

WATERFRONT REPORT

year end review for seattle,
mercero island & the eastside

20
20



PUBLISHED JANUARY 2021

an annual report on waterfront
real estate activity

WINDERMERE REAL ESTATE / MERCER ISLAND


Windermere
REAL ESTATE

SEATTLE WATERFRONT

Top Waterfront Sales

number sold
43

highest sale
\$14,275,000

lowest sale
\$1,512,000

average
number for sale
13

ADDRESS	COMMUNITY	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
Undisclosed	Washington Pk	\$14.3	5,612	0.75	60	2014
5129 NE Laurelcrest Ln	Laurelhurst	\$11.5	6,370	0.48	65	2014
4911 NE Laurelcrest Ln	Laurelhurst	\$10.5	9,590	0.80	145	2008
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
236 40th Ave E	Denny Blaine	\$7.8	4,170	0.59	55	1923
3004 Webster Pt Rd NE	Laurelhurst	\$6.9	7,090	0.35	100	1975
3035 Perkins Ln W	Magnolia	\$5.6	7,610	1.14	150	1995
17345-47 Beach Dr NE	Lk Forest Pk	\$5.0	2,070	1.92	140	1930
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
7126 55th Ave S	Seward Park	\$4.1	4,612	2.12	110	1924
8724 Sand Pt Wy NE	Sand Point	\$4.1	6,030	0.40	42	2017
6775 Beach Drive SW	Lincoln Park	\$4.0	4,360	0.17	50	2007
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
6669 NE Windermere Rd	Windermere	\$3.8	3,120	0.50	60	1967
3354 E Laurelhurst Dr NE	Laurelhurst	\$3.7	4,270	0.49	60	1920

MERCER ISLAND WATERFRONT

Top Waterfront Sales

number sold
31

highest sale
\$11,155,250

lowest sale
\$2,700,000

average
number for sale
2

ADDRESS	COMMUNITY	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
4425 Forest Ave SE	Westside	\$11.2	9,790	0.82	178	1997
2205 60th Ave SE	Faben Point	\$10.2	9,167	0.76	110	2006
2765 60th Ave SE	North End	\$8.5	6,910	0.32	60	1908
9988 SE 38th St	North End	\$7.5	6,350	0.45	154	2020
7464 E Mercer Wy	East Mercer	\$6.5	5,810	0.41	64	2018
4421 Forest Ave SE	Westside	\$6.4	4,596	0.38	100	2003
6252 E Mercer Wy	East Side	\$6.2	5,608	0.42	60	2019
6934 96th Ave SE	East Mercer	\$5.7	6,570	0.31	98	2003
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
5652 E Mercer	Eastside	\$5.3	4,817	0.59	109	1956
4827 Forest Ave SE	West Side	\$5.3	3,852	0.52	107	1948
7452 E Mercer Wy	South End	\$5.0	4,800	0.80	135	1952
8020 Avalon Place	Beach Club	\$5.0	6,620	0.29	71	2000
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
9226 SE 33rd Pl	Eastside	\$4.8	3,390	0.27	75	1990

2020

EASTSIDE WATERFRONT

Top Waterfront Sales

ADDRESS	COMMUNITY	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
Undisclosed	Hunts Point	\$60.0	8,360	1.02	356	2012
Undisclosed	Hunts Point	\$23.5	6,630	1.59	138	1908
7935 OverLake Dr W	Medina	\$17.0	7,150	0.88	115	1967
2403 Evergreen Pt Rd	Medina	\$15.0	8,250	1.20	90	2003
9621 Lk Washington Blvd NE	Meydenbauer	\$14.8	7,858	0.69	85	2001
3432 Hunts Pt Rd	Hunts Point	\$14.0	7,773	1.26	92	1987
4680 95th Ave NE	Yarrow Point	\$12.5	5,920	0.39	105	1967
6211 Lk WA Ave NE	Houghton	\$11.8	2,465	0.98	125	1935
601 Evergreen Pt Rd	Medina	\$11.5	5,910	0.39	80	2016
3320 78th Place NE	Evergreen Point	\$9.9	8,465	0.49	80	2011
313 Lake Ave W	West Of Market	\$9.0	3,860	0.74	90	1953
2177 Killarney Wy	Enatai	\$9.0	4,516	0.31	162	2006
8805 NE 34th St	Yarrow Point	\$8.8	6,320	0.78	70	2009
3436 Evergreen Pt Rd	Medina	\$8.5	2,813	0.59	115	1968
1431 10th St W	West Of Market	\$8.3	5,700	1.06	90	2009
9003 NE 41st St	Yarrow Point	\$8.0	5,190	0.36	82	1966
2227 Evergreen Pt Rd	Medina	\$7.6	2,670	0.89	80	1954
3808 Hunts Point Rd	Hunts Point	\$7.2	5,740	1.01	78	1912

