WATERFRONT REPORT

year end 2018
mercer island, seattle
& the eastside

Windermere
REAL ESTATE

EASTSIDE WATERFRONT

number sold

42

average days
on market

78

highest
sale

$26,750,000
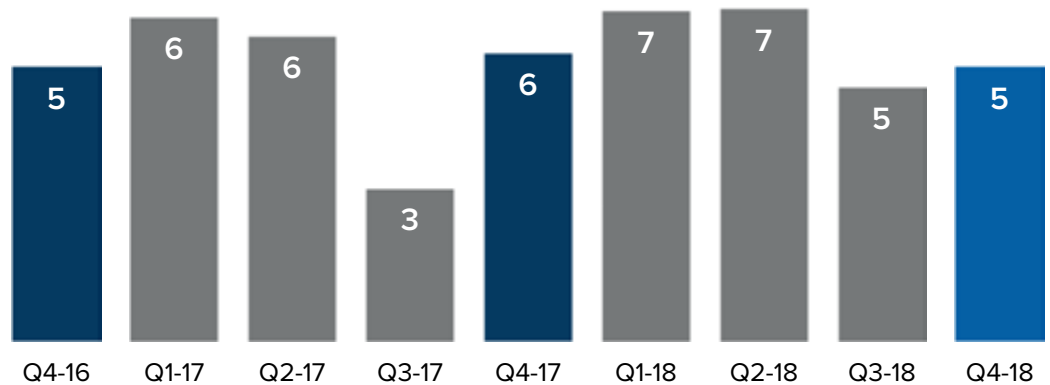
lowest
sale

$875,000

average price per
waterfront foot

$69,505

Private Waterfront Sales ($4 million and above)

ADDRESS	CITY	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
Undisclosed	Medina	$26.8	5,330	2.59	150	1929
3661 Hunts Pt Rd	Hunts Point	$18.0	6,570	1.07	80	2013
7751 Overlake Dr	Medina	$14.2	6,020	0.61	75	2001
4415 91st Ave NE	Yarrow Point	$10.0	3,750	1.13	100	1937
4308 Hunts Pt Rd	Hunts Point	$8.1	4,530	0.91	100	1949
4648 95th Ave NE	Yarrow Point	$7.5	6,100	0.54	116	1975
520 Overlake Dr E	Medina	$7.0	3,111	0.77	130	1924
8805 NE 34th St	Yarrow Point	$7.0	6,320	0.78	70	2009
4663 95th Ave NE	Yarrow Point	$6.5	6,010	0.53	118	2009
409 Lake Ave W	Kirkland	$6.4	5,577	0.27	55	2017
9553 Lake Wash Blvd NE	Bellevue	$6.4	3,760	0.69	85	1955
4427 91st Ave NE	Yarrow Point	$6.3	3,230	0.73	50	1938
47 Skagit Key	Bellevue	$5.3	5,550	0.55	110	1997
3103 Fairweather Pl	Hunts Point	$5.2	2,720	0.36	80	1965
70 Cascade Key	Bellevue	$5.0	4,960	1.60	110	1971
11007 Champagne Pt NE	Kirkland	$4.5	6,792	0.21	100	2000
6208 Hazelwood Ln SE	Bellevue	$4.5	4,620	0.46	100	2015
5233 Pleasure Pt Ln SE	Bellevue	$4.3	4,250	0.81	100	2003
3450 Evergreen Pt Rd	Medina	$4.2	2,970	0.47	56	1946

