

# Waterfront Report

**SEATTLE / EASTSIDE  
ANNUAL REVIEW**

**PUBLISHED JANUARY 2023**

a review of residential waterfront  
real estate activity in 2022

WINDERMERE REAL ESTATE / MERCER ISLAND

  
**Windermere**  
REAL ESTATE

# SEATTLE WATERFRONT

## Top Waterfront Sales

number sold  
**36**

highest sale  
**\$12,500,000**

lowest sale  
**\$1,362,500**

ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
4502 55th Ave NE	Laurelhurst	\$12.5	6,500	1.17	155	2001
3048 E Laurelhurst Dr NE	Laurelhurst	\$8.9	7,100	0.54	123	1925
6405 NE Windermere Rd	Windermere	\$8.3	5,850	1.66	127	1952
4102 55th Ave NE	Laurelhurst	\$8.1	5,210	0.47	53	1928
9325 Fauntleroy Way SW	Fauntleroy	\$6.7	4,610	1.17	112	1996
3150 E Laurelhurst Dr NE	Laurelhurst	\$5.4	5,310	0.43	60	1912
908 Lakeside Ave S	Leschi	\$5.1	4,150	0.32	55	1991
9829 51st Ave SW	West Seattle	\$4.0	3,500	0.27	55	2008
6041 Beach Dr SW	Beach Drive	\$3.9	3,060	0.96	105	1916
5634 39th Avenue W	Magnolia	\$3.6	4,237	0.22	60	1968
5201 Beach Dr SW	Beach Drive	\$3.6	3,620	1.21	80	2003
4508 W Sheridan St	Magnolia	\$3.5	3,200	0.80	76	1938
3251 Perkins Lane W	Magnolia	\$3.5	2,310	0.38	75	1978
3239 Perkins Lane W	Magnolia	\$3.5	4,780	0.52	n/a	2002
13728 Riviera Place NE	Cedar Park	\$3.5	3,190	0.40	93	1932
2845 Perkins Lane W	Magnolia	\$3.5	4,209	1.14	85	1927
13014 Riviera Place NE	Cedar Park	\$3.2	3,956	0.29	50	2009

# MERCER ISLAND WATERFRONT

## Top Waterfront Sales

number sold  
**10**

highest sale  
**\$12,000,000**

lowest sale  
**\$6,975,000**

ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
8084 Avalon Dr	Beach Club	\$12.0	5,230	0.39	62	1954
6430 E Mercer Way	East Mercer	\$9.1	5,457	0.60	65	2001
7255 W Ridge Rd	South End	\$9.0	4,350	0.76	60	1957
6333 77th Ave SE	Mercer Island	\$8.8	5,310	0.48	86	2006
6800 96th Ave SE	East Mercer	\$8.2	4,065	0.38	60	2019
7464 E Mercer Way	South End	\$8.0	5,810	0.41	64	2018
7646 SE 22nd St	North End	\$7.7	4,889	0.37	82	1968
8900 N Mercer Way	North End	\$7.5	5,953	0.34	76	1993
5425 W Mercer Way	West Mercer	\$7.5	5,270	0.98	90	1988
6315 77th Ave SE	Mercer Island	\$7.0	7,860	0.46	78	2007

Waterfront Report

WINDERMERE MERCER ISLAND  
206.232.0446 | WindermereMI.com

© Copyright 2023 Windermere Mercer Island. Information and statistics derived from Northwest Multiple Listing Service.

# EASTSIDE WATERFRONT

## Top Waterfront Sales

ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
6631 Ripley Lane SE	Kennydale	\$23.0	1,680	0.14	32	1931
5021 Lakehurst Lane	Bellevue	\$18.0	2,140	0.27	50	1951
6333 Hazelwood Lane SE	Bellevue	\$17.8	2,520	0.84	182	1983
4605 Lake Washington Blvd SE	Newport Hills	\$15.4	3,730	0.72	51	1970
61 Skagit Key	Newport Shores	\$15.3	3,167	0.44	90	1985
49 Cascade Key	Newport Shores	\$12.1	3,830	0.59	90	1981
15 Crescent Key	Newport Shores	\$11.6	5,500	0.50	92	2017
2 Enatai Dr	Enatai	\$11.4	3,779	0.67	20	1947
9820 SE Shoreland Dr	Meydenbauer	\$10.5	3,270	0.15	50	1976
15 Enatai Dr	Enatai	\$9.9	2,830	0.18	60	1970
345 Shoreland Dr SE	Meydenbauer	\$9.0	2,650	0.27	60	1983
3240 78th Place NE	Medina	\$7.5	3,930	0.52	30	1987
9621 SE 16th St	Enatai	\$7.3	2,930	0.77	117	1964
9528 SE Shoreland Dr	Meydenbauer	\$7.0	2,360	0.69	100	1965
9406 SE Shoreland Dr	Meydenbauer	\$6.8	3,658	0.32	75	1987
3235 Evergreen Point Rd	Evergreen Point	\$6.8	7,180	0.79	72	2000
3227 Hunts Point Rd	Hunts Point	\$5.9	3,750	0.73	89	1955
130 Overlake Dr E	Medina	\$5.2	6,460	0.57	80	1995

