



Q3 2020

WATERFRONT REPORT

mercero island / seattle / eastside

PUBLISHED OCTOBER 2020

a quarterly report on waterfront
real estate activity

WINDERMERE REAL ESTATE / MERCER ISLAND


Windermere
REAL ESTATE

SEATTLE WATERFRONT

number sold
12

highest sale
\$11,488,132

lowest sale
\$2,500,000

average
number for sale
17

Q3 Waterfront Sales

ADDRESS	COMMUNITY	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
5129 NE Laurelcrescent Ln	Laurelhurst	\$11.5	6,370	0.48	65	2014
438 39th Ave E	Washington Pk	\$10.0	6,114	0.37	60	2019
3112 E Laurelhurst Dr NE	Laurelhurst	\$7.9	6,100	0.45	65	1913
3035 Perkins Ln W	Magnolia	\$5.6	7,610	1.14	150	1995
6669 NE Windermere Rd	Windermere	\$5.0	5,887	0.48	107	1985
3810 E McGilvra St	Madison Park	\$4.3	4,030	0.78	94	1979
4208 55th Ave NE	Laurelhurst	\$3.9	3,230	0.21	50	1957
3802 E McGilvra St	Madison Park	\$3.8	3,410	0.67	95	1970
5901 Seaview Ave NW	Ballard	\$3.3	3,910	0.16	58	1956
14040 Riviera Pl NE	North Seattle	\$2.9	3,150	0.43	75	1945
6021 Beach Dr SW	Beach Drive	\$2.7	3,739	0.38	35	2016
17700 Beach Dr NE	Lake Forest Pk	\$2.5	2,750	0.90	71	1948

MERCER ISLAND WATERFRONT

number sold
12

highest sale
\$10,150,000

lowest sale
\$2,984,000

average
number for sale
8

Q3 Waterfront Sales

ADDRESS	COMMUNITY	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
2205 60th Ave SE	Fabien Point	\$10.2	9,167	0.76	110	2006
2765 60th Ave SE	North End	\$8.5	6,910	0.32	60	1908
6252 E Mercer Wy	East Side	\$6.2	5,608	0.42	60	2019
9607 SE 72nd St	South End	\$5.6	6,405	0.34	60	1993
6922 96th Ave SE	South End	\$5.6	4,812	0.23	72	2019
4827 Forest Ave SE	West Side	\$5.3	3,852	0.52	107	1948
7268 N Mercer Wy	North End	\$4.9	5,700	0.27	56	1998
5063 84th Ave SE	West Side	\$4.9	3,636	0.42	93	1966
8622 N Mercer Wy	North End	\$4.1	4,930	0.35	30	2018
7270 E Mercer Wy	South End	\$3.8	4,490	0.43	65	1975
9730 SE 35th Pl	North End	\$3.7	4,280	1.47	25	1983
7423 W Mercer Wy	West Side	\$3.0	5,530	0.39	24	1987



EASTSIDE WATERFRONT

Q3 Waterfront Sales

ADDRESS	COMMUNITY	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
Undisclosed	Hunts Point	\$23.5	6,630	1.59	138	1908
2403 Evergreen Pt Rd	Medina	\$15.0	8,250	1.20	90	2003
4680 95th Ave NE	Yarrow Point	\$12.5	5,920	0.39	105	1967
1431 10th St W	West Of Market	\$8.3	5,700	1.06	90	2009
1603 10th St W	West Of Market	\$6.0	4,006	0.29	60	1988
3072 80th Ave NE	Hunts Point	\$5.2	5,026	0.40	80	1965
550 Overlake Dr E	Medina	\$4.8	2,610	0.48	75	1936
24 Columbia Key	Newport Shores	\$4.2	5,090	0.70	200	1982
11021 Champagne Pt NE	Holmes Point	\$3.7	2,962	0.25	60	1989
7 Crescent Key	Newport Shores	\$3.5	4,000	0.40	100	1971
6625 Ripley Ln SE	Kennydale	\$3.3	5,980	0.24	70	2000
8339 NE Juanita Dr	Juanita Point	\$3.0	1,800	0.37	70	1959
25 Crescent Key	Newport Shores	\$2.9	3,482	0.40	72	1972

