

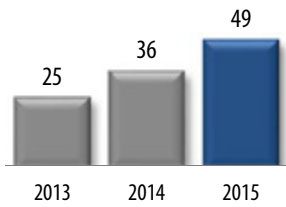
2015 YEAR END *waterfront activity report*

mercier island, seattle and the greater eastside

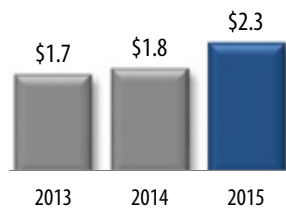

Windermere
REAL ESTATE

2015 SEATTLE annual waterfront report

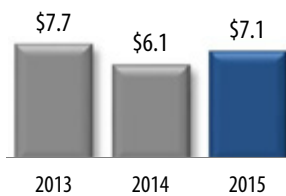
NUMBER OF HOMES SOLD



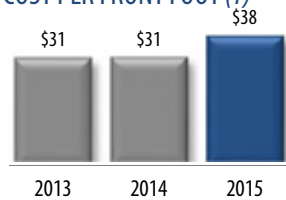
AVERAGE SALE PRICE (M)



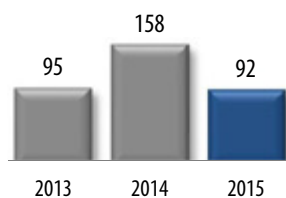
COST PER ACRE (M)



COST PER FRONT FOOT (T)



DAYS ON MARKET



PRIVATE WATERFRONT SALES ABOVE \$2 MILLION

ADDRESS	COMMUNITY	YEAR BUILT	HOME SQ FT	ACRES	SALE PRICE (M)	COST/ACRE (M)	COST/FRONT FT
5905/07 Seaview Ave NW	Ballard	2010	4,752	0.15	\$2.9	\$20.0	\$57,745
1606 Lk Wash. Blvd	Denny Blaine	1940	4,300	0.29	\$3.3	\$11.5	\$75,000
14730 Edgewater Ln NE	Lake Forest Park	2012	3,440	0.10	\$2.0	\$18.9	\$32,500
4108 55th Ave NE	Laurelhurst	2011	4,400	0.32	\$5.2	\$16.4	\$104,400
3201 43rd Ave NE	Laurelhurst	1962	4,980	0.91	\$3.9	\$4.3	\$28,036
3140 E Laurelhurst Dr NE	Laurelhurst	1936	5,480	0.45	\$3.7	\$8.3	\$88,095
3368 E Laurelhurst Dr NE	Laurelhurst	1916	440	0.43	\$3.2	\$7.5	\$70,778
6775 Beach Dr SW	Lincoln Park	2007	4,110	0.17	\$2.8	\$16.3	\$55,900
12570 Riviera Pl NE	North Seattle	1976	3,300	0.30	\$2.0	\$6.5	\$39,000
8730 Sand Point Wy NE	Sand Point	1980	2,450	0.81	\$3.6	\$4.5	\$45,156
8746 Sand Point Wy NE	Sand Point	1981	4,070	0.47	\$2.4	\$5.0	\$47,300
7326 Bowlyn Pl S	Seward Park	1930	12,380	3.11	\$3.6	\$1.2	\$31,304
7144 55th Ave S	Seward Park	1940	6,570	2.09	\$3.3	\$1.6	\$30,000
7140 55th Ave S	Seward Park	1925	3,750	1.64	\$2.9	\$1.8	\$26,364
16520 Shore Dr NE	Sheridan Beach	1934	5,430	0.87	\$3.3	\$3.7	\$40,625
16290 Beach Dr NE	Sheridan Beach	2005	5,870	0.42	\$3.2	\$7.6	\$44,319
15550 Beach Dr NE	Sheridan Beach	2007	3,430	0.52	\$2.6	\$4.9	\$36,929
19599 27th Ave NW	Shoreline	2000	5,560	0.60	\$2.3	\$3.9	\$39,000
438 39th Ave E	Washington Park	1932	3,840	0.14	\$5.2	\$37.6	\$86,583
6445 NE Windermere Rd	Windermere	1941	3,780	1.86	\$4.3	\$2.3	\$25,000
6669 NE Windermere Rd	Windermere	1962	5,887	0.48	\$3.0	\$6.3	\$28,037



