

Q3 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
10	13008 Riviera Place NE	Cedar Park	\$1.8	1,980	0.33	50'	1962
highest sale	14080 Riviera Place NE	Cedar Park	\$2.2	2,509	0.10	60'	1962
\$8,000,000	4815 Beach Dr SW	Beach Drive	\$2.3	4,298	0.97	50'	1911
lowest sale	11754 Riviera Place NE	Matthews Beach	\$2.4	2,540	0.22	45'	1931
\$1,800,000	7716 Seward Park Ave S	Seward Park	\$2.6	3,600	0.46	37'	1962
	7117 Beach Dr SW	Beach Drive	\$2.8	3,430	0.57	40'	2000
	13190 Riviera Place NE	Cedar Park	\$3.3	2,740	0.33	60'	1969
	3017/3019 Perkins Lane W	Magnolia	\$3.5	4,040	0.58	75'	1955
	9325 Fauntleroy Way SW	Fauntleroy	\$6.5	5,010	1.17	112'	1996
	1104 Lakeside Ave S	Leschi	\$8.0	4,550	0.40	72'	2005

MERCER ISLAND WATERFRONT

number sold	ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
6	5438 E Mercer Way	East Mercer	\$4.8	3,750	0.58	85'	1960
highest sale	8055 W Mercer Way	West Mercer	\$5.0	5,380	0.53	75'	2002
\$15,000,000	4400 East Mercer Way	East Mercer	\$6.2	2,590	0.44	88'	1968
lowest sale	8440 Benotho Place	Beach Club	\$9.4	5,050	0.47	112'	2013
\$4,800,000	8620 N Mercer Way	North End	\$10.4	5,709	0.35	65'	2022
	1628 72nd Ave SE	North End	\$15.0	6,220	0.42	95'	2000



EASTSIDE WATERFRONT

ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT	number sold 11
6425 Ripley Lane SE	Renton	\$3.7	2,610	0.27	70'	1965	
8515 NE Juanita Dr	Kirkland	\$4.0	2,840	0.60	107'	1969	highest sale
11047 Champagne Point Rd NE	Kirkland	\$4.7	3,640	0.24	40'	1988	\$20,250,000
4723 Lakehurst Lane	Bellevue	\$4.8	3,330	0.51	65'	1968	lowest sale
409 5th Ave W	Kirkland	\$7.1	1,980	0.61	60'	1938	\$3,700,000
9330 SE Shoreland Dr	Bellevue	\$7.4	4,908	0.30	40'	1992	
137 Lake Ave W	Kirkland	\$10.0	3,990	0.69	65'	2000	
245 Lake Ave W	Kirkland	\$10.5	4,840	0.72	75'	2006	
484 Overlake Dr E	Medina	\$10.6	5,580	0.39	65'	2000	
9525 Lake Washington Blvd NE	Bellevue	\$11.0	4,280	0.71	85'	1938	
9441 Lake Washington Blvd NE	Bellevue	\$20.3	8,855	0.45	80'	1984	

LAKE SAMMAMISH WATERFRONT

ADDRESS	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT	number sold 9
23-Bungalow E Lake Samm Pkwy NE	\$1.5	700	0.06	100'	2000	
2629 E Lake Sammamish Pkwy NE	\$1.8	640	0.38	295'	1952	highest sale
1711 E Lake Sammamish Place SE	\$2.4	3,430	0.23	79'	1964	\$6,050,000
1814 W Lake Sammamish Pkwy NE	\$2.9	2,140	0.40	50'	1973	lowest sale
4848 194th Ave SE	\$3.9	3,360	0.48	50'	1982	\$1,500,000
2624 W Lake Sammamish Pkwy NE	\$4.4	4,530	0.31	45'	1964	
650 Lake Sammamish Lane NE	\$4.8	3,997	0.36	100'	1962	
1402 W Lake Sammamish Pkwy SE	\$4.8	3,560	0.73	90'	1969	
4440 193rd Ave SE	\$6.1	3,913	0.35	100'	1977	

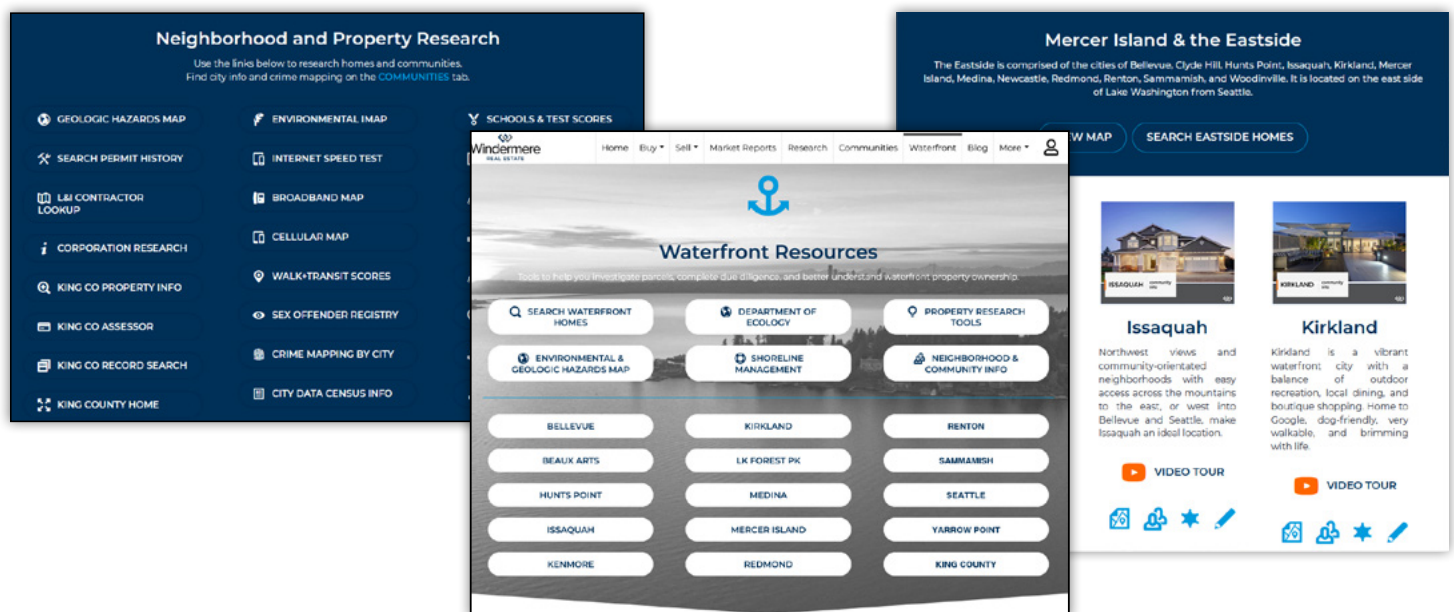


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