

# WATERFRONT REPORT

*year end 2019  
mercero island, seattle  
& the eastside*

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a quarterly report on waterfront  
real estate activity

WINDERMERE REAL ESTATE / MERCER ISLAND

  
**Windermere**  
REAL ESTATE

# SEATTLE WATERFRONT

number sold

**41**

highest sale

**\$13,750,000**

lowest sale

**\$1,150,000**

average days  
on market

**92**

## Highest 2019 Private Waterfront Sales

| ADDRESS                  | COMMUNITY     | SALE PRICE (M) | SQ FT | LOT SIZE | WATER FRONTAGE | YEAR BUILT |
|--------------------------|---------------|----------------|-------|----------|----------------|------------|
| 832 37th Ave E           | Washington Pk | \$13.8         | 6,750 | 1.49     | Undiscl        | 2007       |
| 3054 E Laurelhurst Dr NE | Laurelhurst   | \$10.6         | 7,683 | 0.93     | 150            | 1928       |
| 3120 E Laurelhurst Dr NE | Laurelhurst   | \$6.9          | 5,930 | 0.34     | 55             | 1956       |
| 2481 Perkins Ln W        | Magnolia      | \$6.7          | 5,900 | 0.68     | 150            | 2013       |
| 5525 S Frontenac St      | Seward Park   | \$5.8          | 6,081 | 1.71     | 174            | 1927       |
| 908 Lkside Ave S         | Leschi        | \$4.0          | 4,150 | 0.32     | 60             | 1991       |
| 1606 Lk Washington Blvd  | Denny Blaine  | \$3.9          | 4,300 | 0.29     | 44             | 1940       |
| 16280 Beach Dr NE        | Sheridan Bch  | \$3.6          | 5,570 | 0.45     | 78             | 1945       |
| 6503 NE Windermere Rd    | Windermere    | \$3.6          | 5,980 | 1.01     | 135            | 1965       |
| 4548 W Sheridan St       | Magnolia      | \$3.5          | 4,700 | 0.85     | 110            | 1984       |
| 4570 W Cramer St         | Magnolia      | \$3.4          | 4,050 | 0.60     | 116            | 1925       |
| 11940 Riviera Pl NE      | Lake City     | \$3.4          | 3,807 | 0.22     | 45             | 2005       |

# MERCER ISLAND WATERFRONT

number sold

**20**

highest sale

**\$10,050,000**

lowest sale

**\$2,731,500**

average days  
on market

**105**

## Highest 2019 Private Waterfront Sales

| ADDRESS            | COMMUNITY  | SALE PRICE (M) | SQ FT | LOT SIZE | WATER FRONTAGE | YEAR BUILT |
|--------------------|------------|----------------|-------|----------|----------------|------------|
| Undisclosed        | North End  | \$10.1         | 9,615 | 1.58     | 124            | 2002       |
| 3315 97th Ave SE   | North End  | \$7.9          | 8,370 | 0.50     | 83             | 2007       |
| 7406 N Mercer Wy   | North End  | \$7.2          | 7,907 | 0.50     | 58             | 2008       |
| 4465 Forest Ave SE | Westside   | \$6.9          | 6,420 | 0.48     | 50             | 2006       |
| 5403 W Mercer Wy   | Westside   | \$5.8          | 5,420 | 0.39     | 125            | 1972       |
| 8439 SE 87th St    | Beach Club | \$5.5          | 4,880 | 0.21     | 65             | 2008       |
| 8149 W Mercer Wy   | Westside   | \$5.0          | 4,320 | 0.25     | 110            | 2014       |
| 7220 N Mercer Wy   | North End  | \$4.8          | 5,490 | 0.57     | 85             | 1991       |
| 8710 85th Ave SE   | South End  | \$4.8          | 4,670 | 0.16     | 107            | 1998       |
| 8020 Avalon Pl     | Beach Club | \$4.6          | 6,620 | 0.30     | 71             | 2000       |
| 8460 Benotho Pl    | Beach Club | \$4.6          | 4,750 | 0.33     | 85             | 1998       |
| 8435 SE 87th St    | South End  | \$4.5          | 4,133 | 0.21     | 53             | 2007       |

# 2019

# EASTSIDE WATERFRONT

## Highest 2019 Private Waterfront Sales

| ADDRESS              | CITY         | SALE PRICE (M) | SQ FT | LOT SIZE | WATER FRONTAGE | YEAR BUILT |
|----------------------|--------------|----------------|-------|----------|----------------|------------|
| Undisclosed          | Hunts Point  | \$37.5         | 9,420 | 3.27     | 300            | 2003       |
| Undisclosed          | Medina       | \$30.0         | 5,350 | 1.87     | 280            | 1940       |
| Undisclosed          | Medina       | \$16.1         | 6,874 | 0.60     | 155            | 1996       |
| 4601 91st Ave NE     | Yarrow Point | \$15.4         | 6,755 | 1.15     | 100            | 1925       |
| 9011 NE 38th Pl      | Yarrow Point | \$14.3         | 8,870 | 0.61     | 115            | 1998       |
| 4231 91st Ave NE     | Yarrow Point | \$9.0          | 5,220 | 0.41     | 73             | 1961       |
| 9001 NE 41st St      | Yarrow Point | \$8.7          | 4,110 | 0.36     | 80             | 1963       |
| 4224 Hunts Pt Rd     | Hunts Point  | \$8.4          | 4,030 | 0.88     | 100            | 1927       |
| 2237 Evergreen Pt Rd | Medina       | \$8.3          | 5,485 | 0.78     | 125            | 2000       |
| 1645 73rd Ave NE     | Medina       | \$8.2          | 4,130 | 0.31     | 90             | 1950       |
| 10015 SE 25th St     | Bellevue     | \$7.8          | 8,490 | 0.58     | 110            | 2009       |
| 4429 91st Ave NE     | Yarrow Point | \$7.1          | 2,500 | 0.86     | 63             | 1932       |