seattle snapshot

AVERAGE SALE PRICE (M)	\$2.3
HIGHEST SALE (M)	\$5.2
LOWEST SALE (M)	\$.6
AVERAGE HOME SIZE	3,769
AVERAGE ACERAGE	0.50
AVERAGE FRONT FEET	65



*Reflected as a 12 month rolling average. © Copyright 2011-2016, Windermere Real Estate/Mercer Island. Data provided byNWMLS and deemed accurate but not guaranteed.

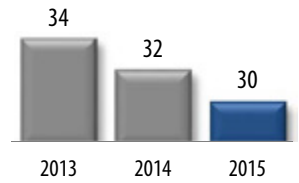
2015 MERCER ISLAND annual waterfront report



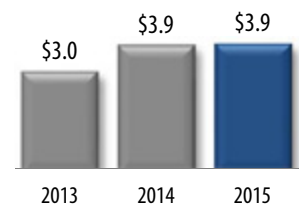
PRIVATE WATERFRONT SALES ABOVE \$2 MILLION

ADDRESS	COMMUNITY	YEAR BUILT	HOME SQ FT	ACRES	SALE PRICE (M)	COST/ACRE (M)	COST/FRONT FT
8440 Benotho Place SE	Beach Club	2014	5,050	0.30	\$4.3	\$14.0	\$37,946
8084 Avalon Dr	Beach Club	1954	5,542	0.39	\$3.5	\$8.8	\$55,645
8218 Avalon Dr	Beach Club	1960	3,330	0.29	\$2.0	\$6.8	\$31,532
6220 E Mercer Wy	Eastside	2007	5,370	0.34	\$5.6	\$16.4	\$60,870
6430 E Mercer Wy	Eastside	2006	5,457	0.60	\$5.5	\$9.2	\$83,846
4616 E Mercer Wy	Eastside	1991	7,640	0.57	\$5.3	\$9.3	\$75,714
5026 Butterworth Rd	Eastside	2007	4,000	0.24	\$3.6	\$15.0	\$48,000
3818 East Mercer Wy	Eastside	1915	3,982	0.26	\$2.2	\$8.5	\$169,231
7908 E Mercer Wy	Eastside	2002	6,831	0.38	\$4.5	\$12.0	\$112,450
6620 SE 22nd St	North End	2007	13,721	1.23	\$13.8	\$11.2	\$115,000
2053 Faben Dr	North End	2005	9,120	0.72	\$8.5	\$11.8	\$81,346
7406 N Mercer Wy	North End	2008	7,907	0.50	\$7.1	\$14.2	\$122,414
3406/3408 97th Ave SE	North End	1935	2,700	0.71	\$4.1	\$5.8	\$40,594
9608 SE 34th St	North End	1972	4,030	0.25	\$3.2	\$13.1	\$33,454
8620 N Mercer Wy	North End	1981	4,600	0.36	\$3.2	\$8.7	\$48,462
8030 SE 20th St	North End	1984	6,410	0.72	\$3.1	\$4.3	\$205,000
1901 82nd Ave SE	North End	1959	3,600	0.49	\$3.0	\$6.1	\$30,612
4022 E Mercer Way	North End	1956	5,600	0.31	\$2.9	\$9.5	\$72,500
2733 60th Ave SE	North End	1977	4,490	0.19	\$2.7	\$14.1	\$49,091
8383 Seashore Dr	South End	1971	4,084	0.34	\$3.0	\$8.9	\$28,538
7464 E Mercer Way	South End	1958	670	0.43	\$2.0	\$4.6	\$31,234
7374 SE 71st St	Westside	1976	6,147	0.45	\$5.5	\$12.2	\$46,610
4155 Boulevard Place	Westside	1981	4,450	0.36	\$4.3	\$12.0	\$42,550
7617 W Mercer Wy	Westside	1987	6,016	0.38	\$3.3	\$8.8	\$38,824
4075 W Mercer Wy	Westside	1973	3,020	0.37	\$2.6	\$7.1	\$28,889
8101 SE 48th St	Westside	1958	3,710	0.32	\$2.3	\$7.1	\$107,143
7419 W Mercer Wy	Westside	1989	3,980	0.35	\$2.2	\$6.3	\$73,767