number sold

**32**

highest sale

**\$23,000,000**

lowest sale

**\$2,030,000**

# LAKE SAMMAMISH WATERFRONT

## Top Waterfront Sales

ADDRESS	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
2020 W Lake Sammamish Pkwy NE	\$12.8	2,830	0.30	65	1980
3274 W Lake Sammamish Pkwy SE	\$11.6	2,680	0.31	50	1979
3450 W Lake Sammamish Pkwy SE	\$5.3	2,740	0.37	50	1936
1554 W Lake Sammamish Pkwy SE	\$5.8	4,750	0.40	60	1974
1852 W Lake Sammamish Pkwy SE	\$6.2	3,330	0.30	65	1973
1096 W Lake Sammamish Pkwy NE	\$5.2	4,820	0.30	50	2008
444 W Lake Sammamish Pkwy SE	\$5.4	5,554	0.30	48	2000
806 W Lake Sammamish Pkwy SE	\$5.0	5,500	0.30	50	2002
1200 W Lake Sammamish Pkwy SE	\$4.2	3,510	0.58	110	1995
18884 SE 42nd St	\$4.2	10,800	0.90	177	2008
18110 SE 41st Lane	\$3.9	7,280	1.51	167	2010
1841 E Lake Sammamish Pkwy NE	\$3.4	1,690	0.22	190	1949
247 E Lake Sammamish Pkwy SE	\$3.1	2,290	0.53	101	1960
247 E Lake Sammamish Pkwy SE	\$3.6	2,290	0.53	101	1960
1817 E Lake Sammamish Place SE	\$3.0	3,700	0.22	50	1996

number sold

**15**

highest sale

**\$12,750,000**

lowest sale

**\$2,998,000**

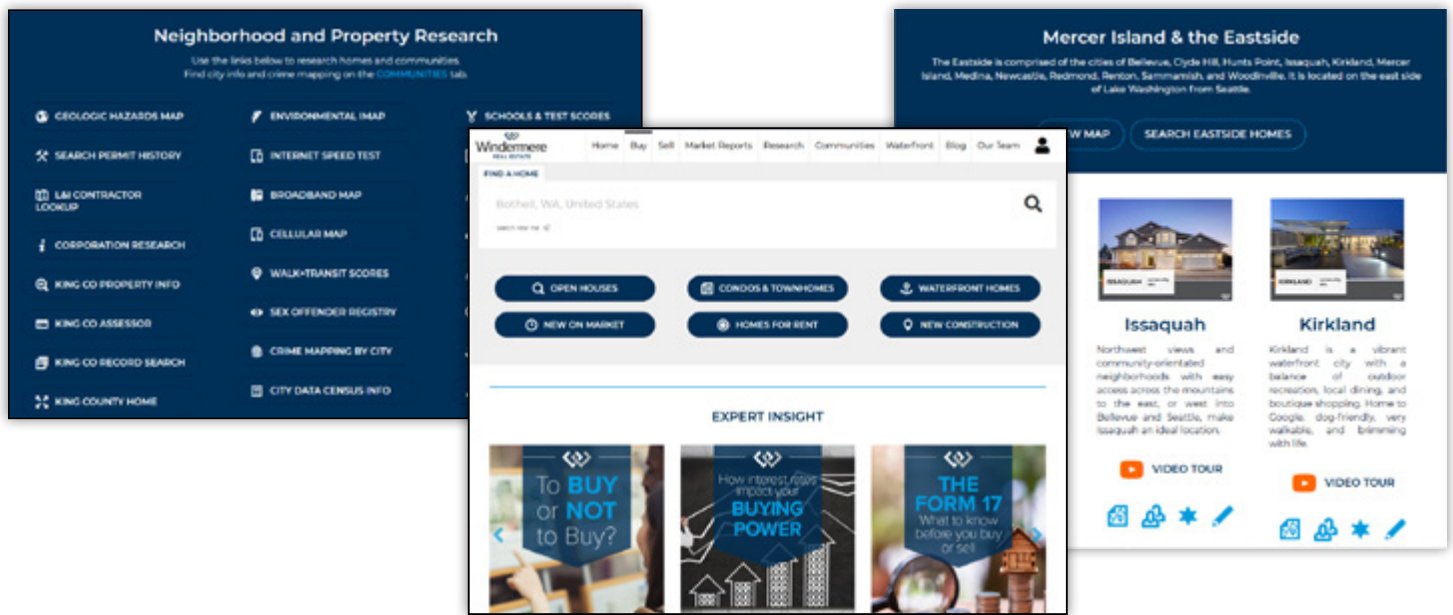


# A savvy way to search HOMES & STATS ONLINE



Looking for real-time information on today's real estate market? If so, your search is over! Visit **WindermereMI.com** to find all of the real estate resources you need in one convenient place.

- **Market Reports.** Closely track market trends as they emerge in your neighborhood. Reports are available for 21 market areas in the Seattle and Eastside region.
- **Home Buying and Selling Advice.** Search for homes, find useful buying tips, and discover how to best position your home for sale.
- **Property and Neighborhoods Research.** Find community profiles, video tours, and crime info plus research homes, neighborhoods, schools, maps, and county records.



## 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.