months of inventory

Q4-16	Q1-17	Q2-17	Q3-17	Q4-17	Q1-18	Q2-18	Q3-18	Q4-18
5	6	6	3	6	7	7	5	5

2018

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LAKE SAMMAMISH WATERFRONT

number sold

22

average days
on market

71

highest
sale

$11,244,500

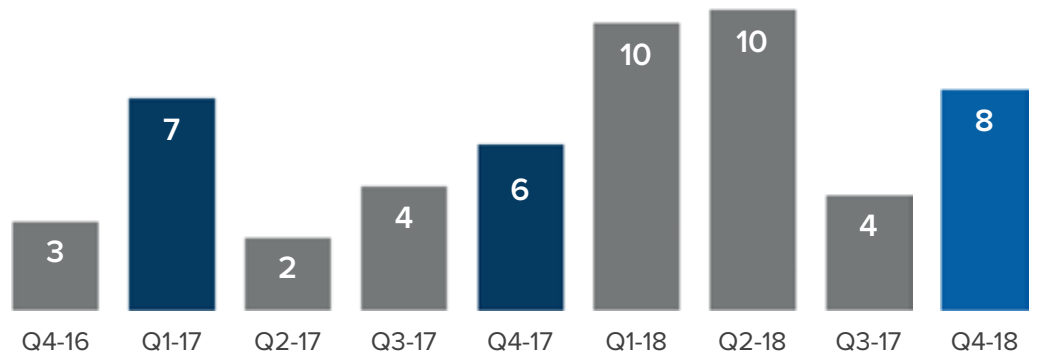lowest
sale

$1,425,000

average price per
waterfront foot

$48,803

Private Waterfront Sales

ADDRESS	CITY	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
18110 SE 41st Ln	Bellevue	$11.2	7,280	1.51	168	2010
253 E Lk Samm Pkwy SE	Sammamish	$5.0	5,674	0.44	72	2014
18130 SE 41st Ln	Bellevue	$4.2	5,060	1.08	100	1984
1400 W Lk Samm Pkwy NE	Bellevue	$3.8	4,613	0.37	65	2006
215 E Lk Samm Shore Ln NE	Sammamish	$3.8	4,542	0.28	50	2006
3437 E Lk Samm Shore Ln NE	Sammamish	$3.7	4,724	0.28	48	2005
696 W Lk Samm Pkwy NE	Bellevue	$3.7	5,500	0.44	71	2001
848 W Lk Samm Pkwy NE	Bellevue	$3.7	5,212	0.47	88	1999
207 E Lk Samm Shore Ln NE	Sammamish	$3.6	3,423	0.31	50	2016
455 E Lk Samm Shore Ln NE	Sammamish	$3.6	3,880	0.18	50	2002
2610 W Lk Samm Pkwy SE	Bellevue	$3.5	5,450	0.32	75	2007
2420 W Lk Samm Pkwy NE	Redmond	$3.2	4,585	0.35	50	2005
668 Lk Samm Ln NE	Bellevue	$3.1	3,750	0.37	90	2003
4029 E Lk Samm Shore Ln SE	Sammamish	$3.0	2,707	0.09	65	2014
540 W Lk Samm Pkwy SE	Bellevue	$2.9	3,665	0.26	50	1969
2410 W Lk Samm Pkwy NE	Redmond	$2.9	4,380	0.32	50	1995
1618 W Lk Samm Pkwy NE	Bellevue	$2.8	3,600	0.37	85	1992
3828 W Lk Samm Pkwy SE	Bellevue	$2.6	2,726	0.13	80	2000
1614 W Lk Samm Pkwy NE	Bellevue	$2.4	3,010	0.45	50	1998
1864 W Lk Samm Pkwy SE	Bellevue	$2.1	2,530	0.86	81	1943
1440 W Lk Samm Pkwy NE	Bellevue	$1.9	1,760	0.73	100	1970
672 W Lk Samm Pkwy NE	Bellevue	$1.4	1,010	0.23	60	1958

months of inventory

Quarter	Months
Q4-16	3
Q1-17	7
Q2-17	2
Q3-17	4
Q4-17	6
Q1-18	10
Q2-18	10
Q3-17	4
Q4-18	8