number sold

46

highest sale

\$60,000,000

lowest sale

\$1,050,000

average
number for sale

13

LAKE SAMMAMISH WATERFRONT

Top 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
434 W Lk Samm Pl SE	West Lake	\$4.6	6,800	0.32	78	1989
1600 W Lk Samm Pkwy NE	West Lake	\$4.4	5,267	0.29	50	2017
18824 SE 42nd St	South Lake	\$4.3	4,984	0.19	50	1990
1016 W Lk Samm Pkwy SE	West Lake	\$4.3	5,680	0.65	115	2005
4035 E Lk Samm Shore Ln SE	East Lake	\$4.1	5,861	0.14	101	2003
4568 194th Ave	East Lake	\$3.9	3,630	0.28	80	1979
1625 E Lk Samm Pkwy NE	East Lake	\$3.9	4,020	0.18	100	2001
2927 E Lk Samm Pkwy NE	East Lake	\$3.8	3,510	0.14	89	2016
3925 E Lk Samm Shore Ln SE	East Lake	\$3.7	4,430	0.14	54	2020
4293 E Lk Samm Shore Ln SE	East Lake	\$3.7	3,850	0.26	100	1992
801 E Lk Samm Pkwy NE	East Lake	\$3.6	4,300	0.10	60	2009
540 W Lk Samm Pkwy NE	West Lake	\$3.5	4,270	0.57	80	1979
2818 W Lk Samm Pkwy SE	West Lake	\$3.3	3,700	0.23	60	1974
1852 W Lk Samm Pkwy SE	West Lake	\$3.3	3,330	0.30	65	1973

number sold

31

highest sale

\$6,360,000

lowest sale

\$1,625,000

average
number for sale

4



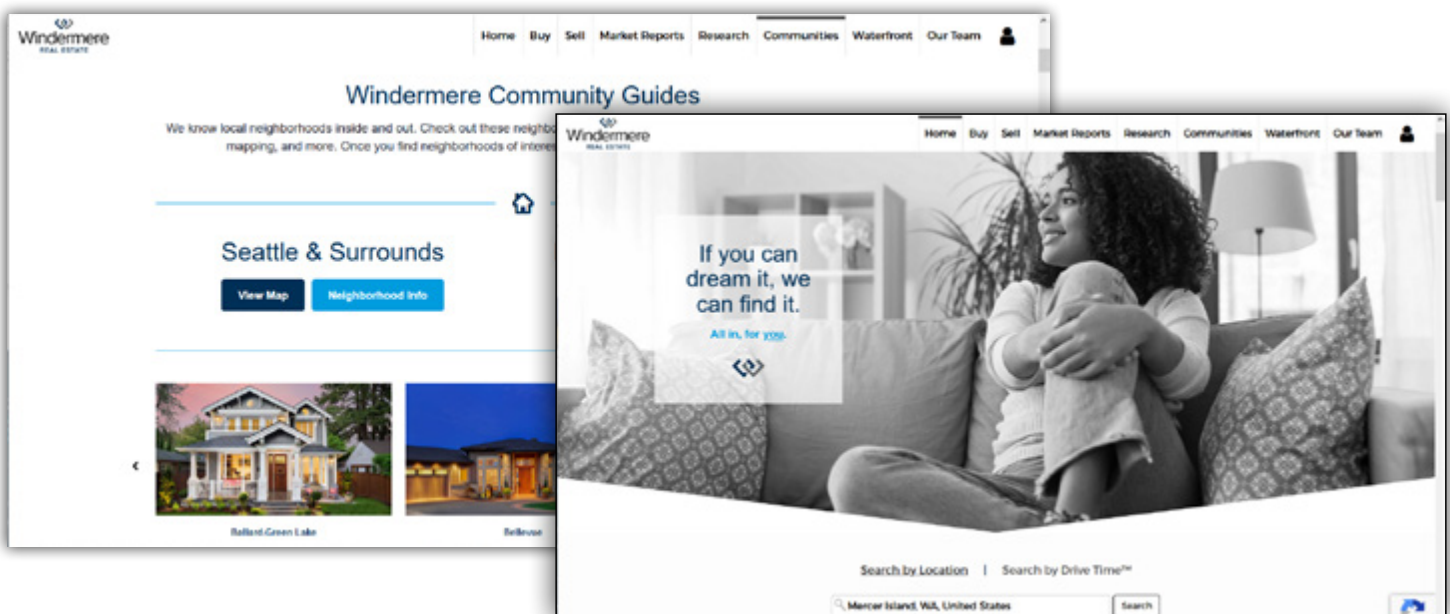
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We publish weekly residential and waterfront reports, along with monthly and quarterly overviews, to [WindermereMI.com/Reports](https://www.windermere.com/reports), providing a summary analysis of what's happening each week in 18 different residential 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 at [WindermereMI.com/Research](https://www.windermere.com/research). And, you can search for every property listed for sale—by any real estate company on [WindermereMI.com](https://www.windermere.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.

