

A scenic sunset over a body of water, likely a lake or bay. The sun is low on the horizon, creating a bright reflection on the water's surface. The sky is filled with soft, orange and yellow clouds. In the foreground, the backs of two wooden Adirondack chairs are visible, suggesting a peaceful outdoor setting. The overall mood is calm and serene.

Q2 2026 Waterfront MARKET REPORT

PUBLISHED JULY 2026

a quarterly report on waterfront
residential real estate activity

WINDERMERE REAL ESTATE / MERCER ISLAND



Windermere
REAL ESTATE

SEATTLE WATERFRONT

number sold 14	ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
highest sale \$14,000,000	10220 Rainier Ave S	Rainier Beach	\$1.2	1,720	0.17	10'	1908
lowest sale \$1,160,000	10008 Rainier Ave S	Upper Rainier Beach	\$1.3	2,230	0.22	30'	1957
	6317 Beach Dr SW	Beach Drive	\$1.5	2,240	0.38	50'	1960
	3847 Beach Dr SW	Alki	\$1.8	1,680	0.15	30'	1910
	3606 W Commodore Way	Magnolia	\$1.9	3,170	0.17	50'	1970
	6521 Beach Dr SW	Beach Drive	\$2.1	2,110	0.76	70'	1918
	3510 W Commodore Way	Magnolia	\$2.2	2,660	0.16	48'	1973
	6025 Beach Dr SW	Seaview	\$2.6	2,520	0.36	35'	2016
	12570 Riviera Place NE	Cedar Park	\$3.0	3,300	0.30	50'	1976
	3519 SW Seola Lane	Seola Beach	\$3.1	3,730	0.65	110'	1989
	4717 Beach Dr SW	Beach Drive	\$3.4	3,116	0.59	38'	2023
	19573 27th Ave NW	Richmond Beach	\$4.0	3,480	0.41	39'	1998
	3101 W Laurelhurst Dr NE	Laurelhurst	\$12.6	8,080	0.24	105'	1982
	3048 E Laurelhurst Dr NE	Laurelhurst	\$14.0	7,100	0.54	115'	1925

MERCER ISLAND WATERFRONT

number sold 6	ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
highest sale \$15,850,000	7439 W Mercer Way	South End	\$7.4	6,092	0.41	90'	1996
lowest sale \$7,401,101	16 Meadow Lane	South End	\$7.8	5,050	0.34	95'	1979
	4632 E Mercer Way	Mercer Island	\$8.9	7,114	0.48	101'	2007
	3639 W Mercer Way	Westside	\$8.9	5,040	0.39	100'	1993
	9626 SE 34th St	North End	\$11.5	6,872	0.58	96'	1988
	7374 SE 71st St	Westside	\$15.9	6,510	0.45	118'	1972

Q2 2026

EASTSIDE WATERFRONT

ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
4255 Williams Ave N	Kennydale	\$2.8	2,860	0.139	37'	2013
6841 Ripley Lane N	Renton	\$3.2	1,965	0.27	44'	1958
6007 Hazelwood Lane SE	Bellevue	\$3.8	2,940	0.208	42'	2005
1811½ 10th St W	West Of Market	\$5.0	2,480	0.862	45'	1960
8625 NE Juanita Dr	Juanita	\$5.1	2,730	1.474	119'	1922
8551 NE Juanita Dr	Juanita	\$6.3	5,230	0.555	52'	2003
2047 Killarney Way	Enatai	\$6.4	2,930	0.44	50'	1956
175 Lake Ave W	West Of Market	\$6.9	4,020	0.614	60'	1990
8901 NE 36th St	Yarrow Point	\$8.8	5,938	0.439	60'	1998
2095 Rose Point Lane	West Of Market	\$9.1	3,360	0.826	97'	1965
2425 Evergreen Point Rd	Medina	\$9.5	5,170	3.067	215'	1938
407 408 5th Ave W	West Of Market	\$11.4	5,539	0.61	60'	1940
3253 Hunts Point Rd	Hunts Point	\$19.6	7,220	0.912	82'	2020
3858 Hunts Point Rd	Hunts Point	\$38.0	16,210	4.303	327'	1995

