

Waterfront Report

**SEATTLE / EASTSIDE
ANNUAL REVIEW**

PUBLISHED JANUARY 2022

a review of residential waterfront
real estate activity in 2021

WINDERMERE REAL ESTATE / MERCER ISLAND


Windermere
REAL ESTATE

SEATTLE WATERFRONT

Top Waterfront Sales

number sold
48

highest sale
\$30,750,000

lowest sale
\$1,400,000

average
number for sale
7

| ADDRESS | COMMUNITY | SALE PRICE (M) | SQ FT | LOT SIZE | WATER FRONTAGE | YEAR BUILT |
|--------------------------|------------------|----------------|-------|----------|----------------|------------|
| Undisclosed | Seattle | \$30.8 | 9,791 | 1.16 | 161 | 2007 |
| 3129 W Laurelhurst Dr NE | Laurelhurst | \$7.9 | 4,980 | 0.63 | 60 | 1917 |
| 16550 Shore Dr NE | Lake Forest Park | \$7.7 | 8,000 | 0.75 | 80 | 2015 |
| 1116 41st Ave E | Madison Park | \$7.5 | 5,131 | 0.58 | 60 | 2002 |
| 8702 Sand Point Wy NE | Sand Point | \$7.2 | 8,294 | 0.61 | 67 | 2014 |
| 4751 W Ruffner St | Magnolia | \$6.3 | 6,151 | 1.35 | 110 | 1942 |
| 3156 E Laurelhurst Dr NE | Laurelhurst | \$5.1 | 4,900 | 0.39 | 35 | 1908 |
| 3035 W Galer St | Magnolia | \$4.5 | 4,080 | 0.21 | 110 | 2004 |
| 6783 Beach Dr SW | Lincoln Park | \$4.2 | 5,800 | 0.73 | 50 | 2005 |
| 1126 Lakeside Ave S | Leschi | \$4.1 | 4,600 | 0.33 | 49 | 1941 |
| 4570 W Cramer St | Magnolia | \$4.0 | 4,050 | 0.67 | 116 | 1925 |
| 7920 1/2 Seward Pk Ave S | Seward Park | \$4.0 | 7,222 | 0.50 | 50 | 1954 |
| 13510 Riviera Pl NE | Cedar Park | \$3.8 | 2,468 | 0.17 | 50 | 2021 |
| 8510 Sand Point Wy NE | Matthews Beach | \$3.5 | 3,620 | 0.53 | 65 | 1984 |
| 1249 NW Elford Dr | Broadview | \$3.2 | 4,570 | 1.71 | 201 | 1948 |
| 15752 Beach Dr NE | Sheridan Beach | \$3.1 | 3,520 | 0.46 | 70 | 1959 |
| 5049 Beach Dr SW | Beach Drive | \$3.0 | 4,162 | 0.16 | 40 | 2017 |
| 10734 Riviera Pl NE | Matthews Beach | \$3.0 | 3,700 | 0.32 | 60 | 1935 |

MERCER ISLAND WATERFRONT

Top Waterfront Sales

number sold
27

highest sale
\$13,950,000

lowest sale
\$2,800,000

average
number for sale
3

| ADDRESS | COMMUNITY | SALE PRICE (M) | SQ FT | LOT SIZE | WATER FRONTAGE | YEAR BUILT |
|--------------------|-------------|----------------|-------|----------|----------------|------------|
| 5045 Forest Ave SE | Westside | \$14.0 | 4,540 | 4.09 | 181 | 2014 |
| 34XX 97th Ave SE | North End | \$12.2 | 7,150 | 0.48 | 101 | 2017 |
| 8908 N Mercer Way | North End | \$11.6 | 7,778 | 0.49 | 100 | 2004 |
| 8039 W Mercer Wy | Westside | \$10.3 | 9,257 | 0.43 | 148 | 1989 |
| 4525 Forest Ave SE | Westside | \$9.8 | 2,410 | 1.19 | 140 | 1934 |
| 5245 Forest Ave SE | Westside | \$9.8 | 4,450 | 0.41 | 119 | 1982 |
| 3261 67nd Ave SE | Westside | \$9.7 | 4,660 | 0.50 | 100 | 1989 |
| 6024 SE 22nd St | Faben Point | \$8.9 | 5,230 | 1.31 | 112 | 1956 |
| 6404 E Mercer Wy | Eastside | \$8.4 | 6,762 | 0.39 | 80 | 2021 |
| 6211 77th Ave SE | Westside | \$8.1 | 4,020 | 0.46 | 78 | 1957 |
| 4301 Forest Ave SE | Westside | \$7.8 | 7,270 | 0.66 | 105 | 2001 |
| 7730 SE 22nd | Northend | \$7.6 | 4,850 | 0.36 | 115 | 1973 |
| 4713 Forest Ave SE | Westside | \$6.7 | 1,280 | 0.78 | 100 | 1954 |
| 4616 E Mercer Wy | Eastside | \$6.4 | 7,640 | 0.57 | 70 | 1991 |
| 4661 Forest Ave SE | Westside | \$6.4 | 2,320 | 0.71 | 80 | 1930 |
| 6610 E Mercer Wy | Eastside | \$6.2 | 2,530 | 1.15 | 173 | 1955 |
| 8650 N Mercer Wy | North End | \$6.2 | 4,623 | 0.31 | 70 | 1988 |

