

Q3 2021

WATERFRONT REPORT

mercero island / seattle / eastside



PUBLISHED OCTOBER 2021

a quarterly report on waterfront
real estate activity

WINDERMERE REAL ESTATE / MERCER ISLAND


Windermere
REAL ESTATE

SEATTLE WATERFRONT

number sold

22

highest sale

\$4,100,000

lowest sale

\$1,600,000

average

number for sale

7

ADDRESS	COMMUNITY	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
1126 Lakeside Ave S	Leschi	\$4.1	4,600	0.33	49	1941
4570 W Cramer St	Magnolia	\$4.0	4,050	0.67	116	1925
13510 Riviera Place NE	Cedar Park	\$3.8	2,468	0.17	50	2021
5049 Beach Dr SW	Beach Drive	\$3.0	4,162	0.16	40	2017
10734 Riviera Place NE	Matthews Beach	\$3.0	3,700	0.32	60	1935
7045 Beach Dr SW	Beach Drive	\$2.9	4,720	0.83	60	1911
5230 40th Ave W	Magnolia	\$2.8	3,000	0.30	50	1948
2333 Perkins Lane W	Magnolia	\$2.8	4,370	0.31	75	1926
12036 Riviera Place NE	Matthews Beach	\$2.7	2,780	0.23	40	1999
5618 39th Ave W	Magnolia	\$2.7	2,770	0.15	40	2015
4827 Beach Dr SW	Beach Drive	\$2.7	2,760	0.66	36	2014
11712 Riviera Place NE	Matthews Beach	\$2.6	2,360	0.27	60	1931
15508 Lake Shore Blvd NE	Sheridan	\$2.6	2,780	0.27	45	1976
2323 Perkins Lane W	Magnolia	\$2.5	2,560	0.33	75	1939
5210 40th Ave W	Magnolia	\$2.5	3,160	0.32	20	1974
13564 Riviera Place NE	Cedar Park	\$2.3	1,350	0.20	50	1951
5933 Beach Dr SW	Beach Drive	\$2.3	3,370	0.66	40	1952
5619 Seaview Ave NW	Ballard	\$2.2	2,192	0.10	122	1922
6025 Beach Dr SW	Beach Drive	\$2.2	2,540	0.36	35	2016
4831 Beach Dr SW	Beach Drive	\$2.2	2,890	0.15	37	1964
5427 Beach Dr SW	Beach Drive	\$1.8	2,400	0.58	40	1928
19415 27th Ave NW	Richmond Beach	\$1.6	2,000	0.64	600	1953

MERCER ISLAND WATERFRONT

number sold

15

highest sale

\$13,950,000

lowest sale

\$2,800,000

average

number for sale

3

ADDRESS	COMMUNITY	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
5045 Forest Ave SE	Westside	\$14.0	4,540	4.09	181	2014
8039 W Mercer Wy	West Mercer	\$10.3	9,257	0.43	148	1989
4525 Forest Ave SE	Westside	\$9.8	2,410	1.19	140	1934
5245 Forest Ave SE	Westside	\$9.8	4,450	0.41	119	1982
3261 67nd Ave SE	Westside	\$9.7	4,660	0.50	100	1989
6211 77th Ave SE	Westside	\$8.1	4,020	0.46	78	1957
4301 Forest Ave SE	Westside	\$7.8	7,270	0.66	105	2001
7730 SE 22nd	Northend	\$7.6	4,850	0.36	115	1973
4616 E Mercer Wy	East Mercer	\$6.4	7,640	0.57	70	1991
8650 N Mercer Wy	North End	\$6.2	4,623	0.31	70	1988
4126 100th Ave SE	Eastside	\$5.8	4,000	0.27	80	1989
7703 W Mercer Wy	West Mercer	\$4.6	4,361	0.43	65	1986
6454 E Mercer Wy	East Mercer	\$3.9	2,260	0.47	89	1957
4649 Forest Ave SE	Westside	\$3.5	3,550	0.51	60	1977
3818 E Mercer Wy	East Mercer	\$2.8	3,016	0.26	13	1915



EASTSIDE WATERFRONT

ADDRESS	COMMUNITY	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
4335 Hunts Point Rd	Hunts Point	\$23.5	4,376	0.36	75	2016
Undisclosed	Medina	\$20.0	7,610	0.66	100	2006
2213 Evergreen Point Rd	Medina	\$15.0	7,200	2.01	100	1990
318 Overlake Dr E	Medina	\$13.4	8,890	0.56	160	1990
3200 80th Ave NE	Hunts Point	\$7.4	2,680	0.40	80	1961
3607 Evergreen Point Rd	Medina	\$7.0	2,740	0.41	75	1965
102 Cascade Key	Newport Shores	\$7.0	5,000	1.22	110	1966
20 Columbia Ky	Newport Shores	\$7.0	7,440	0.49	90	2003
85 Cascade Key	Newport Shores	\$6.8	3,550	0.51	90	2014
557 5th Ave W	West Of Market	\$6.5	3,540	0.92	92	1949
6427 Lk Washington Blvd NE	Kirkland	\$6.2	4,480	0.47	75	1999
10905 80th Place NE	Juanita Point	\$6.0	4,430	0.27	77	1980
13323 Holmes Point Dr NE	Holmes Point	\$5.8	6,648	0.29	73	2020
11 Enatai Dr	Enatai	\$5.5	3,260	0.44	80	1950
9011 Lk Washington Blvd NE	Medina	\$5.5	2,510	0.66	32	1928
6421 Ripley Lane SE	Kennydale	\$4.3	4,718	0.41	105	1993
4157 Williams Ave N	Kennydale	\$3.7	3,700	0.15	41	2013
5205 Lakehurst Lane	South Bellevue	\$3.6	3,000	0.46	70	1961
6801 Ripley Lane SE	Renton	\$3.6	3,310	0.20	54	1959
4029 Williams Ave N	Kennydale	\$3.5	3,550	0.12	38	2011
11561 Holmes Point Dr NE	Holmes Point	\$3.5	1,620	0.47	91	1956
6811 Ripley Lane SE	Renton	\$3.3	2,740	0.13	34	2005
6431 Ripley Lane N	Kennydale	\$2.0	1,670	0.21	55	1951

