

WATERFRONT REPORT

*third quarter 2018
mercero island, seattle
& the eastside*



a quarterly report on residential
waterfront real estate activity


Windermere
REAL ESTATE

LOCALINSEATTLE.COM

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Q3 EASTSIDE

quarterly waterfront report



number sold

15

*average days
on market*

65

*highest
sale*

\$18,000,000

*lowest
sale*

\$1,850,000

*average price per
waterfront foot*

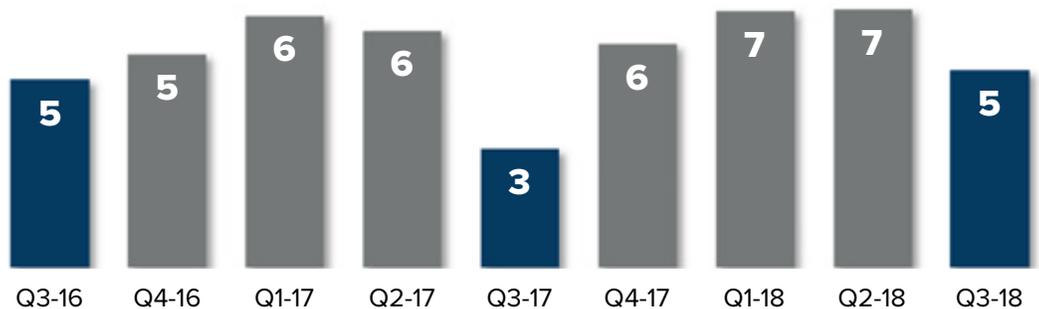
\$80,589

PRIVATE WATERFRONT SALES

Address	City	Sale Price (M)	Size	Acreage	Waterfront Feet	Year Built
3661 Hunts Point Rd	Hunts Point	\$18.0	6,570	1.07	80	2013
7751 Overlake Dr	Medina	\$14.2	6,020	0.61	75	2001
4308 Hunts Point Rd	Hunts Point	\$8.1	4,530	0.91	100	1949
4648 95th Ave NE	Yarrow Point	\$7.5	6,100	0.54	116	1975
520 Overlake Dr E	Medina	\$7.0	3,111	0.77	130	1924
9553 Lake Wash Blvd NE	Bellevue	\$6.4	3,760	0.69	85	1955
4427 91st Ave NE	Yarrow Point	\$6.3	3,230	0.73	50	1938
70 Cascade Key	Bellevue	\$5.0	4,960	1.60	110	1971
3450 Evergreen Point Rd	Medina	\$4.2	2,970	0.47	56	1946
9312 SE Shoreland Dr	Bellevue	\$3.7	3,200	0.50	73	1949
5227 Pleasure Point Ln SE	Bellevue	\$3.4	4,230	0.56	71	1985
13251 Holmes Point Dr NE	Kirkland	\$2.9	3,608	0.22	60	1989
5207 Lakehurst Ln	Bellevue	\$2.6	3,810	0.45	66	1986
4261 Williams Ave N	Renton	\$2.4	2,710	0.14	37	2013
4839 Lakehurst Ln	Bellevue	\$1.9	1,540	0.28	50	1951



