park	\$2.6	3,600	0.46	37'	1962
	7117 Beach Dr SW	Beach Drive	\$2.8	3,430	0.57	40'	2000
	13190 Riviera Place NE	Cedar Park	\$3.3	2,740	0.33	60'	1969
	3017/3019 Perkins Lane W	Magnolia	\$3.5	4,040	0.58	75'	1955
	9325 Fauntleroy Way SW	Fauntleroy	\$6.5	5,010	1.17	112'	1996
	1104 Lakeside Ave S	Leschi	\$8.0	4,550	0.40	72'	2005

MERCER ISLAND WATERFRONT

number sold	ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
6	5438 E Mercer Way	East Mercer	\$4.8	3,750	0.58	85'	1960
highest sale	8055 W Mercer Way	West Mercer	\$5.0	5,380	0.53	75'	2002
\$15,000,000	4400 East Mercer Way	East Mercer	\$6.2	2,590	0.44	88'	1968
lowest sale	8440 Benotho Place	Beach Club	\$9.4	5,050	0.47	112'	2013
\$4,800,000	8620 N Mercer Way	North End	\$10.4	5,709	0.35	65'	2022
	1628 72nd Ave SE	North End	\$15.0	6,220	0.42	95'	2000



EASTSIDE WATERFRONT

ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
6425 Ripley Lane SE	Renton	\$3.7	2,610	0.27	70'	1965
8515 NE Juanita Dr	Kirkland	\$4.0	2,840	0.60	107'	1969
11047 Champagne Point Rd NE	Kirkland	\$4.7	3,640	0.24	40'	1988
4723 Lakehurst Lane	Bellevue	\$4.8	3,330	0.51	65'	1968
409 5th Ave W	Kirkland	\$7.1	1,980	0.61	60'	1938
9330 SE Shoreland Dr	Bellevue	\$7.4	4,908	0.30	40'	1992
137 Lake Ave W	Kirkland	\$10.0	3,990	0.69	65'	2000
245 Lake Ave W	Kirkland	\$10.5	4,840	0.72	75'	2006
484 Overlake Dr E	Medina	\$10.6	5,580	0.39	65'	2000
9525 Lake Washington Blvd NE	Bellevue	\$11.0	4,280	0.71	85'	1938
9441 Lake Washington Blvd NE	Bellevue	\$20.3	8,855	0.45	80'	1984

number sold
11

highest sale

\$20,250,000

lowest sale

\$3,700,000

LAKE SAMMAMISH WATERFRONT

ADDRESS	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
23-Bungalow E Lake Samm Pkwy NE	\$1.5	700	0.06	100'	2000
2629 E Lake Sammamish Pkwy NE	\$1.8	640	0.38	295'	1952
1711 E Lake Sammamish Place SE	\$2.4	3,430	0.23	79'	1964
1814 W Lake Sammamish Pkwy NE	\$2.9	2,140	0.40	50'	1973
4848 194th Ave SE	\$3.9	3,360	0.48	50'	1982
2624 W Lake Sammamish Pkwy NE	\$4.4	4,530	0.31	45'	1964
650 Lake Sammamish Lane NE	\$4.8	3,997	0.36	100'	1962
1402 W Lake Sammamish Pkwy SE	\$4.8	3,560	0.73	90'	1969
4440 193rd Ave SE	\$6.1	3,913	0.35	100'	1977

number sold
9

highest sale

\$6,050,000

lowest sale

\$1,500,000

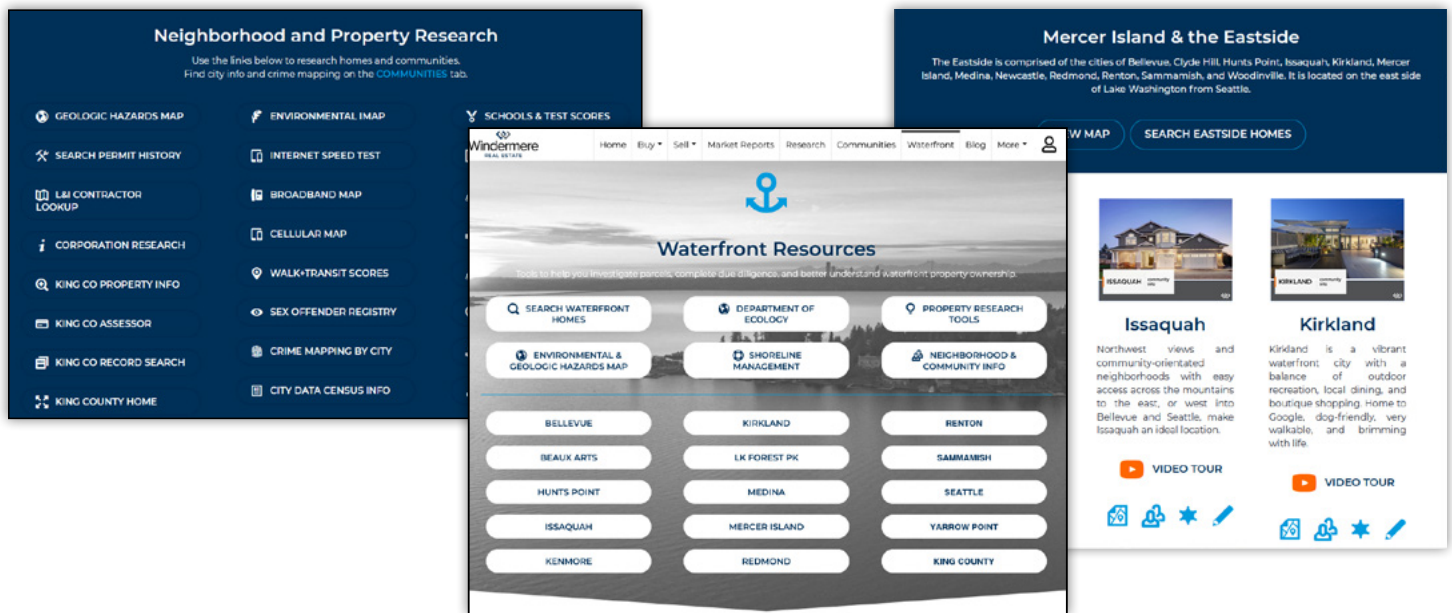


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Marianne Parks
PREMIER REPRESENTATION

