



# WATERFRONT REPORT

*Q1 2018 | mercer island, seattle & the eastside*

a quarterly report on residential  
waterfront real estate activity

  
**Windermere**  
REAL ESTATE

[THEWATERFRONTREPORT.COM](http://THEWATERFRONTREPORT.COM)

Windermere Mercer Island

# Q1 EASTSIDE *waterfront report*

number sold

**6**

average days  
on market

**87**

highest  
sale

**\$26,750,000**

lowest  
sale

**\$2,388,000**

average price per  
waterfront foot

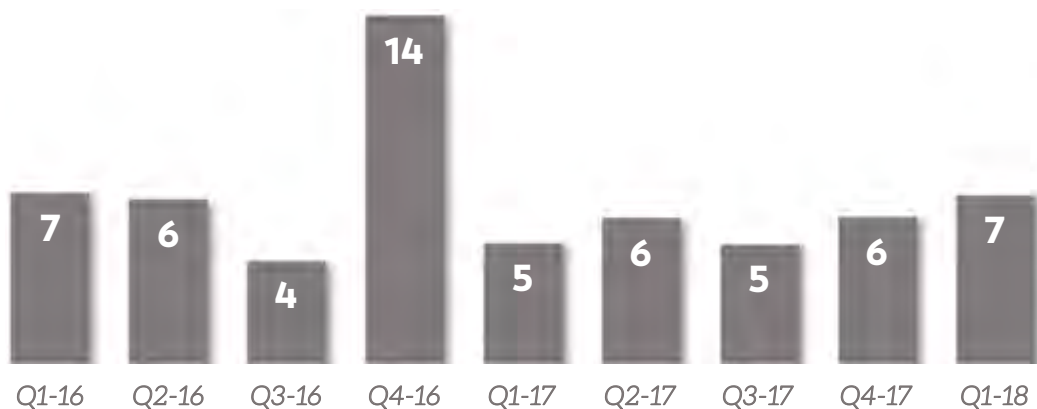
**\$106,540**

## PRIVATE WATERFRONT SALES

Address	City	Sale Price (M)	Square Feet	Lot Acres	Waterfront Feet	Year Built
6232 Hazelwood Lane SE	Bellevue	\$2.6	2,790	0.31	70	1933
11011 SE Lake Rd	Bellevue	\$3.3	2,740	1.20	53	1984
Undisclosed	Medina	\$26.8	5,330	2.59	150	1929
409 Lake Ave W	Kirkland	\$6.4	5,577	0.27	55	2017
6007 Hazelwood Lane SE	Bellevue	\$2.4	2,940	0.21	42	2005
13207 Holmes Point Dr NE	Kirkland	\$3.3	3,906	0.12	50	2017



Months of Inventory



# Q1 LAKE SAMMAMISH *waterfront report*

number sold

**4**

average days on market

**69**

highest sale

**\$4,185,000**

lowest sale

**\$2,050,000**

average price per waterfront foot

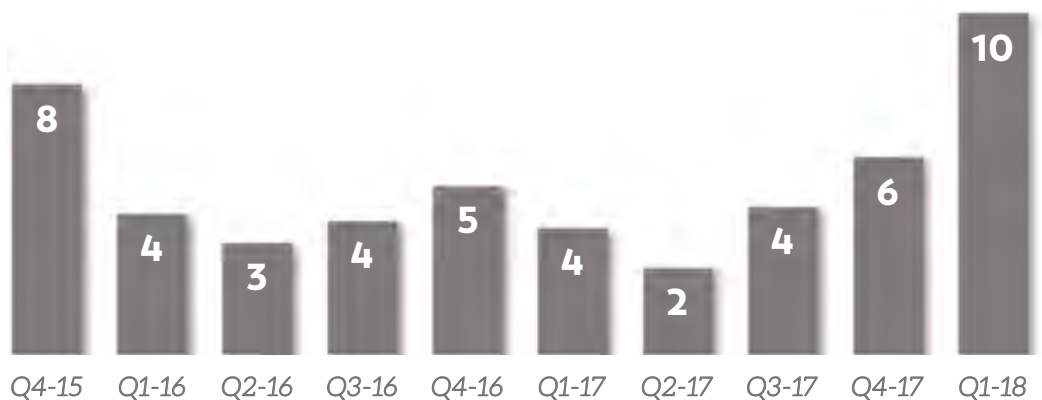
**\$30,892**

## PRIVATE WATERFRONT SALES

Address	City	Sale Price (M)	Square Feet	Lot Acres	Waterfront Feet	Year Built
1618 W Lk Sammamish Pkwy   Bellevue	Bellevue	\$2.8	3,600	0.37	85	1992
18130 SE 41st Lane	Bellevue	\$4.2	5,060	1.08	100	1984
1614 W Lk Sammamish Pkwy   Bellevue	Bellevue	\$2.4	3,010	0.45	50 ft	1998
19732 NE 32nd Place	Sammamish	\$2.1	4,830	0.23	0	2007