MERCER ISLAND WATERFRONT

number sold

20

average days
on market

119

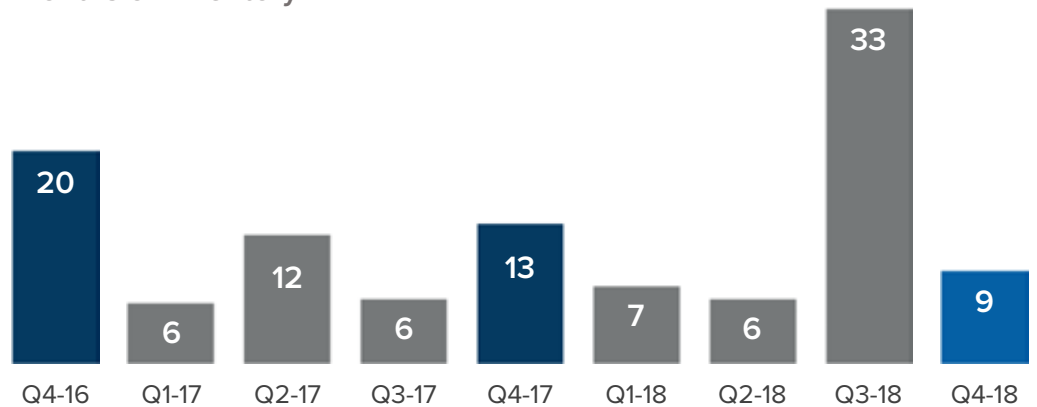highest
sale

$13,250,000

lowest
sale

$2,450,000

average price per
waterfront foot

$69,496

Private Waterfront Sales

ADDRESS	CITY	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
5904 SE 20th St	Faben Point	$13.3	7,864	0.52	173	2007
7010 N Mercer Wy	North End	$8.5	7,060	0.51	85	2000
7450 N Mercer Wy	North End	$8.2	7,980	0.71	56	2010
3310 97th Ave SE	North End	$6.8	6,895	0.63	100	2004
6402 E Mercer Wy	Eastside	$6.5	6,819	0.44	75	2017
6211 77th Ave SE	Westside	$6.5	4,020	0.46	78	1957
4731 Forest Ave SE	Westside	$6.2	6,080	0.63	100	1988
8715 85th Ave SE	South End	$6.0	5,504	0.32	92	2005
9950 SE 35th Place	North End	$6.0	5,000	0.50	110	2012
4635 Forest Ave SE	Westside	$4.9	4,950	0.45	26	2015
4342 E Mercer Wy	Eastside	$4.8	4,270	0.50	70	2015
3840 E Mercer Wy	Eastside	$4.7	6,117	0.62	130	1984
7220 N Mercer Wy	North End	$4.3	4,540	0.57	89	1991
9820 SE 35th Place	North End	$4.1	4,440	0.51	67	1985
4609 Forest Ave SE	Westside	$3.6	3,740	0.55	41	1931
9202 SE 33rd Pl	North End	$3.2	3,940	0.25	49	1985
4803 Forest Ave SE	Westside	$3.0	3,660	0.41	70	1948
9640 SE 61 Pl	South End	$2.9	3,900	0.33	34	1969
8424 Benotho Pl	South End	$2.6	1,820	0.57	100	1930
5456 E Mercer	Eastside	$2.5	4,950	0.60	13	1976

months of inventory

Q4-16	Q1-17	Q2-17	Q3-17	Q4-17	Q1-18	Q2-18	Q3-18	Q4-18
20	6	12	6	13	7	6	33	9

2018

SEATTLE WATERFRONT

number sold

22

average days
on market

106

highest
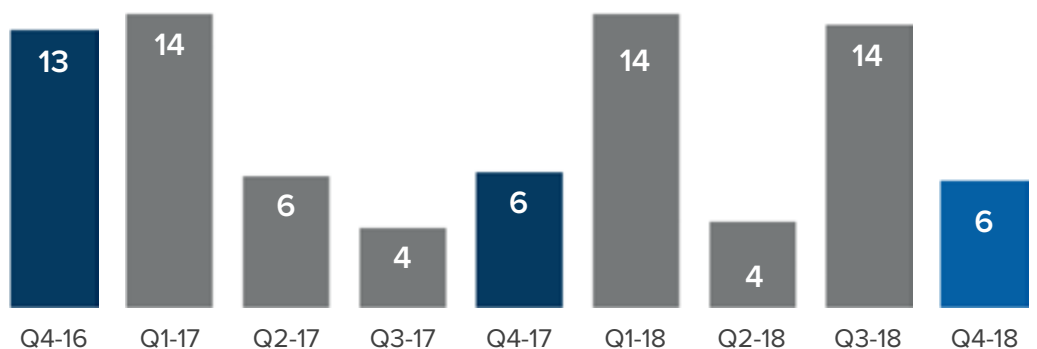sale

$11,000,000

lowest
sale

$1,100,000

average price per
waterfront foot

$50,951

Private Waterfront Sales

ADDRESS	CITY	SALE PRICE (M)	SQ FT	LOT SIZE	WATER FRONTAGE	YEAR BUILT
3201 43rd Ave NE	Laurelhurst	$11.0	8,562	0.91	140	2017
3112 E Laurelhurst Dr NE	Laurelhurst	$7.4	5,700	0.45	65	1913
4105 NE Surber Dr	Laurelhurst	$5.1	7,510	0.55	26	1961
3042 E Laurelhurst Dr NE	Laurelhurst	$4.6	4,220	0.30	60	1909
1134 Lakeside Ave S	Leschi	$4.5	5,997	0.30	45	2017
2336 43rd Ave E	Madison Park	$4.0	4,140	0.69	70	1950
5659 42nd Ave W	Magnolia	$3.3	7,130	0.97	125	2013
1414 Lakeside Ave S	Mt Baker	$3.1	3,820	0.15	40	1975
15550 Beach Dr NE	Lake Forest Pa	$2.8	3,430	0.52	70	2007
17733 Beach Dr NE	Lake Forest Pa	$2.4	5,170	0.15	80	1998
5679 Beach Dr SW	Beach Drive	$2.3	5,029	1.01	58	1925
4801 Beach Dr SW	Beach Drive	$2.2	3,400	0.35	50	1927
19543 27th Ave NW	Richmond Bea	$2.1	3,170	0.49	73	1953
5421 Beach Dr SW	Beach Drive	$1.8	2,530	0.09	40	1989
19425 27th Ave NW	Richmond Bea	$1.7	1,618	0.34	64	1960
11754 Riviera Pl NE	Matthews Bch	$1.6	2,540	0.22	45	1931
3121 W Galer St	Magnolia	$1.6	2,025	0.05	35	1985
5507 Seaview Ave NW	Ballard	$1.6	2,250	0.07	52	1994
1949 Perkins Lane W	Magnolia Bluff	$1.3	2,540	0.42	75	1938
3847 Beach Dr SW	Beach Drive	$1.1	1,680	0.15	30	1910
5433 Beach Dr SW	Seaview	$1.1	1,180	0.40	25	1978
10358 Riviera Pl NE	Matthews Bea	$1.1	1,560	0.04	0	1990

