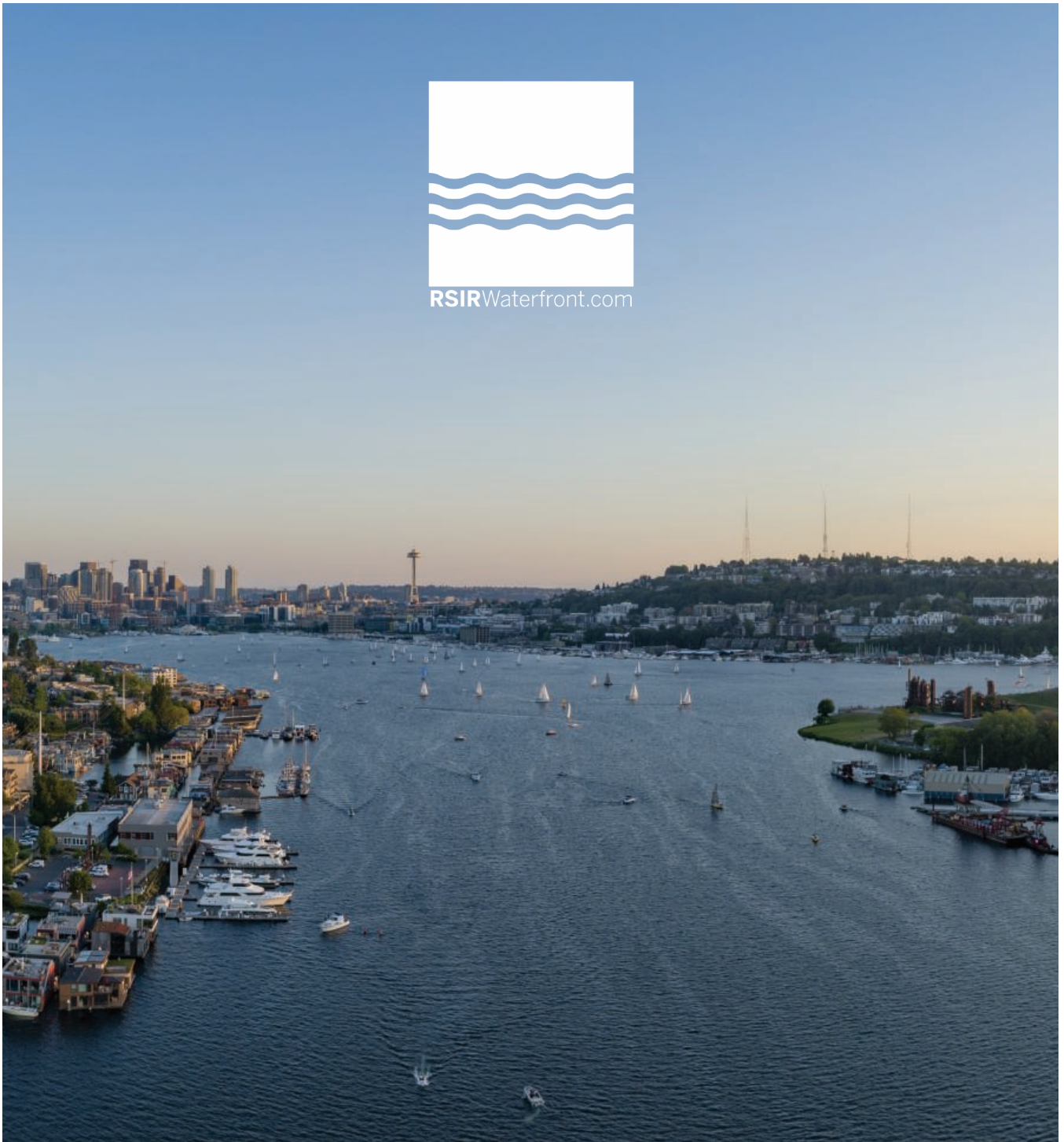


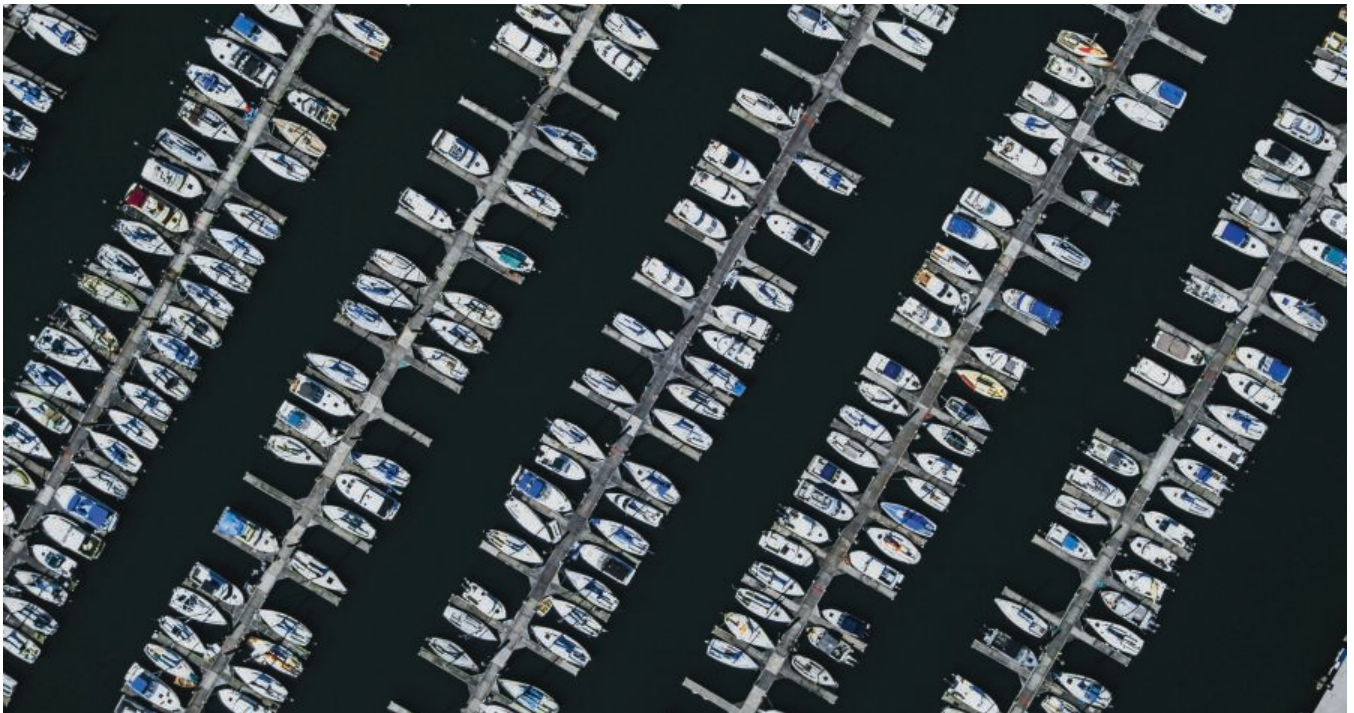
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WATERFRONT

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The beautiful landscapes of the Pacific Northwest aren't complete without our water views. From in-city waterfronts along our lakes and the majesty of the Puget Sound, to island living and vistas along Washington's scenic port towns, there's nothing like finding a piece of shoreline to call your own.

Realogics Sotheby's International Realty exhibits 15 months of waterfront sales, from January 2019 through March 2020 across five subregions in Western Washington to provide our clients with the information they need before dipping their toe into the market.

These geographic profiles have been designed to thoroughly understand and communicate waterfront selling activity in the markets we serve. In this edition of the 2020 waterfront report, we provide a comprehensive survey of waterfront transactions from January 2019 through March 2020 of 14 areas across western Washington State.

Featured Waterfront Communities

The geographic profiles by subregion have been designed to thoroughly understand and communicate waterfront selling activity in the markets we serve. In this edition of the 2020 waterfront report, we provide a comprehensive survey of waterfront transactions from January 2019 through March 2020 of 14 areas across western Washington State.

Each of our profiles of these areas comprises a map of proportionally sized marks identifying each waterfront transaction in that area along with a tabular monthly chart of those same transactions on a logarithmic scale by price. These charts allow the magnitude of higher-end transactions in each market to be illustrated, while not obscuring the differences in prices at the center of that market. They also allow the reader to judge the relative frequency of waterfront sales from month to month. In areas with comparatively few transactions, a reader can easily and correctly pinpoint a single transaction by the month in which it was contracted and the amount that was paid.

