

Q2 2025 WATERFRONT REPORT

seattle / mercer island / eastside



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a quarterly report on waterfront
real estate activity

WINDERMERE REAL ESTATE / MERCER ISLAND


Windermere
REAL ESTATE

SEATTLE WATERFRONT

number sold	ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
4	12233 12th Ave NW	Broadview	\$3.7	3,470	1.52	120	1941
highest sale	4594 W Cramer St	Magnolia	\$5.9	5,420	1.96	120	1910
\$11,350,000	808 Lakeside Ave S	Leschi	\$8.3	3,902	0.32	58	1948
lowest sale	3509 43rd Ave NE	Laurelhurst	\$11.4	6,780	0.42	58	1994
\$3,670,000							

MERCER ISLAND WATERFRONT

number sold	ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
4	6014 E Mercer Way	East Mercer	\$3.0	4,007	0.45	30	1959
highest sale	5419 96th Ave SE	Eastside	\$3.2	3,680	0.39	50	1964
\$9,250,000	4444 Ferncroft Rd	East Mercer	\$5.4	3,510	0.45	50	1946
lowest sale	5255 Forest Ave SE	Westside	\$9.3	4,960	0.38	66	1992
\$2,950,000							



EASTSIDE WATERFRONT

ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT	number sold 9
11625 Holmes Point Dr NE	Kirkland	\$2.9	3,590	0.29	35	1977	
11807 Holmes Point Dr NE	Kirkland	\$5.5	3,267	0.23	62	2012	highest sale
77 Skagit Ky	Bellevue	\$6.7	3,909	1.41	70	1977	\$13,000,000
9528 SE Shoreland Dr	Bellevue	\$8.1	2,360	0.69	100	1965	lowest sale
1811 73rd Ave NE	Medina	\$9.5	2,360	0.27	72	1952	\$2,850,000
2537 103rd Ave SE	Bellevue	\$10.0	4,454	0.68	86	1960	
407 408 5th Ave W	Kirkland	\$10.4	5,539	0.61	60	2004	
3252 Hunts Point Rd	Hunts Point	\$12.5	7,975	0.88	75	2002	
9015 NE 47th St	Yarrow Point	\$13.0	7,465	0.52	82	1995	

LAKE SAMMAMISH WATERFRONT

ADDRESS	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT	number sold 13
1308 W Lake Sammamish Pkwy NE	\$2.6	3,080	0.35	50	1975	
1818 W Lake Sammamish Pkwy SE	\$3.3	2,900	0.56	66	1959	highest sale
145 E Lake Sammamish Shorelane NE	\$3.6	3,829	0.29	50	1929	\$7,350,000
2228 W Lake Sammamish Pkwy SE	\$3.8	3,440	0.42	63	1962	lowest sale
372 west Lake Sammamish Pkwy NE	\$4.0	1,830	0.76	64	1948	\$2,600,000
1838 W Lake Sammamish Pkwy NE	\$4.1	4,480	0.23	105	1991	
2850 W Lake Sammamish Pkwy NE	\$4.3	3,302	0.35	75	1974	
1400 W Lake Sammamish Pkwy NE	\$5.8	4,613	0.37	65	2006	
4704 194th Ave SE	\$5.9	3,810	0.24	78	1980	
1815 E Lake Sammamish Pkwy NE	\$6.4	3,330	0.59	150	1990	
3268 W Lake Sammamish Pkwy SE	\$6.9	4,805	0.29	50	2018	
2254 W Lake Sammamish Pkwy SE	\$7.1	4,690	0.46	63	2005	
18806 SE 42nd St	\$7.4	5,537	0.22	64	2006	

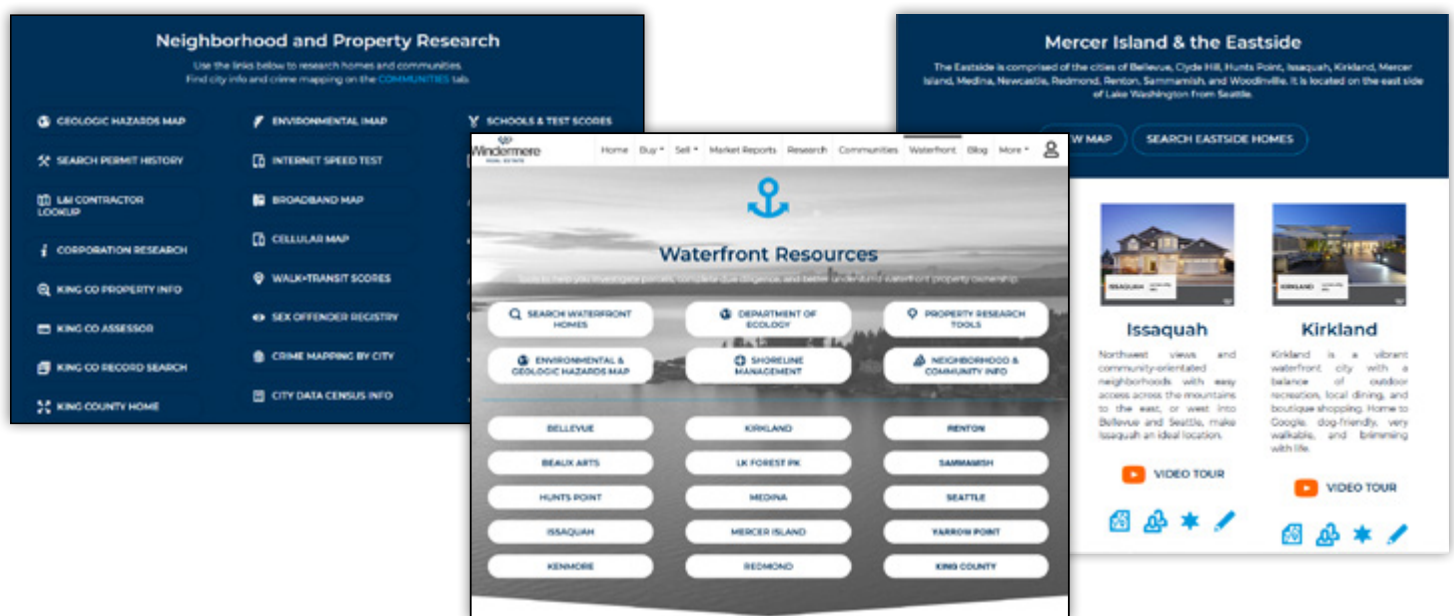


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We earn the trust and loyalty of our brokers and clients by doing real estate exceptionally well. The leader in our market, we deliver client-focused service in an authentic, collaborative and transparent manner and with the unmatched knowledge and 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.