Waterfront Report

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206.232.0446 | WindermereMI.com

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EASTSIDE WATERFRONT

Top Waterfront Sales

| ADDRESS | COMMUNITY | SALE PRICE (M) | SQ FT | LOT SIZE | WATER FRONTAGE | YEAR BUILT |
|-----------------------------|----------------|-------------------|--------|----------|-------------------|---------------|
| 3639 Hunts Point Rd | Hunts Point | \$32.0 | 7,140 | 1.86 | 130 | 1947 |
| 4335 Hunts Point Rd | Hunts Point | \$23.5 | 4,376 | 0.36 | 75 | 2016 |
| 2011 100th Ave SE | Enatai | \$22.8 | 8,160 | 0.76 | 336 | 2003 |
| Undisclosed | Medina | \$20.0 | 7,610 | 0.66 | 100 | 2006 |
| 2247 Evergreen Point Rd | Medina | \$18.2 | 10,755 | 2.18 | 172 | 1996 |
| 2213 Evergreen Point Rd | Medina | \$15.0 | 7,200 | 2.01 | 100 | 1990 |
| 9018 NE 39th Place | Yarrow Point | \$14.5 | 7,234 | 1.22 | 46 | 1932 |
| 318 Overlake Drive E | Medina | \$13.4 | 8,890 | 0.56 | 160 | 1990 |
| 9603 Lake Washington Blvd N | Meydenbauer | \$11.3 | 1,340 | 0.67 | 85 | 1915 |
| 4609 92nd Ave NE | Yarrow Point | \$9.5 | 3,080 | 0.64 | 50 | 1928 |
| 2401 Killarney Wy SE | Enatai | \$8.5 | 5,430 | 0.50 | 83 | 1962 |
| 2659 Evergreen Point Rd | Medina | \$7.7 | 4,600 | 1.06 | 62 | 1997 |
| 3234 78th Place NE | Medina | \$7.5 | 6,150 | 0.95 | 100 | 1987 |
| 3200 80th Ave NE | Hunts Point | \$7.4 | 2,680 | 0.40 | 80 | 1961 |
| 9025 NE Juanita Lane | Juanita | \$7.1 | 4,120 | 0.34 | 74 | 1958 |
| 303 Lake Ave W | West Of Market | \$7.1 | 2,790 | 0.69 | 60 | 1943 |
| 9623 SE 16th St | Enatai | \$7.1 | 4,040 | 0.50 | 83 | 1968 |
| 45 Skagit Key | Newport Shores | \$7.0 | 5,300 | 0.40 | 96 | 1976 |