Months of Inventory



# Q1 MERCER ISLAND *waterfront report*

number sold

**5**

average days on  
market

**57**

highest  
sale

**\$8,500,000**

lowest  
sale

**\$2,560,000**

average price per  
waterfront foot

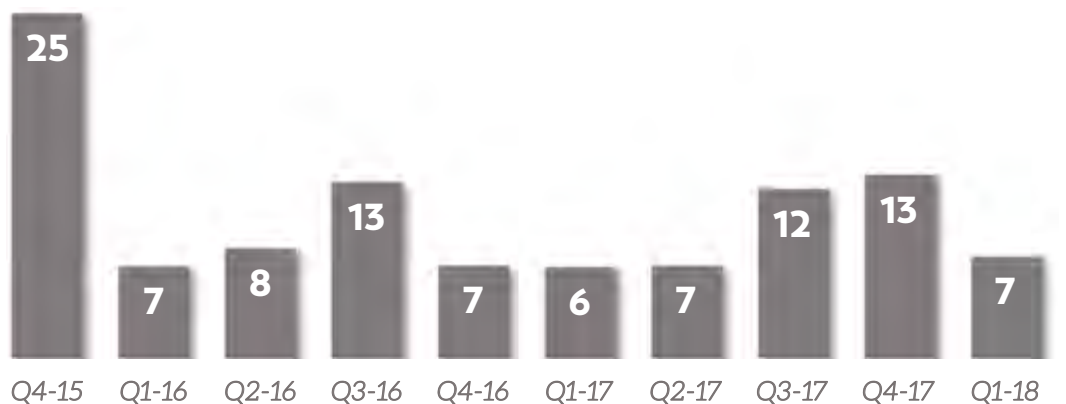
**\$79,151**

## PRIVATE WATERFRONT SALES

Address	Neighborhood	Sale Price (M)	Square Feet	Lot Acres	Waterfront Feet	Year Built
9202 SE 33rd Place	North End	\$3.2	3,940	0.25	49	1985
6402 East Mercer Wy	Eastside	\$6.5	6,819	0.44	75	2017
8424 Benotho Place	Southend	\$2.6	1,820	0.57	100	1930
7450 N Mercer Wy	North End	\$8.2	7,980	0.71	56	2010
7010 N Mercer Wy	North End	\$8.5	7,060	0.51	85	2000



Months of Inventory



# Q1 SEATTLE *waterfront report*

number sold

**3**

average days  
on market

**54**

highest  
sale

**\$1,300,000**

lowest  
sale

**\$1,100,000**

average price per  
waterfront foot

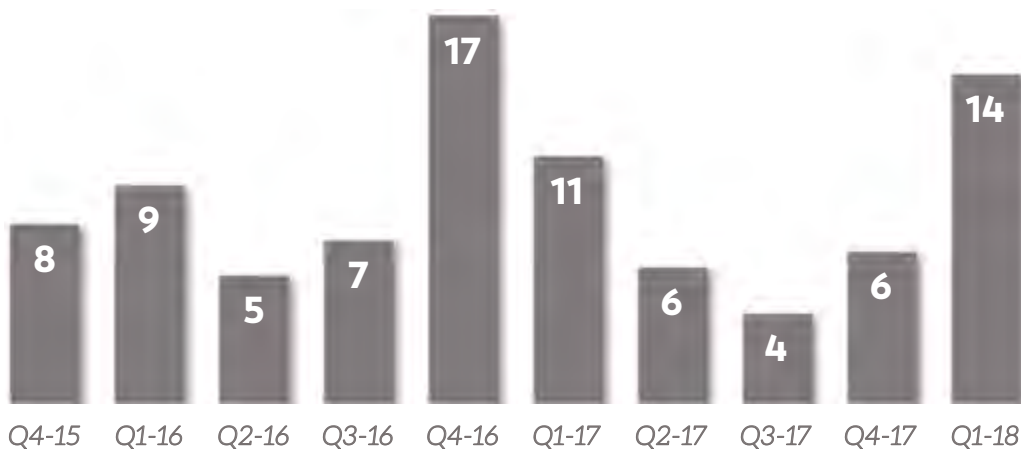
**\$22,463**

## PRIVATE WATERFRONT SALES

Address	Neighborhood	Sale Price (M)	Square Feet	Lot Acres	Waterfront Feet	Year Built
3847 Beach Dr SW	Beach Drive	\$1.1	1,680	0.15	30	1910
1949 Perkins Lane W	Magnolia Bluf	\$1.3	2,540	0.42	75	1938
10358 Riviera Place NE	Matthews Be	\$1.1	1,560	0.04	0	1990



Months of Inventory



# LOCAL WATERFRONT *communities*



## MERCER ISLAND

Mercer Island's private waterfront homes are situated along the shores of Lake Washington around the perimeter of the Island. While it's an island, Mercer Island is connected to Seattle and Bellevue

via Interstate 90 making it an ideal location to commute to either metro locale. The sunny west side of the Island benefits from afternoon sun, Seattle views, and spectacular sunsets. The rugged eastside is more forested in true NW style with brilliant sunrises and afternoon shade.