Months of Inventory



Q3 LAKE SAMMAMISH

quarterly waterfront report

number sold

10

*average days
on market*

77

*highest
sale*

\$3,725,000

*lowest
sale*

\$1,425,000

*average price per
waterfront foot*

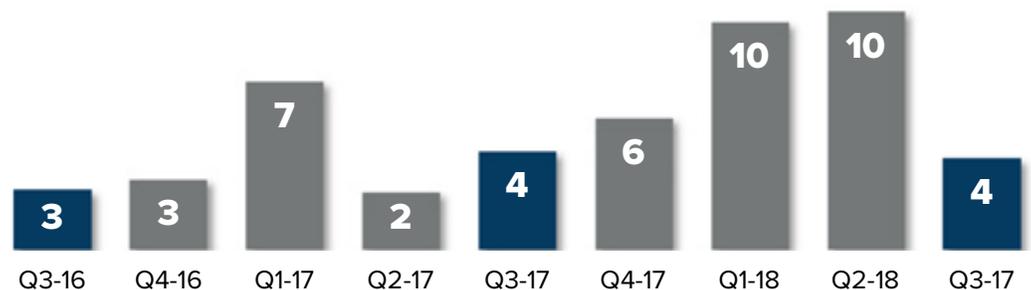
\$46,646

PRIVATE WATERFRONT SALES

Address	City	Sale Price (M)	Size	Acreage	Waterfront Feet	Year Built
3437 E Lk Samm Shore Ln NE	Sammamish	\$3.7	4,724	0.28	48	2005
848 W Lk Samm Pkwy NE	Bellevue	\$3.7	5,212	0.47	88	1999
455 E Lk Samm Shore Ln NE	Sammamish	\$3.6	3,880	0.18	50	2002
2610 W Lk Samm Pkwy SE	Bellevue	\$3.5	5,450	0.32	75	2007
2420 W Lk Samm Pkwy NE	Redmond	\$3.2	4,585	0.35	50	2005
668 Lk Samm Ln NE	Bellevue	\$3.1	3,750	0.37	90	2003
4029 E Lk Samm Shore Ln SE	Sammamish	\$3.0	2,707	0.09	65	2014
2410 W Lk Samm Pkwy NE	Redmond	\$2.9	4,380	0.32	50	1995
3828 W Lk Samm Pkwy SE	Bellevue	\$2.6	2,726	0.13	80	2000
672 W Lk Samm Pkwy NE	Bellevue	\$1.4	1,010	0.23	60	1958



Months of Inventory



Q3 MERCER ISLAND

quarterly waterfront report



number sold

2

*average days
on market*

70

*highest
sale*

\$4,800,000

*lowest
sale*

\$4,650,000

*average price per
waterfront foot*

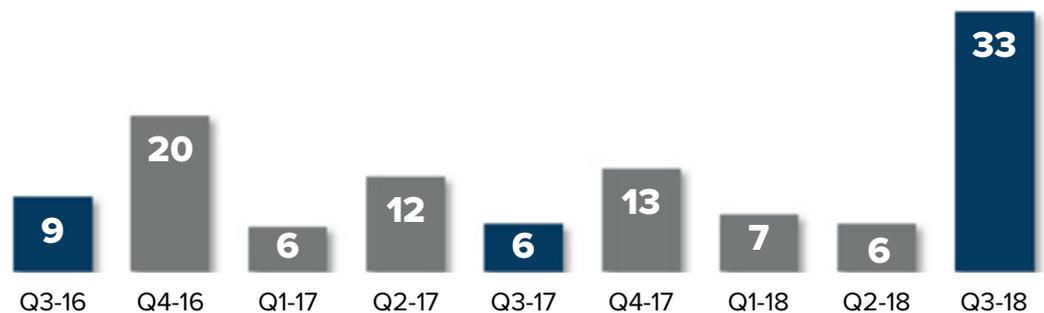
\$47,250

PRIVATE WATERFRONT SALES

Address	Location	Sale Price (M)	Size	Acreage	Waterfront Feet	Year Built
4342 E Mercer Wy	Eastside	\$4.8	4,270	0.50	70	2015
3840 E Mercer Wy	Eastside	\$4.7	6,117	0.62	130	1984