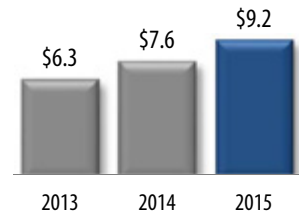
NUMBER OF HOMES SOLD



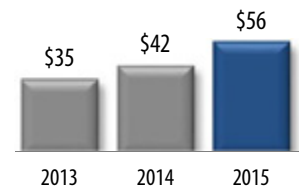
AVERAGE SALE PRICE (M)



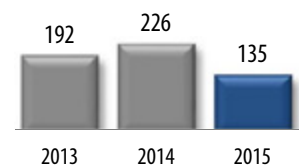
COST PER ACRE (M)



COST PER FRONT FOOT (T)



DAYS ON MARKET



mercER island snapshot

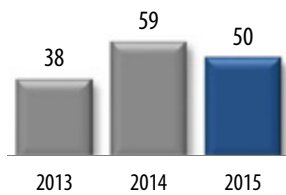
AVERAGE SALE PRICE (M)	\$3.9
HIGHEST SALE (M)	\$13.8
LOWEST SALE (M)	\$1.0
AVERAGE HOME SIZE	5,052
AVERAGE ACERAGE	0.44
AVERAGE FRONT FEET	69



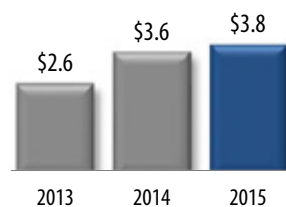
*Reflected as a 12 month rolling average. © Copyright 2011-2016, Windermere Real Estate/Mercer Island. Data provided byNWMLS and deemed accurate but not guaranteed.

2015 EASTSIDE annual waterfront report

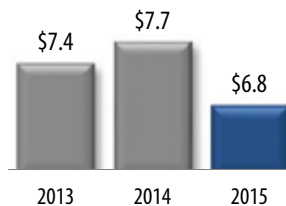
NUMBER OF HOMES SOLD



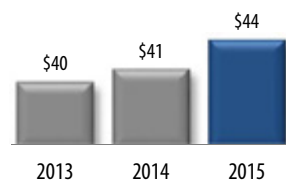
AVERAGE SALE PRICE (M)



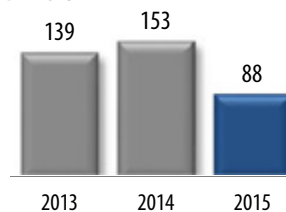
COST PER ACRE (M)



COST PER FRONT FOOT (T)



