



Q1 2026 Waterfront MARKET REPORT

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a quarterly report on waterfront
residential real estate activity

WINDERMERE REAL ESTATE / MERCER ISLAND



Windermere
REAL ESTATE

SEATTLE WATERFRONT

Top Waterfront Sales

number sold
5
highest sale
\$13,950,000
lowest sale
\$1,640,000

ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
9764 Rainier Ave S	Rainier Beach	\$1.6	2,970	0.15	50'	1980
2557 Perkins Lane W	Magnolia	\$2.2	3,010	0.42	75'	1955
10116 Rainier Ave S	Lakeridge	\$2.3	2,775	0.32	36'	1956
3112 E Laurelhurst Dr NE	Laurelhurst	\$9.3	6,910	0.45	65'	1913
3018 E Laurelhurst Dr NE	Laurelhurst	\$14.0	5,735	0.51	125'	2006

MERCER ISLAND WATERFRONT

Top Waterfront Sales

number sold
3
highest sale
\$9,850,000
lowest sale
\$5,150,000

ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
4802 E Mercer Wy	East Mercer	\$5.2	4,650	0.54	108'	1980
5265 West Mercer Wy	West Mercer	\$7.6	3,880	0.64	150'	1941
7964 E Mercer Wy	East Mercer	\$9.9	4,632	0.51	168'	2013



EASTSIDE WATERFRONT

Top Waterfront Sales

ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
2045 Rose Point Lane	Kirkland	\$6.4	2,858	1.179	80'	1947
4640 95th Ave NE	Yarrow Point	\$7.8	5,210	0.414	87'	1988
8580 Hunts Point Lane	Hunts Point	\$17.4	5,540	0.768	227'	1980

number sold

3

highest sale

\$17,370,000

lowest sale

\$6,350,000

LAKE SAMMAMISH WATERFRONT

Top Waterfront Sales

ADDRESS	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
3216 W Lake Sammamish Pkwy NE	\$4.2	2,880	0.70	100'	1964
1617 E Lake Sammamish Pkwy NE	\$6.0	4,025	0.16	95±'	2008
3123 E Lake Sammamish Pkwy NE	\$6.3	3,836	0.19	96'	2013

number sold

3

highest sale

\$6,300,000

lowest sale

\$4,150,000

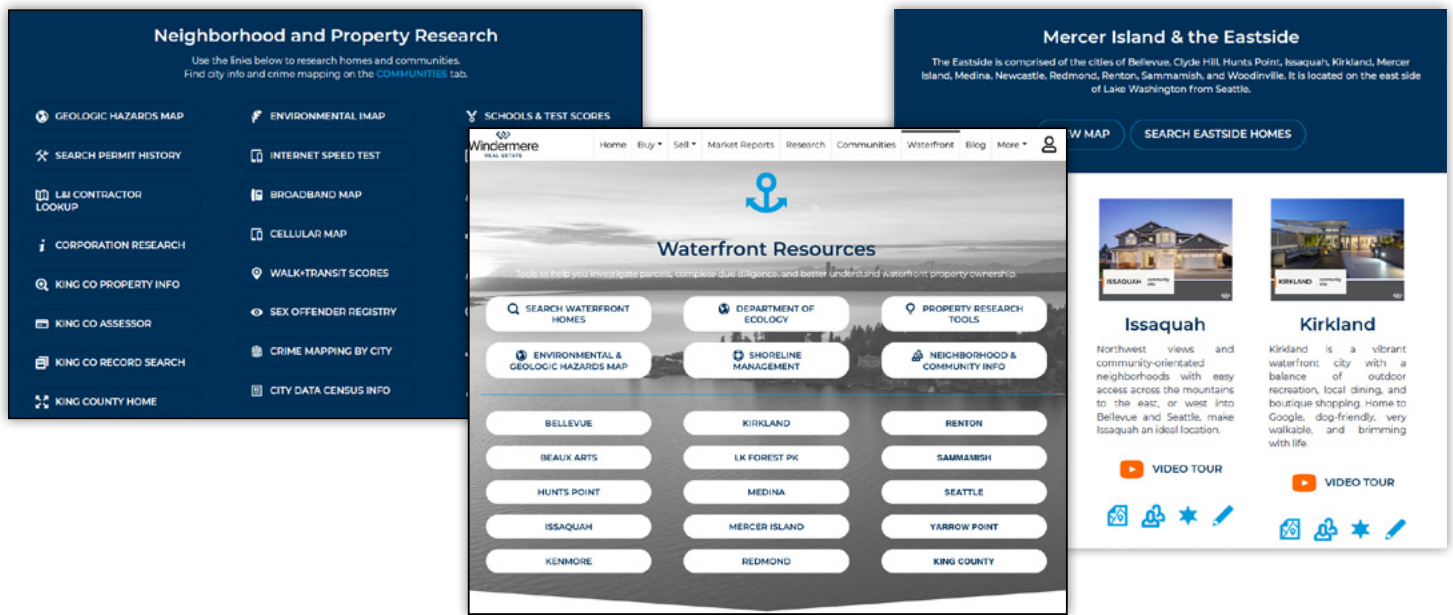


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