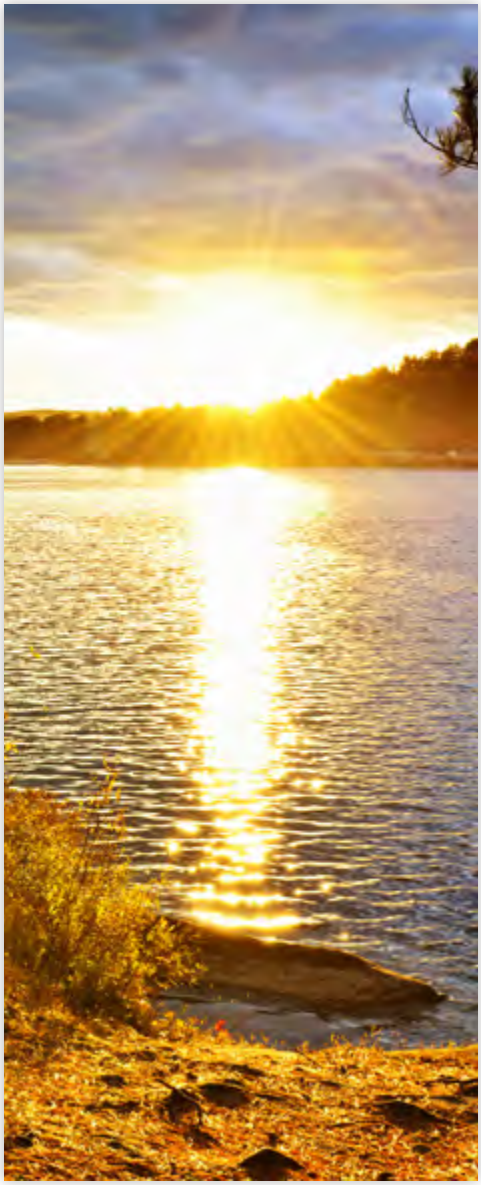


WATERFRONT REPORT

2017 year end review | seattle & the greater eastside

PUBLISHED JANUARY 2018
an annual report on residential
waterfront real estate activity