DAYS ON MARKET

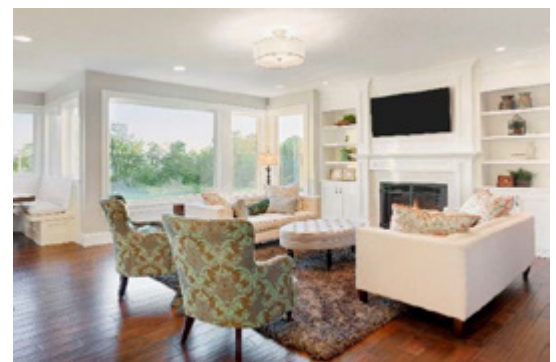


PRIVATE WATERFRONT SALES ABOVE \$3 MILLION

ADDRESS	COMMUNITY	YEAR BUILT	HOME SQ FT	ACRES	SALE PRICE (M)	COST/ACRE (M)	COST/FRONT FT
5 Enatai Dr	Enatai	1998	6,300	0.59	\$6.4	\$10.9	\$65,979
2399 Killarney Wy SE	Enatai	1967	5,080	0.61	\$4.0	\$6.5	\$41,579
3242 78th Place NE	Evergreen Point	1970	3,570	0.46	\$3.2	\$7.0	\$45,714
13661 62nd Ave NE	Holmes Point	1984	4,010	0.43	\$3.1	\$7.2	\$32,500
3141 Fairweather Pl	Hunts Point	2002	7,167	0.69	\$11.2	\$16.3	\$44,800
4242 Hunts Pt Rd	Hunts Point	2006	7,112	0.88	\$9.5	\$10.8	\$95,000
3810 Hunts Pt Rd	Hunts Point	2007	7,297	1.17	\$7.9	\$6.8	\$90,575
3103 Fairweather Pl	Hunts Point	1965	2,720	0.36	\$3.7	\$10.4	\$46,375
1455 Evergreen Pt Rd	Medina	1979	4,050	0.81	\$5.7	\$7.1	\$53,774
3252 78th Place NE	Medina	1988	4,610	0.57	\$5.5	\$9.6	\$56,629
905 Shoreland Dr SE	Meydenbauer	2008	10,740	0.67	\$6.7	\$9.9	\$83,750
9537 Lk Wa Blvd NE	Meydenbauer	1975	4,400	0.71	\$5.2	\$7.3	\$60,588
9205 SE Shoreland Dr	Meydenbauer	2001	6,290	0.18	\$5.1	\$27.5	\$81,613
79 Skagit Key	Newport Shores	2007	6,960	1.10	\$5.1	\$4.6	\$33,800
88 Cascade Key	Newport Shores	1977	5,608	0.90	\$4.9	\$5.5	\$41,083
108 Cascade Key	Newport Shores	1966	4,710	1.88	\$4.4	\$2.3	\$16,000
20 Columbia Key	Newport Shores	2004	7,440	0.49	\$4.2	\$8.5	\$46,756
70 Cascade Key	Newport Shores	1996	4,960	1.60	\$3.9	\$2.4	\$35,345
18 Crescent Key	Newport Shores	2005	4,199	0.42	\$3.6	\$8.4	\$29,832
16 Columbia Key	Newport Shores	1974	4,308	0.51	\$3.4	\$6.5	\$33,500
11 Crescent Key	Newport Shores	1970	4,890	0.42	\$3.2	\$7.7	\$35,278
5666 Pleasure Pt Ln SE	South Bellevue	1997	4,500	0.95	\$5.8	\$6.1	\$22,374
3819 92nd Ave NE	Yarrow Point	1932	10,061	2.08	\$7.5	\$3.6	\$163,043
4680 95th Ave NE	Yarrow Point	1967	4,930	0.39	\$6.6	\$16.8	\$64,608
4628 95th Ave NE	Yarrow Point	2003	5,881	0.70	\$6.1	\$8.8	\$61,450
4427 91st Ave NE	Yarrow Point	1938	3,230	0.73	\$3.9	\$5.3	\$78,000
9010 NE 37th Place	Yarrow Point	1924	2,020	0.51	\$3.4	\$6.5	\$48,078

eastside snapshot

AVERAGE SALE PRICE (M)	\$3.8
HIGHEST SALE (M)	\$11.2
LOWEST SALE (M)	\$1.1
AVERAGE HOME SIZE	4,217
AVERAGE ACERAGE	0.58
AVERAGE FRONT FEET	90



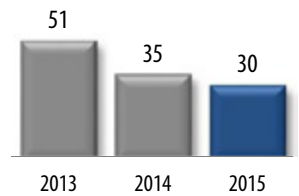
2015 LAKE SAMMAMISH annual waterfront report



