

Waterfront Report

| SEATTLE / EASTSIDE
ANNUAL REVIEW



PUBLISHED JANUARY 2026

a review of residential waterfront
real estate activity in 2025

WINDERMERE REAL ESTATE / MERCER ISLAND


Windermere
REAL ESTATE

SEATTLE WATERFRONT

Top Waterfront Sales

number sold	ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
36	4315 W Semple St	Magnolia	\$21.5	15,321	3.28	293'	2015
highest sale	3509 43rd Ave NE	Laurelhurst	\$11.4	6,780	0.42	58'	1994
\$21,500,000	1295 NW Elford Dr	Broadview	\$10.5	7,362	2.48	290'	2001
lowest sale	808 Lakeside Ave S	Leschi	\$8.3	3,902	0.32	58'	1948
\$1,790,000	1104 Lakeside Ave S	Leschi	\$8.0	4,550	0.40	72'	2005
	9325 Fauntleroy Way SW	Fauntleroy	\$6.5	5,010	1.17	112'	1996
	3335 43rd Ave NE	Laurelhurst	\$6.5	4,150	0.36	77'	1946
	16520 Shore Dr NE	Sheridan Beach	\$6.3	5,865	0.79	80'	1934
	4594 W Cramer St	Magnolia	\$5.9	5,420	1.96	120'	1910
	4223 W Semple St	Magnolia	\$3.9	3,010	0.92	73'	1952
	8560 Sand Point Way NE	Sand Point	\$3.9	3,820	0.62	70'	1958
	7161 Beach Dr SW	Beach Drive	\$3.9	3,345	0.48	72'	1997
	5901 Seaview Ave NW	Ballard	\$3.8	3,510	0.16	48'	1956
	1730 Lakeside Ave S	Leschi	\$3.7	3,280	0.40	40'	1931
	12233 12th Ave NW	Broadview	\$3.7	3,470	1.52	120'	1941
	3017 and 3019 Perkins Lane W	Magnolia	\$3.5	4,040	0.58	75'	1955
	13190 Riviera Place NE	Cedar Park	\$3.3	2,740	0.33	60'	1969
	16526 Shore Dr NE	Sheridan Beach	\$3.1	3,300	0.58	60'	1951
	12233 12th Ave NW	Broadview	\$3.0	4,680	1.52	120'	1941
	2563 Perkins Lane W	Magnolia	\$3.0	3,710	0.33	81'	1941

MERCER ISLAND WATERFRONT

Top Waterfront Sales

number sold	ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
12	1615 Roanoke Way	North End	\$25.0	9,720	0.39	102'	2021
highest sale	1628 72nd Ave SE	North End	\$15.0	6,220	0.42	95'	2000
\$25,000,000	7010 N Mercer Way	North End	\$14.0	7,060	0.51	85'	2000
lowest sale	8474 85th Ave SE	South End	\$13.1	7,410	0.52	100'	2004
\$4,800,000	8620 N Mercer Way	North End	\$10.4	5,709	0.35	65'	2022
	8440 Benotho Place	Beach Club	\$9.4	5,050	0.47	112'	2013
	5255 Forest Ave SE	Westside	\$9.3	4,960	0.38	66'	1992
	8066 Avalon Place	South End	\$8.3	5,350	0.42	66'	2008
	5044 Butterworth Rd	Mercer Island	\$8.0	9,640	0.30	89'	1983
	4400 East Mercer Way	East Mercer	\$6.2	2,590	0.44	88'	1968
	4444 Ferncroft Rd	East Mercer	\$5.4	3,510	0.45	50'	1946
	5438 E Mercer Way	East Mercer	\$4.8	3,750	0.58	85'	1960

EASTSIDE WATERFRONT

Top Waterfront Sales

ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
9441 Lake Washington Blvd NE	Bellevue	\$20.3	8,855	0.45	80'	1984
4652 95th Ave	Yarrow Point	\$18.0	5,710	0.45	86'	2021
3261 Hunts Point Rd	Hunts Point	\$16.0	4,340	0.72	55'	1962
3611 Hunts Point Rd	Hunts Point	\$15.3	3,821	0.91	71'	1988
9015 NE 47th St	Yarrow Point	\$13.0	7,465	0.52	82'	1995
3252 Hunts Point Rd	Hunts Point	\$12.5	7,975	0.88	75'	2002
9525 Lake Washington Blvd NE	Bellevue	\$11.0	4,280	0.71	85'	1938
484 Overlake Dr E	Medina	\$10.6	5,580	0.39	65'	2000
245 Lake Ave W	Kirkland	\$10.5	4,840	0.72	75'	2006
407 408 5th Ave W	Kirkland	\$10.4	5,539	0.61	60'	2004
1433 10th St W	Kirkland	\$10.2	5,180	1.04	90'	2012
137 Lake Ave W	Kirkland	\$10.0	3,990	0.69	65'	2000
2537 103rd Ave SE	Bellevue	\$10.0	4,454	0.68	86'	1960
1811 73rd Ave NE	Medina	\$9.5	2,360	0.27	72'	1952
3602 Evergreen Point Rd	Medina	\$9.0	6,520	0.45	60'	1996
9001 NE 40th Place	Yarrow Point	\$8.5	3,651	0.34	109'	2003
195 Lake Ave W	Kirkland	\$8.4	2,780	1.24	99'	1937
74 Cascade Key	Bellevue	\$8.1	5,570	1.45	115'	1963
9528 SE Shoreland Dr	Bellevue	\$8.1	2,360	0.69	100'	1965
9330 SE Shoreland Dr	Bellevue	\$7.4	4,908	0.30	40'	1992

