

Waterfront Report

**SEATTLE / EASTSIDE
ANNUAL REVIEW**

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a review of residential waterfront
real estate activity in 2024

ANNI ZILZ, REAL ESTATE BROKER



SEATTLE WATERFRONT

Top Waterfront Sales

| number sold | ADDRESS | COMMUNITY | SALE PRICE (MILLIONS) | SQUARE FEET | LOT SIZE (ACRES) | WATER FRONTAGE | YEAR BUILT |
|---------------------|--------------------------|----------------|-----------------------|-------------|------------------|----------------|------------|
| 31 | Undisclosed | Leschi | \$10.5 | 6,430 | 0.31 | 60±' | 2001 |
| highest sale | 3001 Webster Point Rd NE | Laurelhurst | \$7.2 | 4,070 | 0.33 | 107' | 1967 |
| \$10,450,000 | 4223 NE 33rd St | Laurelhurst | \$5.9 | 3,610 | 0.51 | 60' | 1908 |
| lowest sale | 7740 Seward Park Ave S | Seward Park | \$5.2 | 5,280 | 0.70 | 78' | 2017 |
| \$1,400,000 | 1500 Lakeside Ave S | Mt Baker | \$4.7 | 6,240 | 1.00 | 120' | 1924 |
| | 6406 60th Place S | Seward Park | \$4.4 | 3,500 | 0.26 | 75' | 1958 |
| | 5236 40th Ave W | Magnolia | \$4.3 | 2,724 | 0.28 | 77' | 2008 |
| | 14040 Riviera Place NE | Lake City | \$3.9 | 2,750 | 0.26 | 72' | 1945 |
| | 16270 Beach Dr NE | Sheridan Beach | \$3.9 | 3,640 | 0.38 | 90' | 1937 |
| | 16016 Beach Dr NE | Sheridan Beach | \$3.8 | 3,045 | 0.46 | 78' | 1976 |
| | 5469 Beach Drive SW | Seaview | \$3.5 | 3,380 | 0.80 | 45' | 1950 |
| | 9227 Fauntleroy Way SW | Fauntleroy | \$3.4 | 2,783 | 1.06 | 75' | 1922 |
| | 1700 Lakeside Ave S | Mt Baker | \$3.4 | 2,998 | 0.56 | 60' | 1925 |
| | 13218 Riviera Pl NE | Cedar Park | \$3.3 | 2,710 | 0.35 | 60' | 1926 |
| | 8760 Sand Point Way NE | Matthews Beach | \$3.2 | 2,640 | 0.61 | 50' | 1927 |
| | 9522 Lake Shore Blvd NE | Matthews Beach | \$3.1 | 2,400 | 0.28 | 50' | 1941 |
| | 19711 27th Ave NW | Richmond Beach | \$3.0 | 3,680 | 0.64 | 45' | 1998 |

MERCER ISLAND WATERFRONT

Top Waterfront Sales

| number sold | ADDRESS | COMMUNITY | SALE PRICE (MILLIONS) | SQUARE FEET | LOT SIZE (ACRES) | WATER FRONTAGE | YEAR BUILT |
|---------------------|---------------------|---------------|-----------------------|-------------|------------------|----------------|------------|
| 16 | 7002 N Mercer Wy | North End | \$28.5 | 10,030 | 1.25 | 210 | 2001 |
| highest sale | 1841 W Mercer Wy | North End | \$17.3 | 7,805 | 0.69 | 70 | 2006 |
| \$28,500,000 | 5045 Forest Ave SE | Mercer Island | \$15.2 | 4,540 | 4.09 | 180 | 2014 |
| lowest sale | 5330 Butterworth Rd | East Mercer | \$14.5 | 14,940 | 1.89 | 274 | 1996 |
| \$4,500,000 | 7260 N Mercer Wy | North End | \$13.5 | 6,135 | 0.28 | 80 | 2023 |
| | 5237 82nd Ave SE | West Mercer | \$9.3 | 4,280 | 0.57 | 112 | 1987 |
| | 8439 SE 87th St | Beach Club | \$8.3 | 4,800 | 0.23 | 65 | 2007 |
| | 8440 N Mercer Wy | North End | \$8.3 | 5,000 | 0.41 | 80 | 1974 |
| | 8002 Avalon Place | Mercer Island | \$8.1 | 5,730 | 0.30 | 85 | 1990 |
| | 1845 W Mercer Wy | Mercer Island | \$8.1 | 5,234 | 0.39 | 85 | 1988 |
| | 4338 E Mercer Wy | Eastside | \$7.5 | 6,660 | 0.38 | 120 | 1996 |
| | 4452 Ferncroft Rd | Ferncroft | \$7.3 | 4,820 | 0.37 | 70 | 1993 |
| | 4022 E Mercer Wy | North End | \$5.9 | 5,600 | 0.31 | 40 | 1956 |
| | 4550 E Mercer Wy | Ferncroft | \$5.7 | 3,880 | 0.32 | 75 | 1956 |
| | 8431 85th Ave SE | South End | \$5.2 | 1,260 | 0.24 | 55 | 1944 |
| | 4006 E Mercer Wy | Eastside | \$4.5 | 3,100 | 0.83 | 80 | 1908 |