## EASTSIDE

The Eastside's private waterfront is sited along Lake Washington from just north of St. Edwards State Park to Newcastle Beach Park; encompassing the cities of Kenmore, Kirkland, Bellevue, Medina, Newcastle and Renton. This region includes many desirable points, bays and vistas—especially those centrally located in the Yarrow Point, Hunts Point and Medina neighborhoods.

Most Eastside waterfront homes enjoy exceptional sunsets from their vantage point along the eastern shoreline. Many homes feature Seattle or even Bellevue city skyline views and are low or no-bank waterfront providing level beach access and spacious docks.

## SEATTLE

Notable waterfront communities along Lake Washington include Matthew's Beach, Sand Point, Windermere, Laurelhurst, Mount Baker and Leschi.

On Puget Sound, 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 Alki and Fauntleroy.

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.

## LAKE SAMMAMISH

Lake Sammamish is the sixth largest lake in the state of Washington, located 8 miles east of Seattle and just north of the I-90 corridor.

The lake is an outstanding freshwater community with a 24-mile circumference and an abundance of local recreational activities. It is bordered by two large and active regional parks—Marymoor Park and Lake Sammamish State Park.

The sunny east side of the lake benefits from afternoon sun and stunning sunsets. The shady west side boasts morning sun and is more likely to offer forested protection from the elements. Lake Sammamish enjoys convenient access to Bellevue, Seattle and the Microsoft campus.

# TIME TO SELL?

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We love houses...and we understand buyer psychology.  
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*That means more buyers knocking on your door!*



# WAIT THERE'S MORE! HOMES & STATS ONLINE



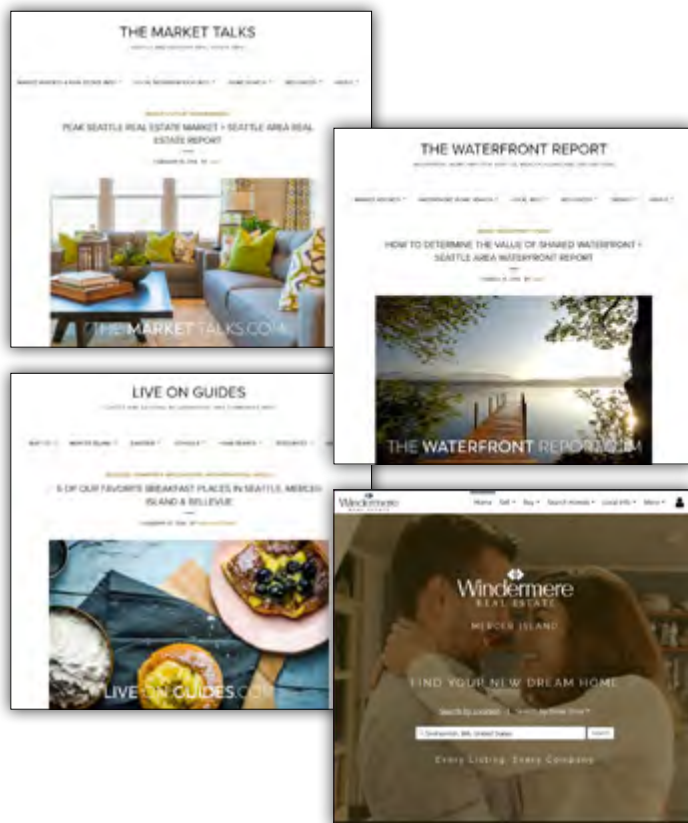
While having a historical perspective like this review is valuable, you may be looking for real-time information on today's real estate market. If so, your search is over!

We publish weekly reports to **TheMarketTalks.com**, providing a summary analysis of what's happening in 16 different micro-markets, including Mercer Island.

Interested in what's happening with waterfront properties? We are too! That's why we analyze waterfront sales each month and post results at **TheWaterfrontReport.com**.

Easily compare neighborhoods on **LiveOnGuides.com** with local info including maps, links and school data.

You can search for every property listed for sale—by any real estate company—on **WindermereMercerIsland.com**.



PREMIER PROPERTIES &  
RELOCATION SPECIALIST

206.390.5723

Anni@AnniZilz.com • AnniZilz.com

WRE/MERCER ISLAND