number sold

39

highest sale

\$20,250,000

lowest sale

\$1,750,000

LAKE SAMMAMISH WATERFRONT

Top Waterfront Sales

ADDRESS	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
253 E Lake Sammamish Pkwy SE	\$7.5	5,674	0.44	70'	2014
18806 SE 42nd St	\$7.4	5,537	0.22	64'	2006
2254 W Lake Sammamish Pkwy SE	\$7.1	4,690	0.46	63'	2005
3268 W Lake Sammamish Pkwy SE	\$6.9	4,805	0.29	50'	2018
2419 E Lake Sammamish Place SE	\$6.9	4,162	0.37	100'	2003
1815 E Lake Sammamish Pkwy NE	\$6.4	3,330	0.59	150'	1990
4440 193rd Ave SE	\$6.1	3,913	0.35	100'	1977
4704 194th Ave SE	\$5.9	3,810	0.24	78'	1980
1400 W Lake Sammamish Pkwy NE	\$5.8	4,613	0.37	65'	2006
4630 194th Ave SE	\$5.8	4,095	0.23	70'	1990
830 W Lake Sammamish Pkwy NE	\$5.2	5,250	0.28	49'	2001
3671 E Lake Sammamish Pkwy NE	\$4.9	3,680	0.18	50'	1994
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
2624 W Lake Sammamish Pkwy NE	\$4.4	4,530	0.31	45'	1964
2850 W Lake Sammamish Pkwy NE	\$4.3	3,302	0.35	75'	1974
1838 W Lake Sammamish Pkwy NE	\$4.1	4,480	0.23	105'	1991

number sold

31

highest sale

\$7,450,000

lowest sale

\$1,800,000

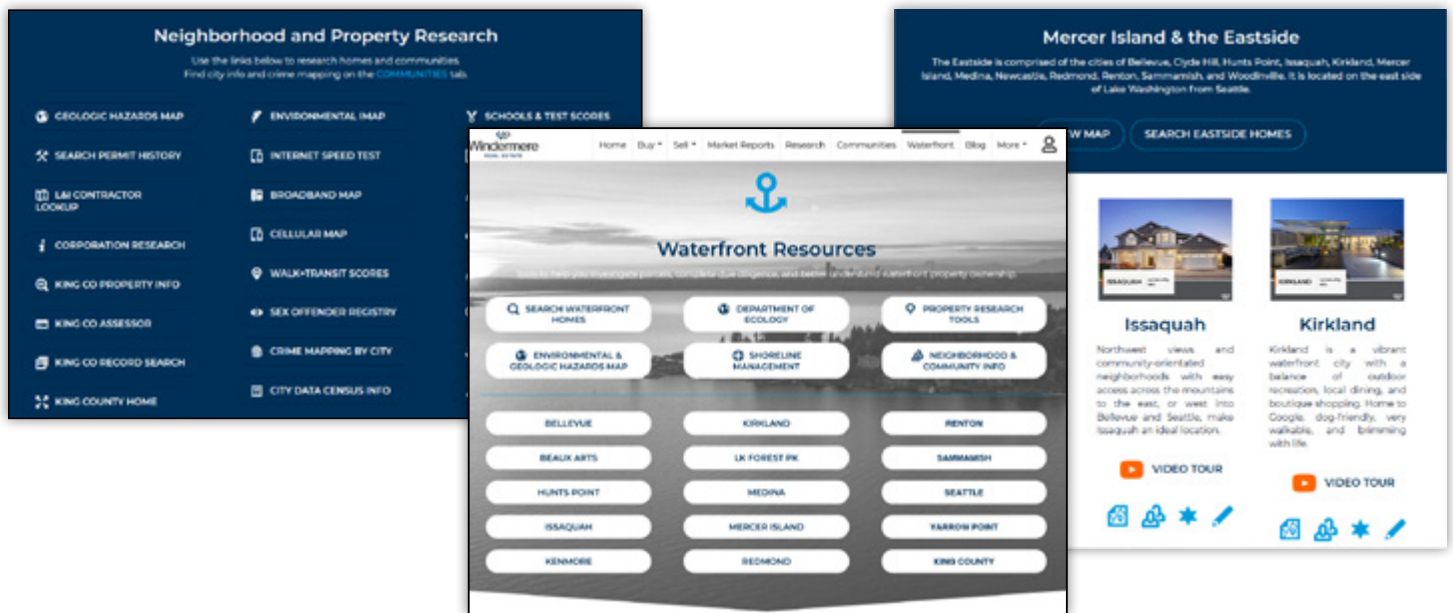


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