

third quarter 2015



## MERCER ISLAND | Waterfront Activity Report



**MERCER ISLAND**  
206.232.0446

[thewaterfrontreport.com](http://thewaterfrontreport.com)

# MERCER ISLAND | Quarterly Waterfront Report

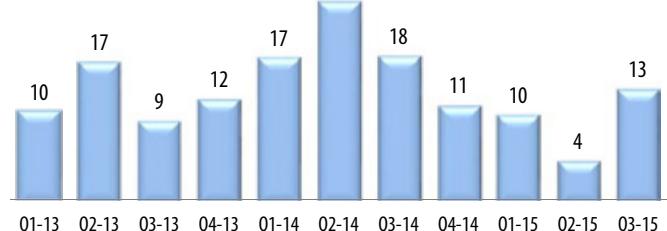
Q3-2015

## Active Listings to Pending Sales



The number of active listings currently offered for sale is represented by the bars, while the number of pending sales is graphed on the line.

## Month's Supply of Inventory



This chart shows the number of months it would take to sell all active listings based on the rate of pending sales, assuming no new listings came to market.

## Average Cost per Acre (*millions*)\*



The average cost per acre, as solid pricing benchmark, is determined by dividing the average sale price by the lot size of the property in acres.

## Average Sale Price (*millions*)\*



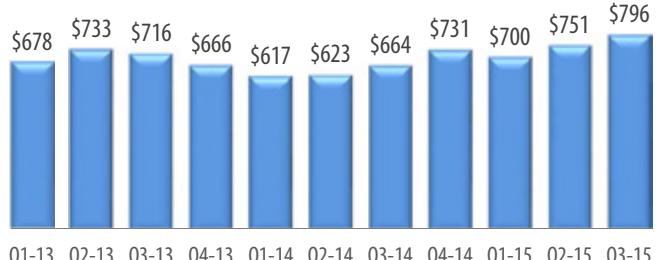
The average sales price represents the total of all the sales prices, divided by the number of homes sold each quarter.

## Average Cost per Waterfront Foot (*thousands*)\*



The cost per waterfront foot fronting Lake Washington, Lake Sammamish, or Puget Sound, by dividing the average sale price by the linear waterfront footage of all parcels.

## Average Cost per Home Square Foot\*



The average cost per square foot of sold properties as determined by dividing the average sale price by the interior square footage of all homes.

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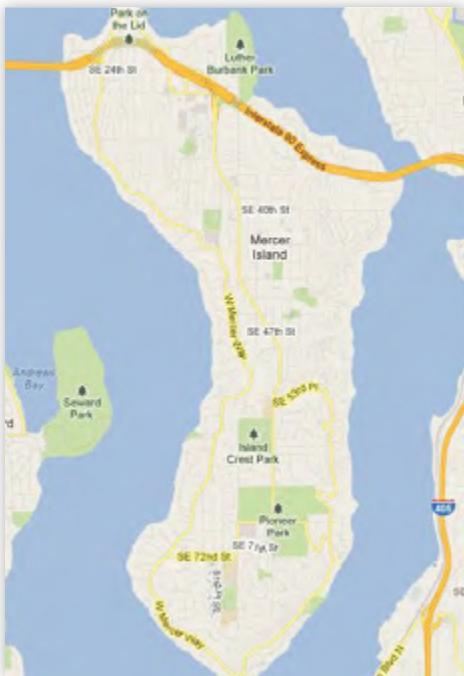
Q3-2015