Windermere
REAL ESTATE

THEWATERFRONTREPORT.COM

Windermere Mercer Island

2017 EASTSIDE *waterfront report*

PRIVATE WATERFRONT SALES $4M+

number sold
49

average days on market
95

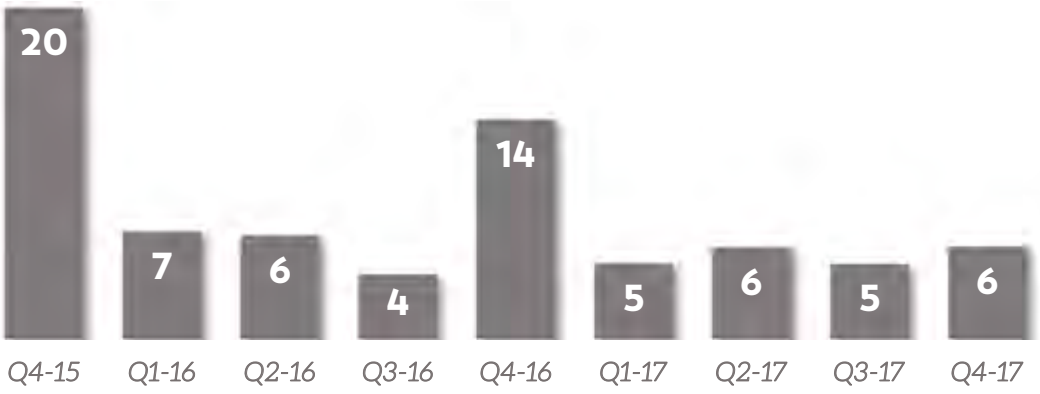
highest sale
$23,375,000

lowest sale
$1,450,000

average price per waterfront foot
$58,245

Address	*City*	*Sale Price (M)*	*Square Feet*	*Lot Acres*	*Waterfront Feet*	*Year Built*
321 82nd Ave NE	Medina	$23.4	8,900	1.84	80	2015
405 Shoreland Dr SE	Bellevue	$21.0	11,520	2.60	265	2006
91st Ave NE	Bellevue	$14.3	8,246	1.25	162	2000
3615 Evergreen Pt Rd	Medina	$8.9	5,070	0.35	112	2016
4312 Hunts Pt Rd	Hunts Point	$8.3	6,524	0.88	100	1934
3268 Hunts Pt Rd	Hunts Point	$8.2	6,800	1.02	90	1976
2177 Killarney Wy	Bellevue	$6.6	4,516	0.31	150	2006
817 Shoreland Dr SE	Bellevue	$6.4	3,320	0.89	140	1956
130 OverLake Dr E	Medina	$6.3	6,000	0.57	80	1995
9033 Lk Wash Blvd NE	Bellevue	$5.5	6,802	0.67	80	1988
3120 80th Ave NE	Hunts Point	$5.4	4,260	0.40	80	2004
202 OverLake Dr E	Medina	$5.4	3,420	0.61	104	1967
4445 Lk Wash Blvd SE	Bellevue	$5.3	7,190	1.55	94	2003
16 Enatai Dr	Bellevue	$5.1	5,740	0.51	76	1999
2005 Rose Pt Lane	Kirkland	$5.1	4,090	1.27	75	2017
3654 Fairweather Ln	Medina	$5.0	2,560	0.32	76	1934
70 Cascade Key	Bellevue	$4.6	4,960	1.60	110	1971
13245 Holmes Pt Dr NE	Kirkland	$4.5	10,260	0.68	60	2005
9810 SE Shoreland Dr	Bellevue	$4.3	4,790	0.18	50	1999

Months of Inventory



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2017 LAKE SAMMAMISH *waterfront report*