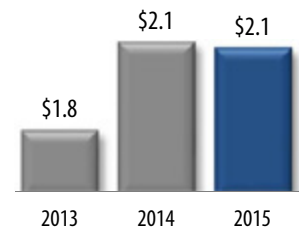
PRIVATE WATERFRONT SALES ABOVE \$2 MILLION

ADDRESS	YEAR BUILT	HOME SQ FT	ACRES	SALE PRICE (M)	COST/ACRE (M)	COST/FRONT FT
2254 W Lk Sammamish Pkwy	2005	4,690	0.46	\$3.7	\$7.9	\$57,937
135 E Lk Sammamish Shore Ln NE	2003	4,650	0.30	\$3.3	\$11.2	\$66,600
138 W Lk Sammamish Pkwy SE	1987	4,220	0.95	\$3.3	\$3.5	\$27,500
3206 W Lk Sammamish Pkwy SE	2001	5,357	0.18	\$2.8	\$15.9	\$23,500
628 W Lk Sammamish Pkwy NE	1999	7,353	0.41	\$2.7	\$6.6	\$108,000
18170 SE 41st Place	1993	4,820	0.34	\$2.7	\$7.9	\$39,706
3167 E Lk Sammamish Shore Ln SE	1994	3,330	0.18	\$2.4	\$13.4	\$22,167
1430 W Lk Sammamish Pkwy NE	2003	3,900	0.43	\$2.4	\$5.6	\$47,500
1430 W Lk Sammamish Pkwy NE	2003	3,900	0.43	\$2.4	\$5.6	\$47,500
18840 SE 42nd St	1977	2,500	0.37	\$2.4	\$6.5	\$15,767
4514 193rd Place SE	1979	3,510	0.27	\$2.4	\$8.8	\$29,500
17720 SE 40th Place	2007	4,643	0.19	\$2.3	\$12.2	\$46,000
3260 W Lk Sammamish Pkwy NE	1982	3,310	0.33	\$2.3	\$7.1	\$23,000
3260 W Lk Sammamish Pkwy NE	1982	3,310	0.33	\$2.3	\$7.1	\$23,000
3002 W Lk Sammamish Pkwy SE	1975	3,040	0.45	\$2.3	\$5.0	\$28,313
3230 W Lk Sammamish Pkwy NE	1952	4,640	0.52	\$2.2	\$4.2	\$36,667
826 W Lk Sammamish Pkwy SE	1984	3,690	0.30	\$2.2	\$7.4	\$44,000
17444 SE 40th Place	1963	3,420	0.33	\$2.2	\$6.7	\$43,137
1042 W Lk Sammamish Pkwy SE	1971	2,760	0.45	\$2.2	\$4.8	\$43,000
2511 E Lk Sammamish Shore Ln SE	1960	2,070	0.55	\$2.1	\$3.9	\$35,417
2504 W Lk Sammamish Pkwy SE	1971	2,560	0.34	\$2.0	\$5.9	\$26,733
134 W Lk Sammamish Pkwy SE	1940	2,100	0.95	\$2.0	\$2.1	\$20,202
109 East Lk Sammamish Pkwy SE	1968	5,762	0.48	\$2.0	\$4.1	\$45,455

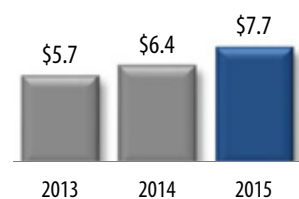
NUMBER OF HOMES SOLD



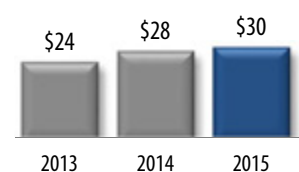
AVERAGE SALE PRICE (M)



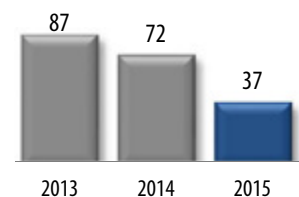
COST PER ACRE (M)



