

third quarter 2015



## SEATTLE | Waterfront Activity Report



**MERCER ISLAND**  
206.232.0446

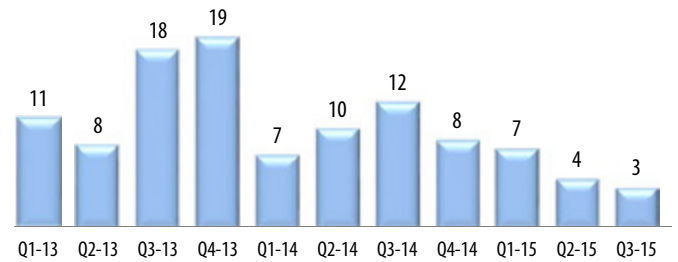
[thewaterfrontreport.com](http://thewaterfrontreport.com)

## Active Listings to Pending Sales



The number of active listings currently offered for sale is represented by the bars, while the number of pending sales is graphed on the line.

## Month's Supply of Inventory



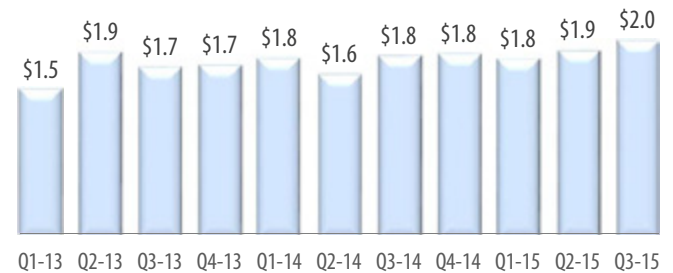
This chart shows the number of months it would take to sell all active listings based on the rate of pending sales, assuming no new listings came to market.

## Average Cost per Acre (millions)\*



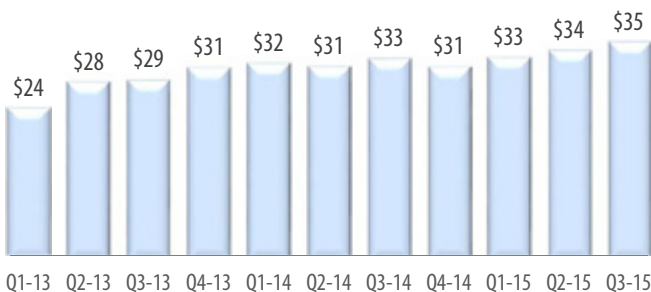
The average cost per acre, as solid pricing benchmark, is determined by dividing the average sale price by the lot size of the property in acres.

## Average Sale Price (millions)\*



The average sales price represents the total of all the sales prices, divided by the number of homes sold each quarter.

## Average Cost per Waterfront Foot (thousands)\*



The cost per waterfront foot fronting Lake Washington, Lake Sammamish, or Puget Sound, by dividing the average sale price by the linear waterfront footage of all parcels.

## Average Cost per Home Square Foot\*



The average cost per square foot of sold properties as determined by dividing the average sale price by the interior square footage of all homes.