PRIVATE WATERFRONT SALES $2.5M+

number sold
37

average days on market
76

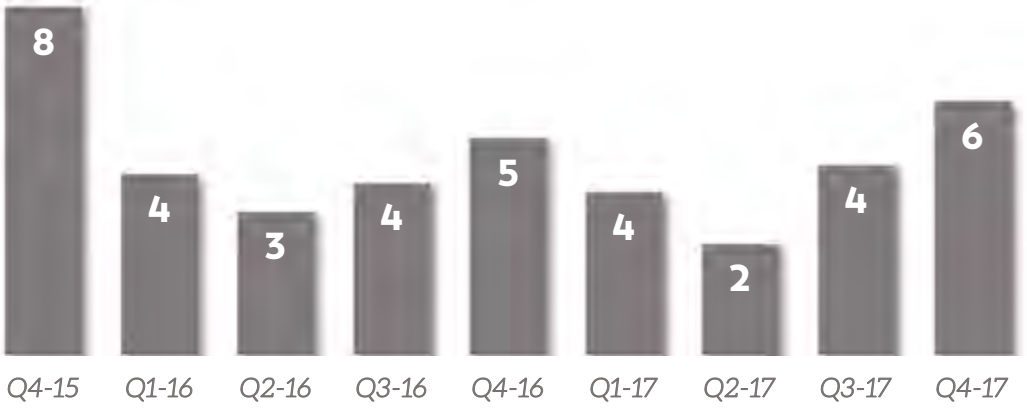
highest sale
$4,743,000

lowest sale
$1,150,000

average price per waterfront foot
$33,619

Address	City	Sale Price (M)	Square Feet	Lot Acres	Waterfront Feet	Year Built
333 E Lk Samm Pkwy SE	Sammamish	$4.7	7,130	0.56	100	1998
1836 W Lk Samm Pkwy SE	Bellevue	$4.4	6,530	0.53	94	2002
3002 W Lk Samm Pkwy NE	Redmond	$4.4	4,690	0.52	107	2003
1006 W Lk Samm Pkwy SE	Bellevue	$3.9	5,875	0.55	100	2014
18834 SE 42nd St	Issaquah	$3.8	6,600	0.36	100	2000
2882 W Lk Samm Pkwy NE	Redmond	$3.5	4,850	1.03	115	1952
4872 194th Ave SE	Issaquah	$3.5	7,154	0.43	70	2008
485 E Lk Samm Pkwy SE	Sammamish	$3.3	3,080	0.48	122	1994
109 E Lk Samm Shore Ln NE	Sammamish	$3.3	4,570	0.30	50	1999
2007 E Lk Samm Pkwy NE	Sammamish	$3.2	3,260	0.20	140	1997
2325 E Lk Samm Pl SE	Sammamish	$3.1	4,330	0.26	60	1991
1721 E Lk Samm Pl SE	Sammamish	$3.0	4,800	0.37	125	1997
1420 W Lk Samm Pkwy NE	Bellevue	$2.9	4,470	0.36	50	1999
2010 W Lk Samm Pkwy SE	Bellevue	$2.8	4,060	0.56	63	1999
2612 W Lk Samm Pkwy NE	Redmond	$2.8	4,710	0.53	50	1992
415 E Lk Samm Pkwy SE	Sammamish	$2.8	3,010	0.41	115	2001
254 W Lk Samm Pkwy NE	Bellevue	$2.8	3,210	0.42	64	1986
1096 W Lk Samm Pkwy NE	Bellevue	$2.7	4,798	0.32	50	2008
2400 W Lk Samm Pkwy NE	Redmond	$2.7	3,980	0.94	155	1994
1333 E Lk Samm Shore Ln SE	Sammamish	$2.6	3,550	0.15	50	1995

Months of Inventory



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2017 MERCER ISLAND *waterfront report*