COST PER FRONT FOOT (T)

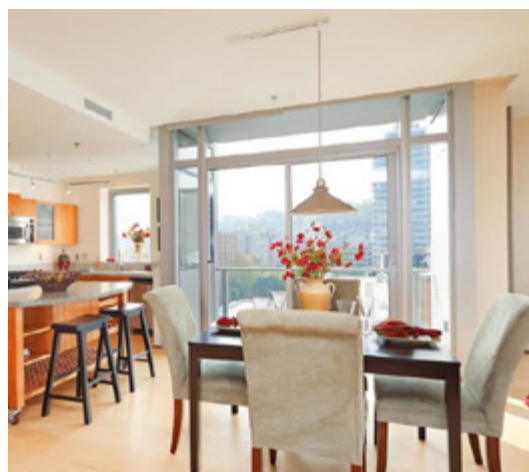


DAYS ON MARKET



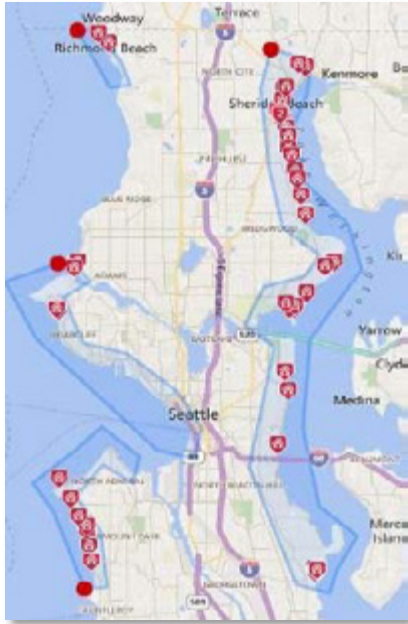
lake sammamish snapshot

AVERAGE SALE PRICE (M)	\$2.1
HIGHEST SALE (M)	\$3.7
LOWEST SALE (M)	\$.7
AVERAGE HOME SIZE	3,283
AVERAGE ACERAGE	0.35
AVERAGE FRONT FEET	75



*Reflected as a 12 month rolling average. © Copyright 2011-2016, Windermere Real Estate/Mercer Island. Data provided byNWMLS and deemed accurate but not guaranteed.

LOCAL WATERFRONT COMMUNITIES AND 2015



SEATTLE

On the east side of Seattle, notable waterfront communities about Lake Washington including Matthew's Beach, Sand Point, Windermere, Laurelhurst, Mount Baker and Leschi. The western shore is also home to the University of Washington campus, along the water's edge just south of Laurelhurst down to the Montlake Cut and Portage Bay.

On Puget Sound, a bluff and the Burlington Northern railroad track separate many prominent water view communities from the waterfront along Richmond Beach and past waterfront landmarks such as Carkeek Park, Golden Gardens, Shilshole Bay, and the Ballard Locks. 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.

Seattle had 41 private waterfront sales in 2015 with 21 above \$2 million and 13 above \$3 million.

