



Q3 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

number sold 12	ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
highest sale \$15,000,000	4728 NE 172nd St	Sheridan Beach	\$1.9	1,590	0.32	43'	1929
lowest sale \$1,900,000	19529 27th Ave NW	Richmond Beach	\$2.7	2,313	0.30	40'	1940
	2839 Perkins Lane	Magnolia	\$2.8	4,220	0.43	75'	1941
	15038 Beach Dr NE	Lake Forest Park	\$2.8	2,690	0.27	40'	1939
	12582 Riviera Place NE	Cedar Park	\$2.8	2,500	0.31	50'	1958
	9827 51st Ave SW	Fauntleroy	\$2.9	2,505	0.29	52'	1920
	11213 Arroyo Beach Place SW	Arroyo	\$3.8	3,170	0.45	50'	1960
	8772 Sand Point Way NE	Matthews Beach	\$3.9	4,110	0.37	37'	2001
	17765 Beach Dr NE	Lake Forest Park	\$4.6	5,205	0.30	114'	2006
	3925 NE Surber Dr	Laurelhurst	\$5.7	4,650	0.87	102'	1936
	4701 W Ruffner St	Magnolia	\$6.5	7,230	1.52	57'	1929
	3054 E Laurelhurst Dr NE	Laurelhurst	\$15.0	7,683	0.93	150'	1928

MERCER ISLAND WATERFRONT

number sold 3	ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
highest sale \$28,000,000	5412 96th Ave SE	Eastside	\$5.8	4,410	0.31	90'	1985
lowest sale \$5,775,000	49 Holly Hill Dr	South End	\$8.6	4,480	0.60	95'	1985
	7126 Undisclosed	Mercer Island	\$28.0	9,437	1.03	109'	2000



EASTSIDE WATERFRONT

ADDRESS	COMMUNITY	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
87 Cascade Key	Bellevue	\$3.4	3,170	0.53	80	1962
8503 NE Juanita Dr	Kirkland	\$3.8	3,250	0.35	45	1982
15011 58th Lane NE	Kenmore	\$3.8	3,470	0.35	59	1975
1621 10th St W	Kirkland	\$6.1	3,420	0.82	60	1979
42226 RE Undisclosed	Hunts Point	\$21.2	7,426	1.11	96	1989
3645 Hunts Point Rd	Hunts Point	\$21.4	9,369	1.06	80	2005
1655 73rd Ave NE	Medina	\$22.8	6,900	0.50	144	2020

number sold
7

highest sale

\$22,800,000

lowest sale

\$3,400,000

LAKE SAMMAMISH WATERFRONT

ADDRESS	SALE PRICE (MILLIONS)	SQUARE FEET	LOT SIZE (ACRES)	WATER FRONTAGE	YEAR BUILT
18162 SE 41st Place	\$1.0	1,260	0.48	164	1929
17834 SE 40th Place	\$3.1	1,915	0.18	50	1954
2618 W Lake Sammamish Pkwy NE	\$3.1	2,820	0.55	50	1956
2644 W Lake Sammamish Pkwy SE	\$3.2	2,120	0.39	50	1952
5110 NW Sammamish Rd	\$3.2	3,240	0.51	90	1974
18846 SE 42nd St	\$4.3	3,240	0.19	50	1975
1624 Mallard Lane	\$4.3	3,753	0.33	70	2008
2837 E Lake Sammamish Pkwy NE	\$4.4	5,630	0.13	117	2004
842 W Lake Sammamish Pkwy SE	\$4.4	4,010	0.25	90	1975
2727 E Lake Sammamish Pkwy NE	\$4.8	4,194	0.14	60	2012
3607 E Lake Sammamish Shore Lane NE	\$6.9	6,290	0.72	75	2005
4209 W Lake Sammamish Pkwy SE	\$13.0	5,843	0.85	138	1997

number sold
12

highest sale

\$13,000,000

lowest sale

\$1,000,000

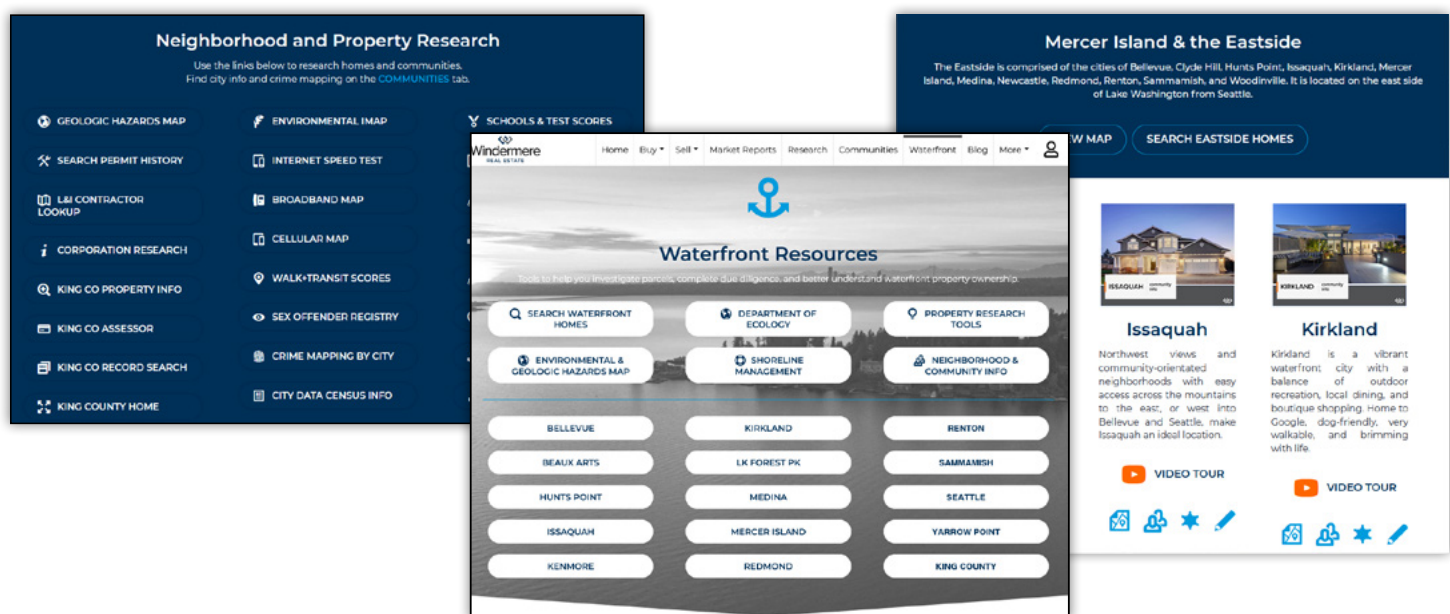


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