number sold

23

highest sale

\$23,500,000

lowest sale

\$1,980,000

average

number for sale

9

LAKE SAMMAMISH WATERFRONT

ADDRESS	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
4233 E Lake Sammamish Shore Lane SE	\$6.0	4,400	0.18	102	2020
3867 E Lake Sammamish Pkwy NE	\$6.0	7,520	0.39	184	1999
2635 E Lake Sammamish Pkwy NE	\$5.1	4,510	0.19	75	2000
17624 SE 40th Place	\$4.3	3,971	0.27	65	1971
457 E Lake Sammamish Pkwy SE	\$4.1	3,146	0.22	45	2000
2410 W Lake Sammamish Pkwy NE	\$4.0	4,380	0.32	50	1995
3234 W Lake Sammamish Pkwy SE	\$4.0	3,866	0.25	50	1921
1221 E Lake Sammamish Shore Lane SE	\$3.7	2,917	0.14	50	1990
2460 W Lake Sammamish Pkwy SE	\$3.3	1,790	0.25	75	1974
1440 W Lake Sammamish Pkwy NE	\$3.3	1,760	0.73	100	1970

number sold

10

highest sale

\$6,000,000

lowest sale

\$3,250,000

average

number for sale

4



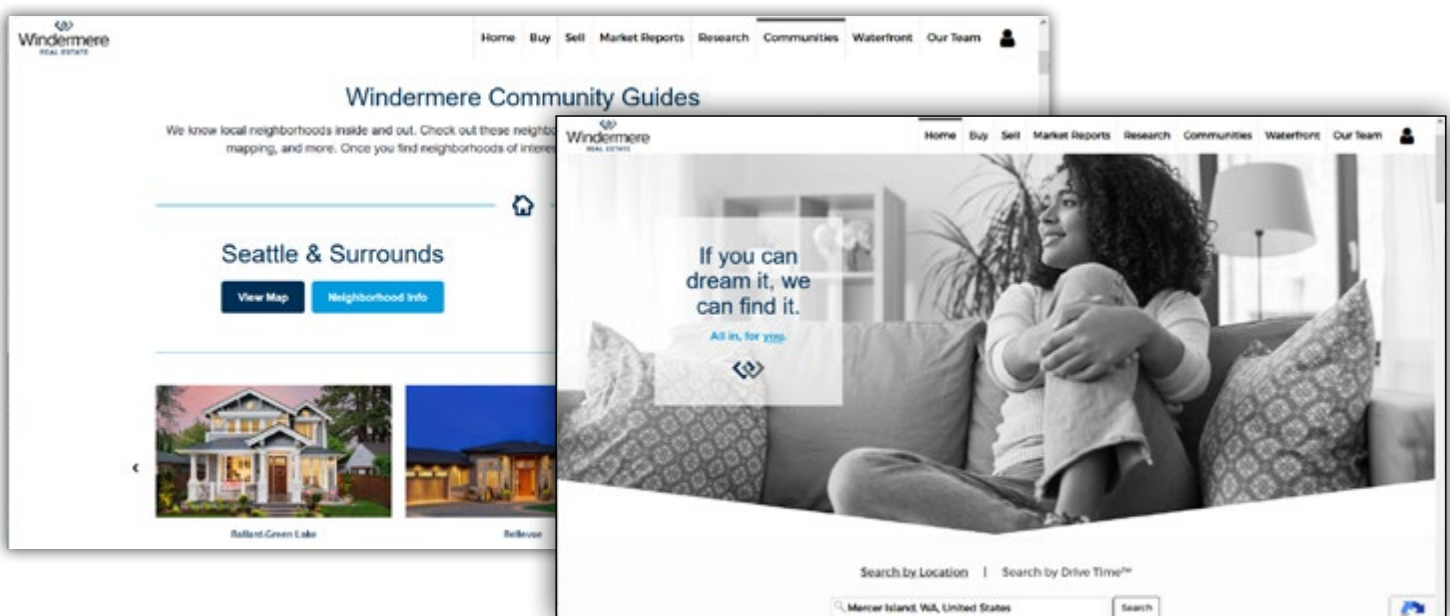
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In addition to statistical data, you'll find resources for researching homes and neighborhoods, community profiles, maps, links and school data at [WindermereMI.com/Research](https://www.windermere.com/research). And, you can search for every property 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.