number sold
18

highest sale
\$23,500,000

lowest sale
\$1,050,000

average
number for sale
16

LAKE SAMMAMISH WATERFRONT

Q3 Waterfront Sales

ADDRESS	COMMUNITY	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
450 W Lk Samm Pkwy SE	West Lake	\$6.4	11,750	0.48	97	2006
18827 NE 49th Pl	East Lake	\$5.0	6,344	3.70	80	2016
4060 W Lk Samm Pkwy SE	West Lake	\$4.6	3,910	1.58	156	1953
18824 SE 42nd St	South Lake	\$4.3	4,984	0.19	50	1990
4293 E Lk Samm Shore Ln SE	East Lake	\$3.7	3,850	0.26	100	1992
18184 SE 41st Pl	East Lake	\$3.3	3,008	0.22	50	1963
1844 W Lk Samm Pkwy SE	West Lake	\$3.2	4,550	0.30	15	2017
2230 W Lk Samm Pkwy NE	West Lake	\$3.2	3,640	0.24	50	1932
18846 SE 42nd St	East Lake	\$3.0	3,240	0.19	50	1975
502 W Lk Samm Pkwy SE	West Lake	\$2.8	2,838	0.18	50	1966
1864 W Lk Samm Pkwy SE	West Lake	\$2.5	2,530	0.86	81	1943
1062 W Lk Samm Pkwy NE	West Lake	\$2.4	2,070	0.33	50	1943

number sold
14

highest sale
\$6,360,000

lowest sale
\$2,000,000

average
number for sale
15



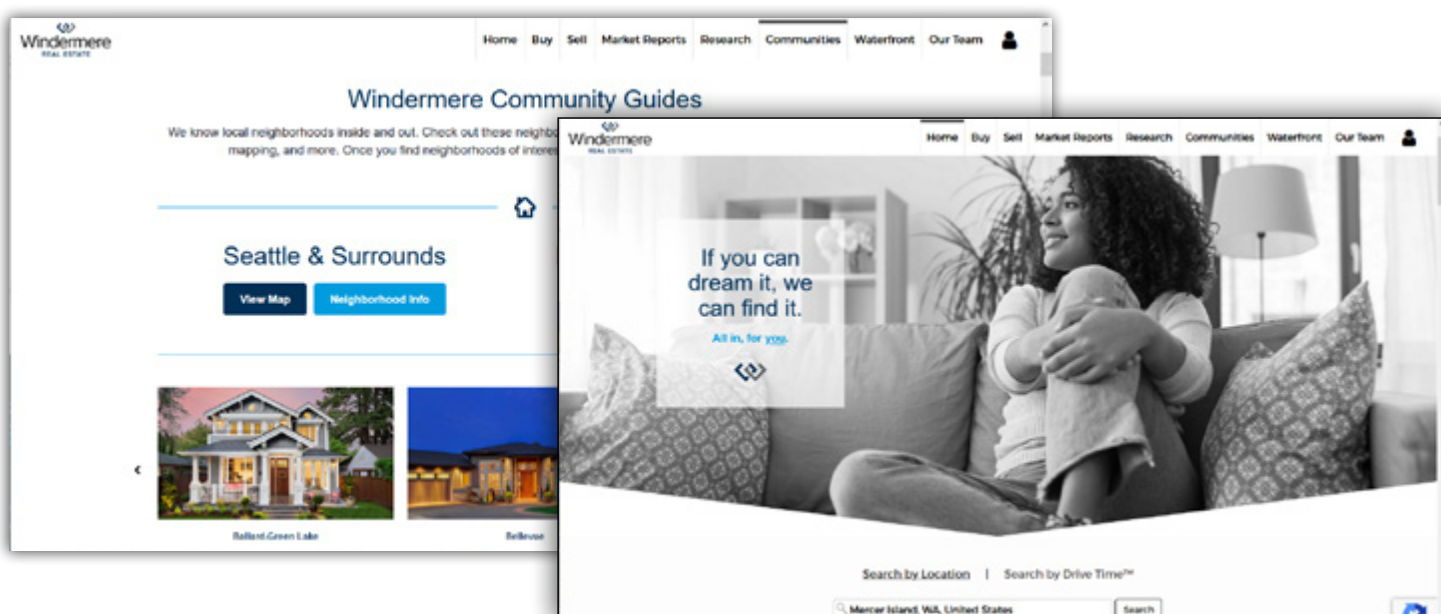
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