Months of Inventory



Q3 SEATTLE

quarterly waterfront report



number sold

4

*average days
on market*

48

*highest
sale*

\$11,000,000

*lowest
sale*

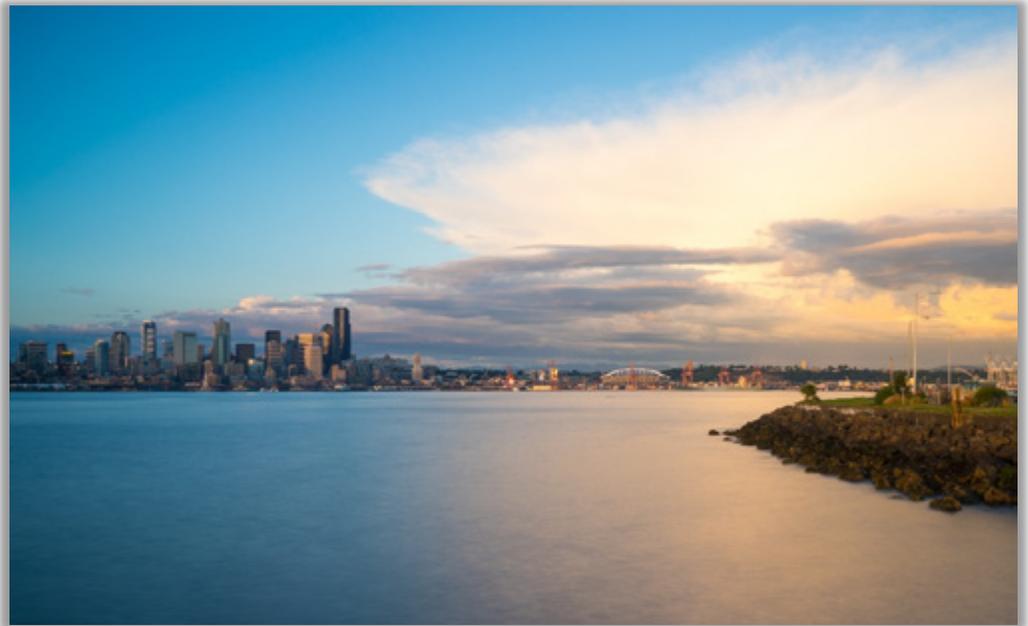
\$1,550,000

*average price per
waterfront foot*

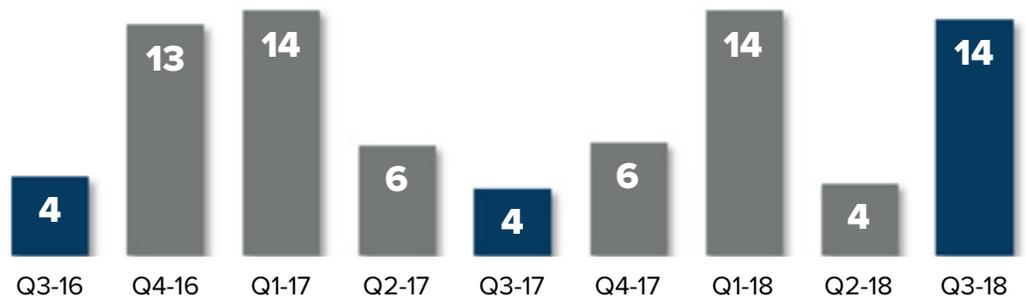
\$63,226

PRIVATE WATERFRONT SALES

Address	City	Sale Price (M)	Size	Acreage	Waterfront Feet	Year Built
3201 43rd Ave NE	Laurelhurst	\$11.0	8,562	0.91	140	2017
3042 E Laurelhurst Dr NE	Laurelhurst	\$4.6	4,220	0.30	60	1909
11754 Riviera Place NE	Matthews Bch	\$1.6	2,540	0.22	45	1931
5507 Seaview Ave NW	Ballard	\$1.6	2,250	0.07	52	1994



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 Fautleroy.

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.



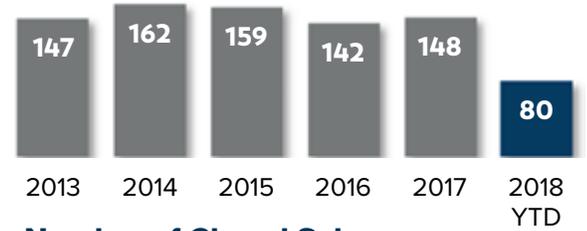
SEATTLE-EASTSIDE

five-year private waterfront trend



This top-level overview of the entire Seattle-Eastside private waterfront market, including Mercer Island and Lake Sammamish, provides a glance into the trends occurring in our region over time. Interesting, and certainly insightful, it in no way replaces an in-depth analysis on waterfront value provided by a savvy broker with years of local waterfront experience.