months of inventory

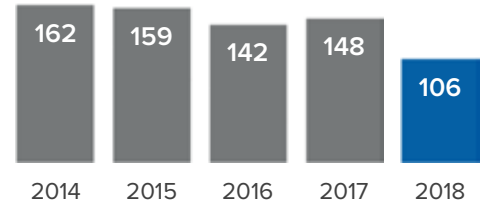| Q4-16	Q1-17	Q2-17	Q3-17	Q4-17	Q1-18	Q2-18	Q3-18	Q4-18
13	14	6	4	6	14	4	14	6

FIVE-YEAR WATERFRONT TREND

While the number of sales in 2018 is down markedly over recent years as a result of fewer international buyer purchases, a handful of notable sales drove value markers up, creating the artificial appearance of appreciation when price growth was relatively flat in 2018. Those sales include three Media and Points properties sold above $14 M, a record Lake Sammamish sale above $11 M, a Mercer Island sale above $13 M, and a Laurelhurst sale at $11 M.
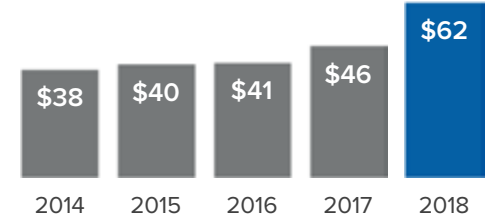
This top-level overview of the entire Seattle-Eastside private waterfront market, including Mercer Island and Lake Sammamish, provides a glance into the trends occurring in our region over time. Interesting, and certainly insightful, it in no way replaces an in-depth analysis on waterfront value provided by a savvy broker with years of local waterfront experience.
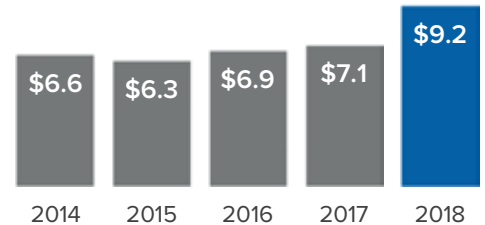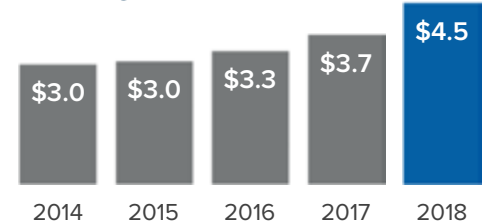

Closed Sales

2014	2015	2016	2017	2018
162	159	142	148	106

Cost Per Waterfront Foot
(thousands)

2014	2015	2016	2017	2018
$38	$40	$41	$46	$62

Cost Per Acre (millions)

2014	2015	2016	2017	2018
$6.6	$6.3	$6.9	$7.1	$9.2

Average Sale Price

2014	2015	2016	2017	2018
$3.0	$3.0	$3.3	$3.7	$4.5

2018

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WATERFRONT COMMUNITIES

Seattle

Notable waterfront communities along Lake Washington include Matthew's Beach, Sand Point, Windermere, Laurelhurst, Mount Baker and Leschi.

On Puget Sound, private waterfront homes are located just north of Discovery Park along the inlet to the locks, in Magnolia along Perkins Lane, and in West Seattle along Alki and Fauntleroy.

A bluff and the Burlington railroad track run from Richmond Beach past waterfront landmarks such as Carkeek Park, Golden Gardens, Shilshole Bay, and the Ballard Locks separating many prominent water view communities from the waterfront.