Status	Community	Status Date	Year Built	Square Feet	Lot Acres	Waterfront Ft	\$ per Wtr Ft*	\$ per Acre*	Sale Price	List Price
Sold	Westside	9/30/15	1987	6,016	0.38	85	\$40,294	\$9,109,043	\$3,300,000	\$3,425,000
Sold	North End	9/29/15	1956	5,600	0.31	40	\$72,500	\$9,477,124	\$2,900,000	\$2,900,000
Sold	Eastside	9/29/15	2007	4,000	0.24	75	\$49,173	\$15,366,667	\$3,600,000	\$3,688,000
Active	Eastside	9/24/15	2002	6,831	0.38	40	\$117,450	\$12,528,000		\$4,698,000
Active	Eastside	9/22/15	1980	3,440	0.35	55	\$45,418	\$7,096,591		\$2,498,000
Active	North End	9/21/15	2012	5,000	0.50	110	\$57,273	\$12,625,251		\$6,300,000
Pending Inspection	North End	9/14/15	2005	9,120	0.72	104	\$85,471	\$12,397,490		\$8,889,000
Pending	Westside	9/11/15	1976	6,147	0.45	118	\$48,203	\$12,668,151		\$5,688,000
Active	Eastside	9/8/15	1952	2,400	0.28	80	\$29,975	\$8,625,899		\$2,398,000
Pending	Westside	9/6/15	1949	3,160	0.56	100	\$42,000	\$7,473,310		\$4,200,000
Active	Westside	9/1/15	1976	6,147	0.45	118	\$48,203	\$12,668,151		\$5,688,000
Active	Westside	9/1/15	1997	9,790	0.82	178	\$61,169	\$13,359,509		\$10,888,000
Sold	North End	8/28/15	1972	4,030	0.25	97	\$30,907	\$12,137,652	\$3,245,000	\$2,998,000
Active	North End	8/21/15	1956	5,600	0.31	40	\$72,500	\$9,477,124		\$2,900,000
Sold	North End	8/21/15	1977	4,490	0.19	55	\$54,455	\$15,680,628	\$2,700,000	\$2,995,000
Pending	Eastside	8/20/15	2007	4,000	0.24	75	\$49,173	\$15,366,667		\$3,688,000
Active	Westside	8/18/15	1954	2,140	0.65	100	\$31,950	\$4,900,307		\$3,195,000
Sold	Westside	8/14/15	1981	4,450	0.36	100	\$44,850	\$12,598,315	\$4,255,000	\$4,485,000
Active	North End	7/31/15	1972	4,030	0.25	97	\$30,907	\$12,137,652		\$2,998,000
Active	Eastside	7/30/15	1957	2,260	0.47	89	\$40,449	\$7,627,119		\$3,600,000
Active	North End	7/21/15	2012	5,000	0.50	110	\$57,273	\$12,625,251		\$6,300,000
Pending	North End	7/20/15	1977	4,490	0.19	55	\$54,455	\$15,680,628		\$2,995,000
Active	North End	7/14/15	2005	9,120	0.72	104	\$85,471	\$12,397,490		\$8,889,000
Sold	Westside	7/10/15	1989	3,980	0.35	30	\$69,600	\$5,948,718	\$2,213,000	\$2,088,000



\*Reflected as a 12 month rolling average. © Copyright 2011-2015, Windermere Real Estate/Mercer Island. Statistics provided by the Northwest Multiple Listing service and deemed accurate but not guaranteed.

# MERCER ISLAND | Waterfront Facts



## YEAR-TO-DATE SNAPSHOT

AVERAGE SALE PRICE	\$3,652,880
HIGHEST SALE	\$13,800,000
LOWEST SALE	\$1,020,000
# SOLD IN 2015	25
AVERAGE DAYS ON MARKET	151
AVERAGE SQUARE FEET	4,815
AVERAGE YEAR BUILT	1976
AVERAGE LOT SIZE	0.45 ACRES
AVERAGE WATERFRONT FOOTAGE	68 FEET

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.

Its central location tops the list of attractive attributes regarding the "Rock." In addition, the city's low crime rate, the local park system and nationally recognized school district have contributed to Mercer Island's reputation as a premier Puget Sound community.

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.

Data prepared and analyzed by Windermere Real Estate/Mercer Island from NWMLS provided data. For questions or comments, email Julie Barrows at [julie@windermere.com](mailto:julie@windermere.com). ©2012-2015 Windermere Real Estate/Mercer Island