While sale price and value markers are up, the number of closed sales through the end of Q3 are markedly down. Expect that softening Q4 prices will moderate 2018 numbers by year-end. As for lower sales volume, fewer international buyers in the market is certainly a big factor. The recent completion of move-in ready, non-waterfront, luxury new construction homes with all the bells-and-whistles and significant views have also diverted the attention of some would-be waterfront buyers.



Number of Closed Sales



Cost Per Waterfront Foot (thousands)



Cost Per Acre (millions)



Average Sale Price

A savvy way to search

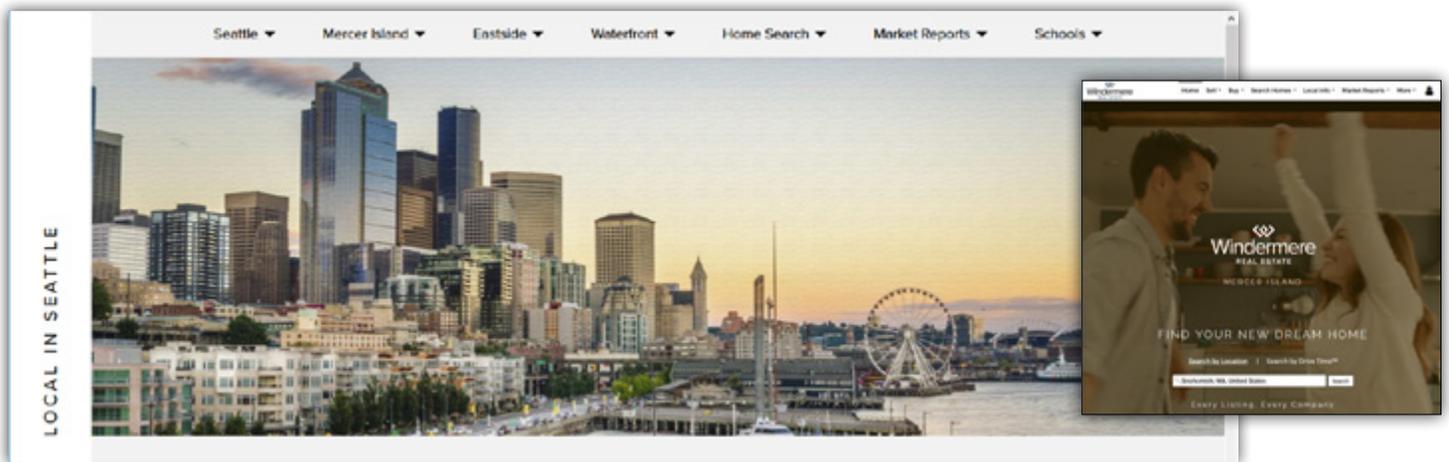
HOMES & STATS ONLINE



Looking for real-time information on today's real estate market? If so, your search is over!

We publish weekly residential and waterfront reports, along with monthly and quarterly overviews, to **LocalinSeattle.com**, providing a summary analysis of what's happening each week in 18 different residential and condo micro-markets throughout Seattle, Mercer Island and the Eastside.

In addition to statistical data, you'll find resources for researching homes and neighborhoods, community profiles, maps, links and school data. And, you can search for every property listed for sale—by any real estate company on **WindermereMI.com**.



Windermere MERCER ISLAND

We earn the trust and loyalty of our brokers and clients by doing real estate exceptionally well. The leader in our market, we deliver client-focused service in an authentic, collaborative and transparent manner and with the unmatched knowledge and expertise that comes from decades of experience.

Centrally located on Mercer Island, our team of Realtors® serve Seattle, Mercer Island, and greater Eastside. Our neighborhood and community engagement goes beyond being avid supporters of Island and regional organizations and events—we are active neighbors and volunteers who enjoy making a difference in our world.