PRIVATE WATERFRONT SALES $3.5M+

number sold
27

average days on market
134

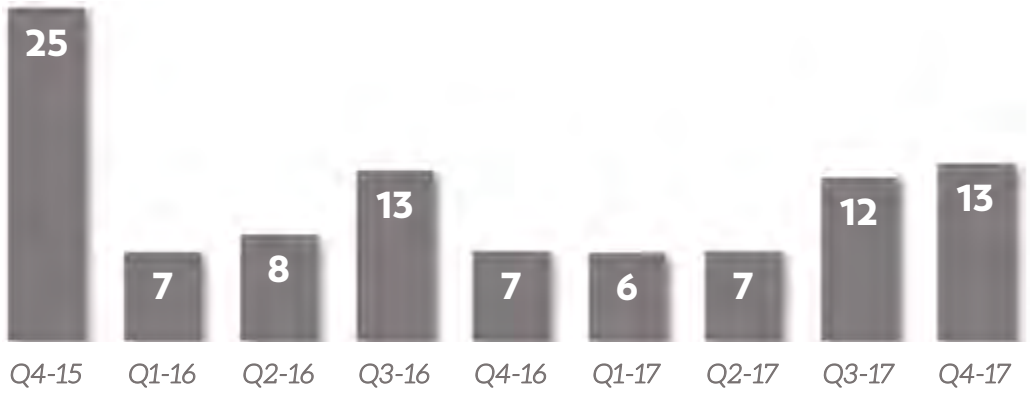
highest sale
$8,205,000

lowest sale
$1,629,600

average price per waterfront foot
$52,289

Address	*Neighborhood*	*Sale Price (M)*	*Square Feet*	*Lot Acres*	*Waterfront Feet*	*Year Built*
4451 Forest Ave SE	Westside	$8.2	7,992	0.98	130	1999
3924 E Mercer Wy	North End	$8.0	6,338	1.04	150	2012
2451 60th Ave SE	Westside	$7.5	6,980	0.34	90	1998
8493 W Mercer Wy	South End	$6.8	5,370	0.52	147	1990
5203 82nd Ave SE	Westside	$6.2	7,045	0.41	60	2000
2725 60th Ave SE	Westside	$5.6	4,895	0.30	60	1996
6824 96th Ave SE	Eastside	$5.5	4,536	0.25	75	2017
4014 E Mercer Way	Northend	$4.6	4,540	0.29	80	2001
8630 N Mercer Wy	Northend	$4.2	5,770	0.49	98	1980
7417 W Mercer Wy	Southend	$4.1	6,330	0.30	62	1989
4060 E Mercer Wy	North End	$4.1	5,690	0.30	92	1999
6610 E Mercer Way	East Mercer	$4.1	2,350	1.15	173	1955
8014 Avalon Place	South End	$3.8	5,506	0.29	62	2000
8251 W Mercer Wy	South End	$3.7	3,440	0.86	100	1950
8232 Avalon Dr	South End	$3.7	3,960	0.30	65	1995
5804 E Mercer Way	Eastside	$3.6	5,390	0.29	60	2003
5656 E Mercer Wy	Eastside	$3.6	5,790	0.45	64	2005

Months of Inventory



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2017 SEATTLE *waterfront report*

PRIVATE WATERFRONT SALES $2.5M+

number sold
35

average days on market
109

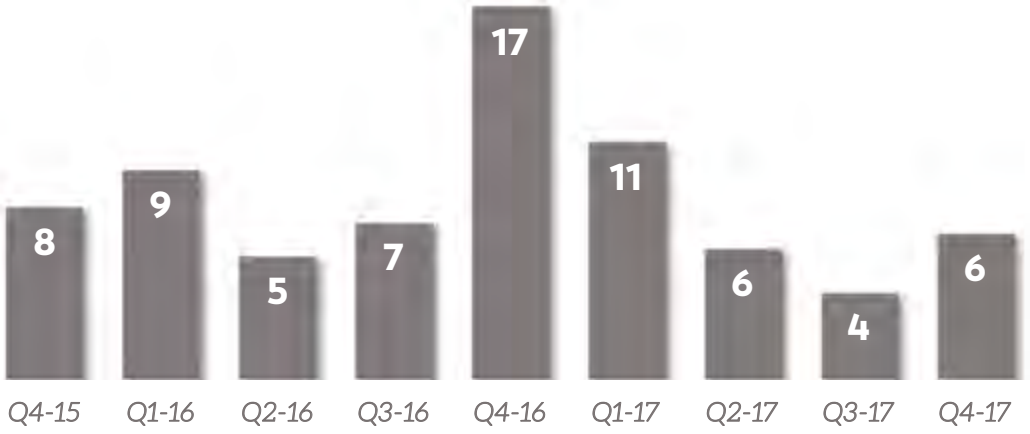
highest sale
$8,850,000

lowest sale
$950,000

average price per waterfront foot
$36,750

Address	*Neighborhood*	*Sale Price (M)*	*Square Feet*	*Lot Acres*	*Waterfront Feet*	*Year Built*
4911 NE Laurelcrest Ln	Laurelhurst	$8.9	9,590	0.80	145	2008
5525 S Othello St	Seward Park	$5.5	9,765	1.65	105	1990
17000 Shore Dr NE	Sheridan Bch	$4.9	3,760	2.26	180	1954
6663 NE Windermere Rd	Windermere	$4.2	3,800	0.42	68	1967
1732 Lakeside Ave S	Mt Baker	$4.0	5,660	0.58	60	1930
4568 W Cramer St	Magnolia	$3.4	4,760	0.69	105	1993
3001 Alki Ave SW	Alki	$3.1	3,230	0.45	80	2001
7740 Seward Park Ave S	Seward Park	$2.9	5,041	0.44	27	2017
3724 W Commodore Wy	Magnolia	$2.8	2,770	0.27	60	1962
7734 Seward Park Ave S	Seattle	$2.8	4,477	0.59	52	2017
17765 Beach Dr NE	Lk Forest Pk	$2.8	5,030	0.30	114	2006
2591 Perkins Ln W	Magnolia	$2.7	3,340	0.46	162	1925
3744 W Commodore Wy	Magnolia	$2.6	3,050	0.34	57	1951
11326 Riviera Pl NE	Matthews B	$2.6	3,760	0.40	90	1932
8572 Sand Point Wy NE	Sand Point	$2.6	4,190	0.63	65	1955
5436 39th Ave W	Magnolia	$2.6	3,180	0.26	46	1957
4703 NE Shore Pl	Lk Forest Pk	$2.5	5,310	0.25	50	1984