number sold
14

highest sale
\$38,000,000

lowest sale
\$2,780,000

LAKE SAMMAMISH WATERFRONT

ADDRESS	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
2006 W Lake Sammamish Pkwy NE	\$3.8	5,068	0.23	50'	2011
4406 193rd Ave SE	\$4.1	3,320	0.24	80'	1977
2010 W Lake Sammamish Pkwy SE	\$5.4	4,060	0.56	63'	1999
2007 E Lake Sammamish Pkwy NE	\$5.8	3,276	0.20	140'	1997
4233 E Lake Sammamish Shore Lane SE	\$7.0	4,430	0.19	102'	2020

number sold
5

highest sale
\$6,981,000

lowest sale
\$3,750,000

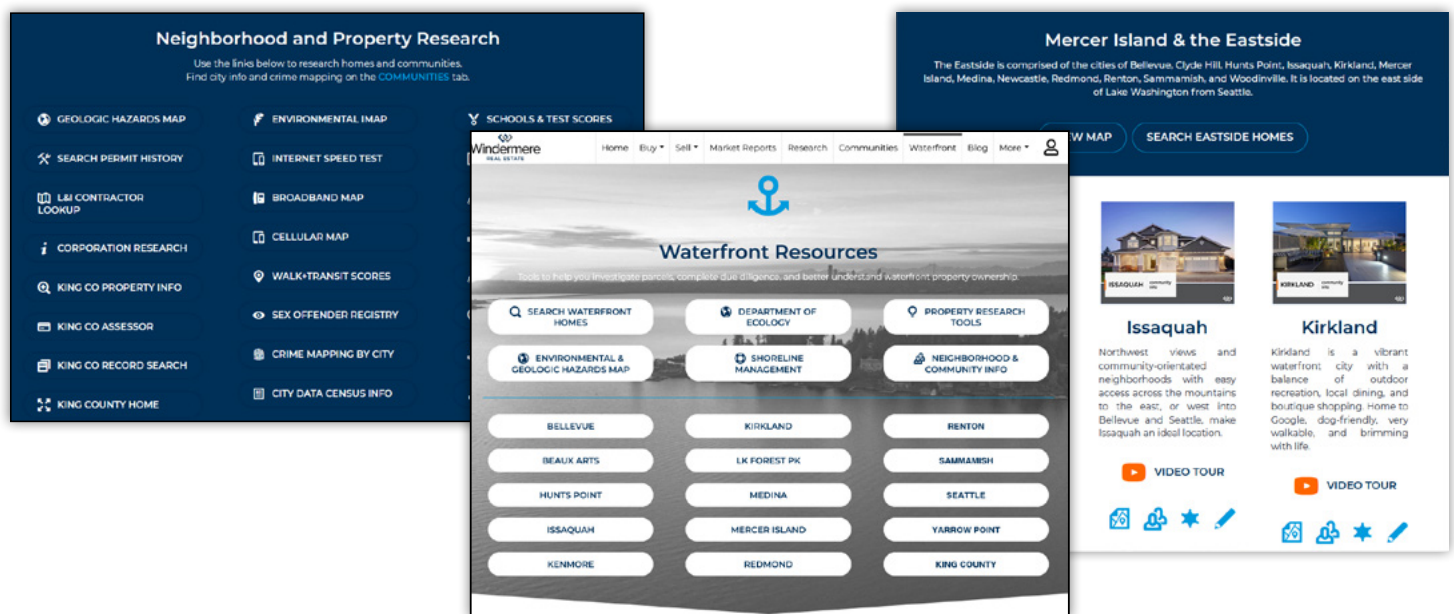


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