Mercer Island

Mercer Island's private waterfront homes are situated along the shores of Lake Washington around the perimeter of the Island. While it's an island, Mercer Island is connected to Seattle and Bellevue via Interstate 90 making it an ideal location to commute to either metro locale. The sunny west side of the Island benefits from afternoon sun, Seattle views, and spectacular sunsets. The rugged eastside is more forested in true NW style with brilliant sunrises and afternoon shade.

Eastside

The Eastside's private waterfront is sited along Lake Washington from just north of St. Edwards State Park to Newcastle Beach Park; encompassing the cities of Kenmore, Kirkland, Bellevue, Medina, Newcastle and Renton. This region includes many desirable points, bays and vistas—especially those centrally located in the Yarrow Point, Hunts Point and Medina.

Most Eastside waterfront homes enjoy exceptional sunsets from their vantage point along the eastern shoreline. Many homes feature Seattle or Bellevue city skyline views and low/no-bank waterfront providing level beach access and spacious docks.

Lake Sammamish

Lake Sammamish is the sixth largest lake in the state of Washington, located 8 miles east of Seattle and just north of the I-90 corridor.

The lake is an outstanding freshwater community with a 24-mile circumference and an abundance of local recreational activities. It is bordered by two large and active regional parks—Marymoor Park and Lake Sammamish State Park.

The sunny east side of the lake benefits from afternoon sun and stunning sunsets. The shady west side boasts morning sun and is more likely to offer forested protection from the elements. Lake Sammamish enjoys convenient access to Bellevue, Seattle and the Microsoft campus.

A savvy way to search
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Windermere
REAL ESTATE

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We publish weekly residential and waterfront reports, along with monthly and quarterly overviews, to **LocalinSeattle.com**, providing a summary analysis of what's happening each week in 18 different residential and condo micro-markets throughout Seattle, Mercer Island and the Eastside.

In addition to statistical data, you'll find resources for researching homes and neighborhoods, community profiles, maps, links and school data. And, you can search for every property listed for sale—by any real estate company on **WindermereMI.com**.
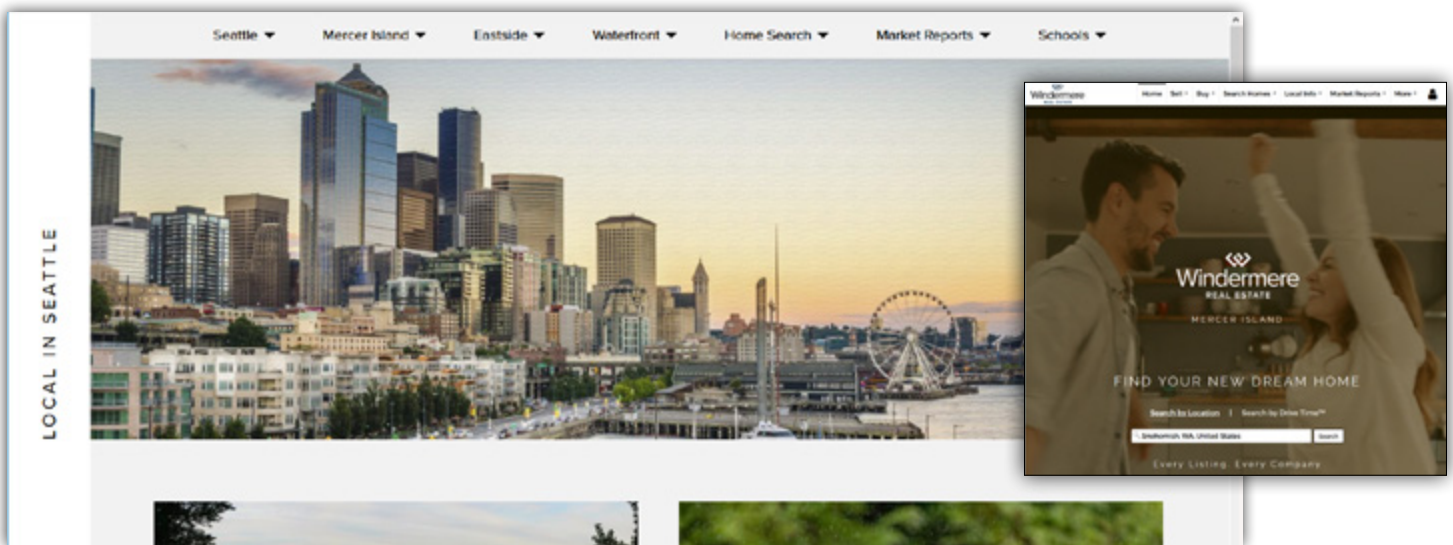
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