Waterfront Report

WINDERMERE MERCER ISLAND

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EASTSIDE WATERFRONT

Top Waterfront Sales

| ADDRESS | COMMUNITY | SALE PRICE (MILLIONS) | SQUARE FEET | LOT SIZE (ACRES) | WATER FRONTAGE | YEAR BUILT |
|-----------------------------|----------------|-----------------------|-------------|------------------|----------------|------------|
| 1221 Evergreen Point Rd | Medina | \$38.9 | 13,590 | 1.55 | 117' | 2021 |
| 905 Shoreland Dr SE | Meydenbauer | \$21.3 | 11,104 | 1.06 | 164' | 2007 |
| 609 Evergreen Point Rd | Medina | \$18.0 | 6,920 | 0.71 | 125' | 1995 |
| 323 Lake St S | Kirkland | \$13.5 | 4,990 | 0.33 | 63' | 2015 |
| 4429 91st Ave NE | Yarrow Point | \$12.5 | 2,860 | 0.86 | 63' | 1932 |
| 2005 Rose Point Lane | West Of Market | \$10.8 | 4,090 | 0.21 | 75' | 2017 |
| 295 Lake Ave W | Kirkland | \$9.1 | 3,020 | 0.82 | 90' | 1939 |
| 4839 Lakehurst Lane SE | Bellevue | \$8.7 | 4,035 | 0.28 | 50' | 2024 |
| 169 Lake Ave W | West Of Market | \$8.3 | 3,000 | 0.62 | 60' | 1946 |
| 11087 Champagne Pt Rd NE | Holmes Point | \$8.2 | 6,374 | 0.26 | 75' | 2023 |
| 3216 Hunts Point Rd | Hunts Point | \$8.0 | 2,440 | 0.92 | 25' | 1918 |
| 10907 80th Place NE | Juanita | \$8.0 | 8,060 | 0.31 | 70' | 2006 |
| 18 Crescent Key | Newport Shores | \$7.3 | 4,627 | 0.42 | 119' | 2005 |
| 9005 9007 NE Juanita Lane | Juanita | \$7.2 | 3,688 | 0.45 | 100' | 1970 |
| 2009 101st Ave SE | Enatai | \$7.2 | 5,465 | 0.51 | 43' | 1988 |
| 11085 Champagne Point Rd NE | Holmes Point | \$6.9 | 5,220 | 0.29 | 95' | 2010 |
| 328 Overlake Dr E | Medina | \$6.8 | 2,090 | 0.38 | 52' | 1988 |