Months of Inventory



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LOCAL WATERFRONT *communities*

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 neighborhoods.

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

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 runs 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.

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.

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WAIT THERE'S MORE!

HOMES & STATS ONLINE

Windermere REAL ESTATE

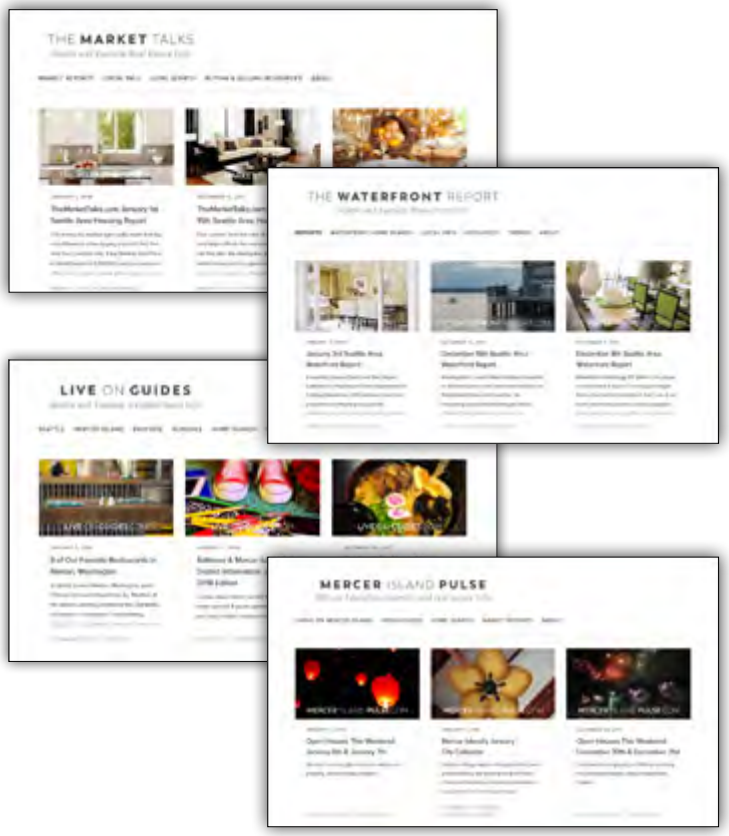
While having a historical perspective like this review is valuable, you may be looking for real-time information on today's real estate market. If so, your search is over!

We publish weekly reports to ***TheMarketTalks.com***, providing a summary analysis of what's happening in 16 different micro-markets, including Seattle neighborhoods.

Interested in what's happening with waterfront properties? We are too! That's why we analyze waterfront sales each month and post results at ***TheWaterfrontReport.com***.

Easily compare neighborhoods on ***LiveOnGuides.com*** with local info including maps, links and school data.

You can search for every property listed for sale–by any real estate company–on ***WindermereMercerIsland.com***.



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How have these latest market trends affected ***your*** home's value? Stay in the know—contact me any time for a complimentary home value analysis. I'd love to help you take full advantage of our current market!

Visit **IversonRealtyGroup.com/Trends** to find additional reports on Seattle, Eastside, Mercer Island, and Condo home sales.

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