number sold  
**42**

highest sale  
**\$37,500,000**

lowest sale  
**\$1,075,000**

average days  
on market  
**106**

# LAKE SAMMAMISH WATERFRONT

## Highest 2019 Private Waterfront Sales

| ADDRESS                | COMMUNITY  | SALE PRICE (M) | SQ FT | LOT SIZE | WATER FRONTAGE | YEAR BUILT |
|------------------------|------------|----------------|-------|----------|----------------|------------|
| 2662 W Lk Samm Pkwy NE | West Lake  | \$5.8          | 6,529 | 0.44     | 90             | 2019       |
| 2807 E Lk Samm Pkwy NE | East Lake  | \$4.5          | 4,000 | 0.21     | 120            | 2009       |
| 17720 SE 40th Pl       | West Lake  | \$4.0          | 4,643 | 0.21     | 50             | 2007       |
| 1610 W Lk Samm Pkwy SE | West Lake  | \$3.9          | 5,500 | 0.49     | 71             | 1991       |
| 1822 W Lk Samm Pkwy SE | West Lake  | \$3.6          | 3,920 | 0.90     | 91             | 1979       |
| 18170 SE 41st Pl       | East Lake  | \$3.5          | 4,820 | 0.33     | 68             | 1993       |
| 1631 E Lk Samm Pl SE   | East Lake  | \$3.5          | 4,120 | 0.17     | 115            | 1991       |
| 5101 E Lk Samm Pkwy NE | East Lake  | \$3.5          | 3,697 | 0.23     | 94             | 2006       |
| 4332 193rd Ave SE      | South Lake | \$3.4          | 3,330 | 0.24     | 75             | 1980       |
| 18844 SE 42nd St       | South Lake | \$3.3          | 3,243 | 0.20     | 50             | 1928       |
| 4102 187th Ave SE      | East Lake  | \$3.3          | 3,840 | 0.32     | 125            | 1981       |
| 4233 206th Ave SE      | East Lake  | \$3.2          | 3,520 | 0.45     | 75             | 1987       |

number sold  
**31**

highest sale  
**\$5,750,000**

lowest sale  
**\$1,400,000**

average days  
on market  
**57**



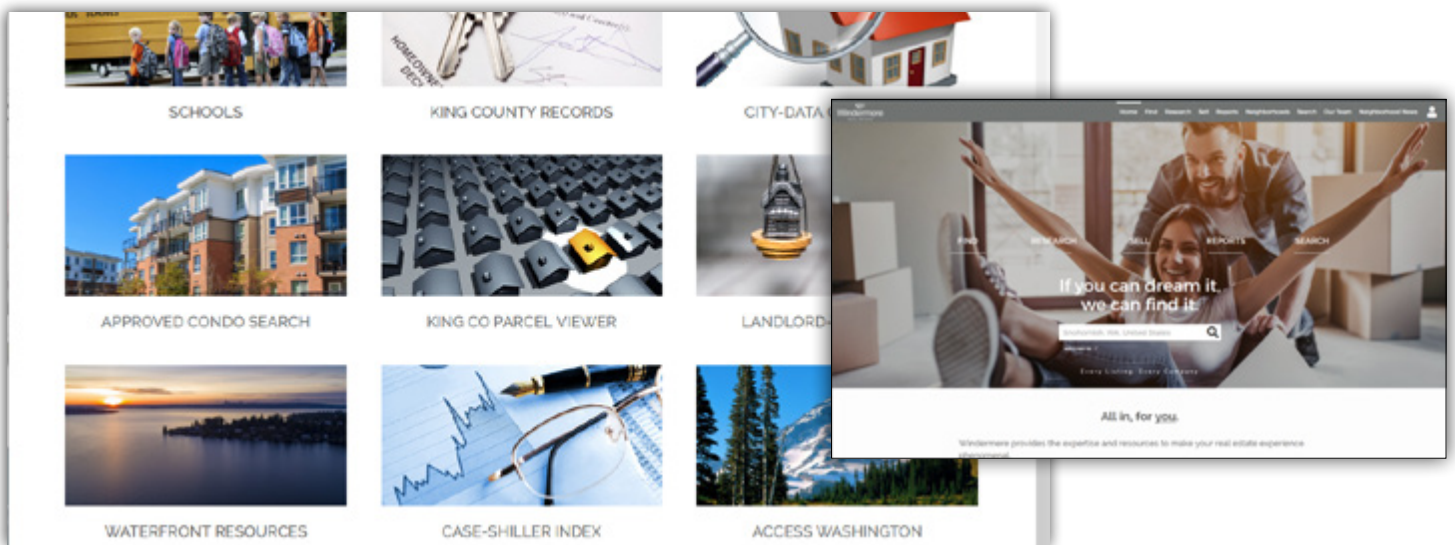
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