number sold

39

highest sale

\$38,900,000

lowest sale

\$2,055,000

LAKE SAMMAMISH WATERFRONT

Top Waterfront Sales

| ADDRESS | SALE PRICE (MILLIONS) | SQUARE FEET | LOT SIZE (ACRES) | WATER FRONTAGE | YEAR BUILT |
|-------------------------------------|-----------------------|-------------|------------------|----------------|------------|
| 3408 W Lake Sammamish Pkwy NE | \$7.5 | 6,418 | 0.46 | 94' | 1975 |
| 18744 SE 42nd St | \$7.0 | 5,788 | 0.29 | 75' | 2006 |
| 407 East Lake Sammamish Pkwy SE | \$6.8 | 4,960 | 0.38 | 80' | 2005 |
| 1531 E Lake Sammamish Pkwy NE | \$6.2 | 5,410 | 0.16 | 100' | 2003 |
| 2417 E Lake Sammamish Place SE | \$6.2 | 3,307 | 0.27 | 115' | 2001 |
| 4245 206th Ave SE | \$6.2 | 4,680 | 0.31 | 81' | 1987 |
| 17616 SE 40th Place | \$6.1 | 4,849 | 0.25 | 50' | 1995 |
| 3801 E Lake Sammamish Pkwy NE | \$6.1 | 4,350 | 0.27 | 82' | 2005 |
| 18738 SE 42nd St | \$5.9 | 4,727 | 0.42 | 75' | 2005 |
| 2921 E Lake Sammamish Pkwy NE | \$5.4 | 3,902 | 0.11 | 65' | 2001 |
| 1830 W Lake Sammamish Pkwy NE | \$4.3 | 4,000 | 0.42 | 75' | 1983 |
| 1096 W Lake Sammamish Pkwy NE | \$4.2 | 4,820 | 0.30 | 50' | 2008 |
| 3303 E Lake Sammamish Shore Lane SE | \$4.1 | 3,999 | 0.24 | 88' | 1979 |
| 1627 E Lake Sammamish Place SE | \$4.1 | 3,014 | 0.07 | 60' | 2000 |
| 3023 E Lake Sammamish Pkwy SE | \$3.9 | 3,555 | 0.12 | 66' | 2024 |
| 449 E Lake Sammamish Pkwy NE | \$3.9 | 3,780 | 0.17 | 50' | 2007 |
| 232 W Lake Sammamish Pkwy NE | \$3.7 | 2,560 | 0.50 | 64' | 1961 |

number sold

30

highest sale

\$7,450,000

lowest sale

\$1,550,000

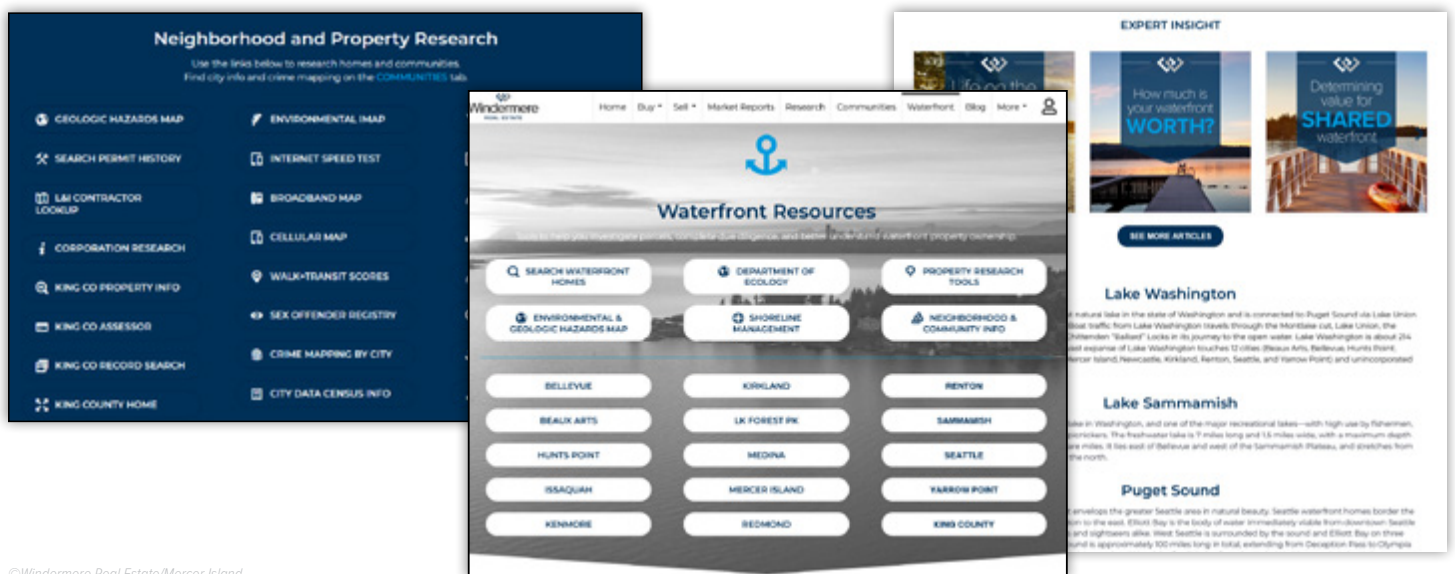


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