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Q3-2015

Status	Community	Status Date	Year Built	Square Feet	Lot Acres	Waterfront Ft	\$ per Wtr Ft*	\$ per Acre*	Sale Price	List Price
Active	Sheridan Beach	9/30/15	1929	4,000	0.58	80	\$24,975	\$3,432,990		\$1,998,000
Active	Alki	9/28/15	1949	3,000	0.18	77	\$41,558	\$17,679,282		\$3,199,950
Sold	Seward Park	9/28/15	1940	6,570	2.09	110	\$33,636	\$1,772,880	\$3,300,000	\$3,700,000
Pending	Windermere	9/27/15	1941	3,780	1.86	173	\$30,925	\$2,884,097		\$5,350,000
Active	Seattle	9/24/15	1995	8,430	0.84	100	\$65,000	\$7,719,715		\$6,500,000
Sold	Sand Point	9/24/15	1981	4,070	0.47	50	\$49,900	\$5,297,240	\$2,365,000	\$2,495,000
Active	Beach Drive	9/21/15	1925	4,218	0.16	60	\$31,333	\$11,463,415		\$1,880,000
Pending	Cedar Park	9/21/15	1984	2,640	0.14	35	\$41,429	\$10,069,444		\$1,450,000
Active	Laurelhurst	9/16/15	1989	9,762	1.20	180	\$57,778	\$8,695,652		\$10,400,000
Sold	Matthews Beach	9/16/15	1924	3,609	0.11	55	\$30,909	\$15,454,545	\$1,725,000	\$1,700,000
Pending Inspection	Beach Drive	9/11/15	1926	1,920	0.59	42	\$16,188	\$1,158,262		\$679,900
Sold	Cedar Park	9/10/15	1933	2,991	0.20	60	\$24,983	\$7,532,663	\$1,445,000	\$1,499,000
Active	Beach Drive	9/9/15	2006	4,650	0.21	50	\$51,000	\$11,915,888		\$2,550,000
Active	Magnolia	9/4/15	2000	2,410	0.26	35	\$37,141	\$4,961,641		\$1,299,950
Pending Inspection	Shoreline	9/4/15	2000	5,560	0.60	60	\$39,983	\$3,971,854		\$2,399,000
Active	Leschi	8/31/15	2001	6,430	0.31	60	\$98,250	\$19,264,706		\$5,895,000
Sold	Laurelhurst	8/28/15	1962	4,980	0.91	140	\$32,136	\$4,922,319	\$3,925,000	\$4,499,000
Pending Inspection	Seward Park	8/26/15	1940	6,570	2.09	110	\$33,636	\$1,772,880		\$3,700,000
Pending	Cedar Park	8/25/15	1933	2,991	0.20	60	\$24,983	\$7,532,663		\$1,499,000
Pending	Laurelhurst	8/24/15	1954	5,350	0.48	37	\$91,622	\$7,033,195		\$3,390,000
Sold	Seattle	8/20/15	1994	3,610	0.22	45	\$41,111	\$8,604,651	\$1,847,500	\$1,850,000
Sold	Cedar Park	8/17/15	1924	1,580	0.15	30	\$36,500	\$7,251,656	\$1,095,000	\$1,095,000
Sold	Magnolia	8/14/15	1931	5,150	0.36	38	\$49,342	\$5,179,558	\$1,575,000	\$1,875,000
Active	Lake Forest Park	8/13/15	2006	5,030	0.30	114	\$33,991	\$13,135,593		\$3,875,000
Pending	Matthews Beach	8/12/15	1924	3,609	0.11	55	\$30,909	\$15,454,545		\$1,700,000
Pending	Windermere	8/3/15	0	0	1.03	127	\$27,559	\$3,388,190		\$3,500,000
Pending	Windermere	8/3/15	1952	5,850	1.66	127	\$42,520	\$3,245,192		\$5,400,000
Sold	Matthews Beach	7/31/15	1931	3,310	0.48	91	\$15,659	\$2,981,172	\$1,425,000	\$1,425,000
Active	Seward Park	7/30/15	1940	6,570	2.09	110	\$33,636	\$1,772,880		\$3,700,000
Pending	Windermere	7/30/15	1962	5,887	0.48	107	\$27,931	\$6,239,386		\$2,988,666
Pending Inspection	Windermere	7/30/15	1962	5,887	0.48	107	\$27,931	\$6,239,386		\$2,988,666
Active	Lake Forest Park	7/29/15	1992	4,300	0.18	70	\$27,141	\$10,856,571		\$1,899,900
Active	Lake Forest Park	7/29/15	1992	4,300	0.18	70	\$27,141	\$10,856,571		\$1,899,900
Sold	Denny Blaine	7/27/15	1940	4,300	0.29	44	\$77,273	\$11,846,690	\$3,300,000	\$3,400,000
Pending	Sand Point	7/24/15	1981	4,070	0.47	50	\$49,900	\$5,297,240		\$2,495,000
Pending Inspection	Sand Point	7/24/15	1981	4,070	0.47	50	\$49,900	\$5,297,240		\$2,495,000
Pending	Sand Point	7/17/15	1980	2,450	0.81	80	\$43,750	\$4,326,329		\$3,500,000
Sold	Sheridan Beach	7/16/15	2007	3,430	0.52	70	\$37,856	\$5,057,156	\$2,585,000	\$2,649,950
Pending	Cedar Park	7/15/15	1924	1,580	0.15	30	\$36,500	\$7,251,656		\$1,095,000
Pending	Seattle	7/11/15	1994	3,610	0.22	45	\$41,111	\$8,604,651		\$1,850,000
Sold	Beach Drive	7/10/15	1942	2,450	0.29	40	\$29,375	\$4,108,392	\$1,160,000	\$1,175,000
Sold	Sheridan Beach	7/10/15	2005	5,870	0.42	72	\$45,667	\$7,828,571	\$3,191,000	\$3,288,000
Active	Matthews Beach	7/8/15	1924	3,609	0.11	55	\$30,909	\$15,454,545		\$1,700,000
Sold	Leschi	7/8/15	1981	2,310	0.11	42	\$44,952	\$16,561,404	\$1,910,000	\$1,888,000

\*Reflected as a 12 month rolling average. © Copyright 2011-2015, Windermere Real Estate/Mercer Island. Statistics provided by the Northwest Multiple Listing service and deemed accurate but not guaranteed.

# SEATTLE | Waterfront Facts



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## YEAR-TO-DATE SNAPSHOT

AVERAGE SALE PRICE	\$2,267,691
HIGHEST SALE	\$5,220,000
LOWEST SALE	\$658,000
# SOLD IN 2015	34
AVERAGE DAYS ON MARKET	69
AVERAGE SQUARE FEET	3,581
AVERAGE YEAR BUILT	1959
AVERAGE LOT SIZE	0.38 ACRES
AVERAGE WATERFRONT FOOTAGE	61 FEET

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Seattle's waterfront homes are sited on either the west shore of Lake Washington to the east or Puget Sound (saltwater) to the west. Notable waterfront communities on Lake Washington include Matthew's Beach, Sand Point, Windermere, Laurelhurst, Mount Baker and Leschi. The western shore is also home to the University of Washington campus, which abuts the water just south of Laurelhurst down to the Montlake Cut and Portage Bay.

On Puget Sound, a bluff and the Burlington railroad track runs from Richmond Beach past waterfront landmarks such as Carkeek Park, Golden Gardens, Shilshole Bay, and the Ballard Locks—separating many prominent water view communities from the waterfront. Private waterfront homes are located just north of Discovery Park along the inlet to the locks, in Magnolia along Perkins Lane, and in West Seattle along the Alki and Fauntleroy shorelines.

*Data prepared and analyzed by Windermere Real Estate/Mercer Island from NWMLS provided data. For questions or comments, email Julie Barrows at [julie@windermere.com](mailto:julie@windermere.com). ©2012-2015 Windermere Real Estate/Mercer Island*