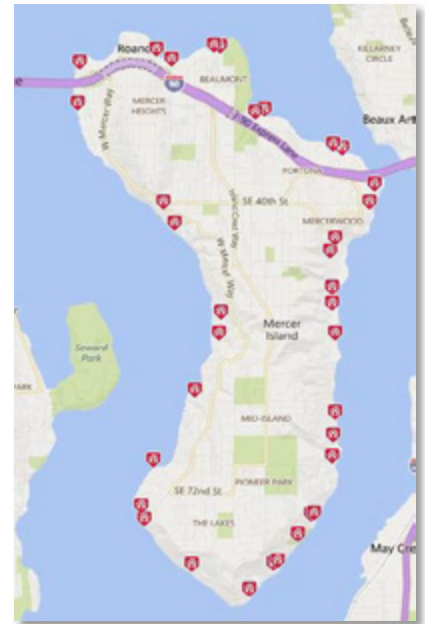
MERCER ISLAND

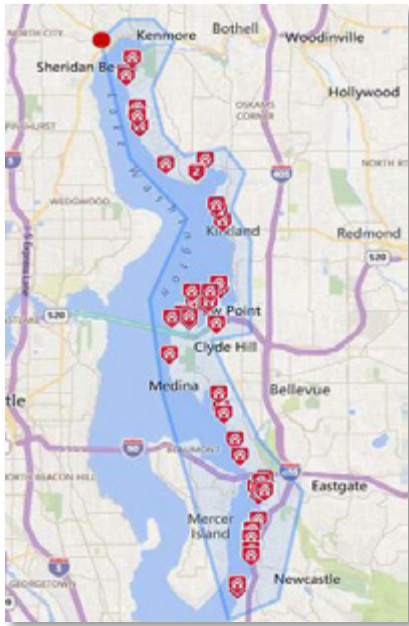
Mercer Island's private waterfront homes are situated along the shores of Lake Washington around the perimeter of the Island. While it's an island, Mercer Island is connected to Seattle and Bellevue via Interstate 90 making it an ideal location to commute to either metro locale.

Its central location tops the list of attractive attributes of the "Rock." The Island has many waterfront micro-markets as its terrain, vegetation and topography vary significantly from point to point.

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.

Mercer Island had 30 private waterfront sales in 2015 with 27 above \$2 million and 19 above \$3 million.





EASTSIDE

The Eastside's private waterfront consists of homes 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.

The water's edge along the east side of Lake Washington includes many desirable points, bays and vistas—especially those centrally located in the Yarrow Point, Hunts Point and Medina neighborhoods.

Unlike those homes situated on the west side of the lake, the east side enjoys exceptional sunsets from their vantage point along the eastern shore line. Many homes feature low or no-bank waterfront providing level beach access and spacious docks.

The Eastside had 50 private waterfront sales in 2015 with 42 above \$2 million and 27 above \$3 million.

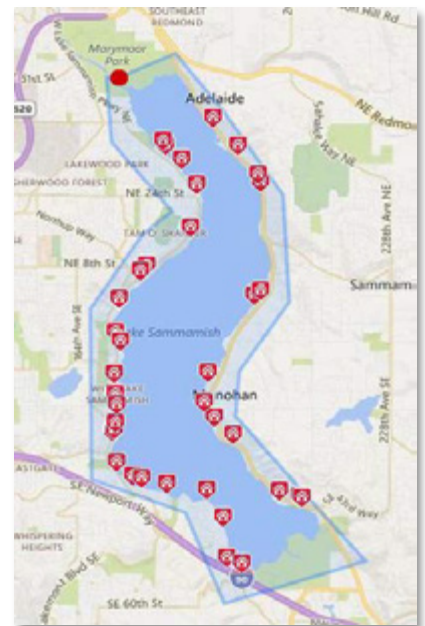
LAKE SAMMAMISH

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.

It 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 to the north and Lake Sammamish State Park to the south.

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 be steep and forested. Lake Sammamish enjoys convenient access to Bellevue, Seattle and the Microsoft campus.

Lake Sammamish had 38 private waterfront sales in 2015 with 23 above \$2 million and 3 above \$3 million.



WAIT THERE'S MORE! HOMES & STATS ONLINE



While having an historical perspective like this annual 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 Mercer Island.

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**.



WINDERMERE MERCER ISLAND

In everything we do we put our clients first. We enable them to make sound real estate decisions through professional representation, expert advice, and deep neighborhood and community knowledge. Our clients enjoy a friendly, personalized experience as we competently guide them through their real estate transaction to achieve their hopes, dreams and goals.

Centrally located on Mercer Island, our team of talented Realtors® serves Seattle, Mercer Island, and greater Eastside. Our neighborhood and community engagement goes beyond being avid supporters of Island and regional organizations and events—we are active neighbors and volunteers who enjoy making a difference in our world.