number sold

60

highest sale

\$32,000,000

lowest sale

\$1,650,000

average

number for sale

9

LAKE SAMMAMISH WATERFRONT

Top Waterfront Sales

| ADDRESS | SALE PRICE (M) | SQ FT | LOT SIZE | WATER FRONTAGE | YEAR BUILT |
|-----------------------------------|-------------------|--------|----------|-------------------|---------------|
| 437 E Lk Sammamish Pkwy SE | \$8.8 | 7,370 | 0.52 | 90 | 2014 |
| 450 W Lake Sammamish Pkwy SE | \$8.4 | 11,750 | 0.48 | 97 | 2006 |
| 2100 W Lake Sammamish Pkwy SE | \$8.1 | 6,943 | 0.87 | 126 | 2001 |
| 4156 187th Ave SE | \$6.6 | 6,162 | 0.28 | 54 | 1977 |
| 1913 E Lake Sammamish PI SE | \$6.5 | 7,390 | 0.65 | 85 | 1991 |
| 4872 194th Ave SE | \$6.0 | 6,930 | 0.42 | 70 | 2008 |
| 2523 E Lk Sammamish Shore Ln SE | \$6.0 | 3,806 | 0.93 | 197 | 1923 |
| 4233 E Lake Sammamish Shore Ln SE | \$6.0 | 4,400 | 0.18 | 102 | 2020 |
| 3867 E Lake Sammamish Pkwy NE | \$6.0 | 7,520 | 0.39 | 184 | 1999 |
| 2424 W Lk Sammamish Pkwy NE | \$5.4 | 6,455 | 0.37 | 51 | 2005 |
| 2635 E Lake Sammamish Pkwy NE | \$5.1 | 4,510 | 0.19 | 75 | 2000 |
| 4058 W Lk Sammamish Pkwy SE | \$5.0 | 3,823 | 0.53 | 50 | 1967 |
| 3815 E Lake Sammamish Shore Ln SE | \$4.5 | 3,250 | 0.26 | 150 | 1966 |
| 4041 E Lake Sammamish Shore Ln SE | \$4.4 | 2,640 | 0.11 | 145 | 2005 |
| 534 W Lk Sammamish Pkwy SE | \$4.3 | 4,250 | 0.29 | 50 | 2008 |
| 17624 SE 40th PI | \$4.3 | 3,971 | 0.27 | 65 | 1971 |
| 5170 NW Sammamish Rd | \$4.3 | 5,990 | 0.22 | 68 | 2002 |

number sold

36

highest sale

\$8,750,000

lowest sale

\$2,375,000

average

number for sale

4

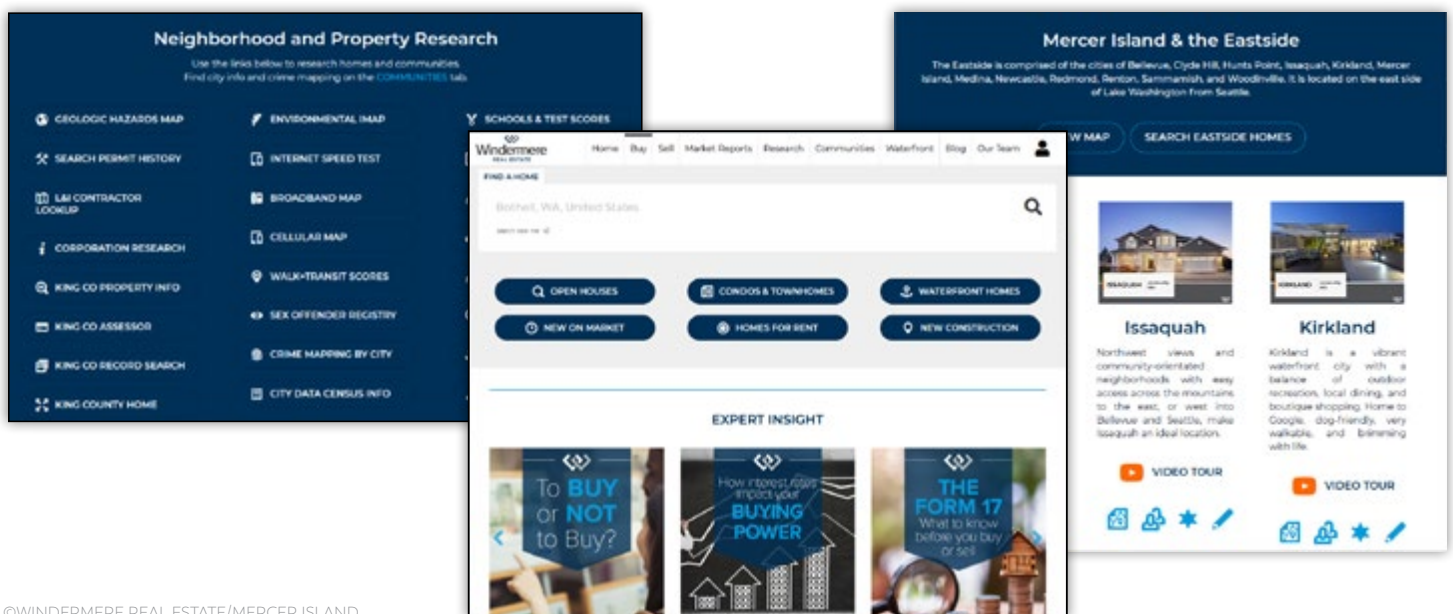


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Do you have questions about the market or the home buying or selling process?
We're here to help and have great resources to share with you. Reach out anytime!



THE
Sirianni
GROUP

Charlie Sirianni

Erin Sirianni

206-992-6151

206-992-5272

charlie@siriannigroup.com

erin@siriannigroup.com

SIRIANNIGROUP.COM