The Five Subregions

The five subregions analyzed in depth comprise all major markets for waterfront real estate in Washington State north and west of the Columbia River:

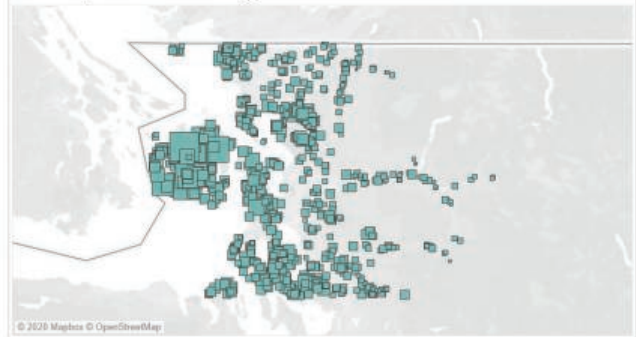
1. Waterfront Center: the city of Seattle, Eastside King County to Sammamish, and the eastern shore of Bainbridge Island
2. Waterfront East: King County west of Sammamish, Snohomish County to Lake Stevens, South Whidbey Island, Kingston on the Kitsap Peninsula, and Pierce County east of Lakewood
3. Waterfront West: Grays Harbor, the South Puget Sound Basin, Hood Canal, and Kitsap County west of Kingston and Winslow
4. Waterfront North: Central and North Whidbey Island, Camano Island, Port Townsend, Snohomish County north of Port Gardner, Skagit, Whatcom, and San Juan Counties
5. Mountain Lake and Riverfront: Chelan and Kittitas Counties.

When viewing summary findings from these different subregions, one common takeaway should be the similarity in proportional transaction volume trends between waterfront and non-waterfront sales. In most areas, the seasonality of waterfront sales is not so different from that of non-waterfront sales. The differences in median selling prices between waterfront and non-waterfront residential sales also should be observed.

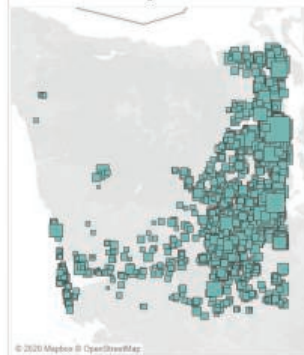
"Waterfront Center:" 47°29" N – 47°44" N; 122°1" W – 122°31" W, CY2018–2020Q1



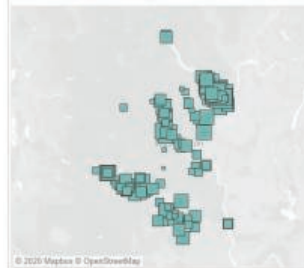
"Waterfront North:" between 48°6" N and the Canadian border, CY2018–2020Q1



CY2018–2020Q1



"Mountain Lake and Riverfront:" Chelan and Kittitas Counties, CY2018–2020Q1



Each square indicates a transaction. Squares are sized relative to selling prices.

*Due to its comparatively remote location, Clallam County is treated separately from the adjacent Waterfront North and Waterfront West subregions.

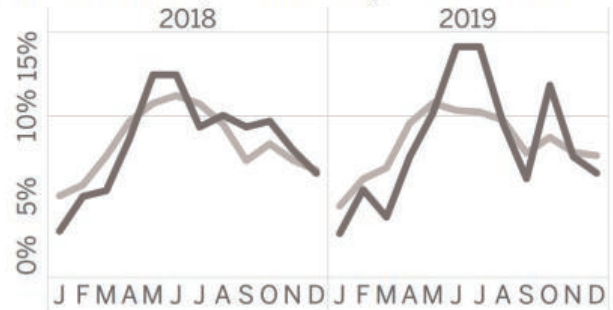
Waterfront Center

In Seattle and the Eastside, residential waterfront selling transactions in proportion to annual waterfront sales peaked in June and July of 2019, compared with May and June of 2018. Proportions of selling transactions in those months were higher than in the preceding year, to 14.4 percent monthly in 2019 from 12.6 percent monthly in 2018. In October 2019, an “echo peak” of 12.0 percent of waterfront transactions formed. The July and October 2019 waterfront shares of annual waterfront transactions were substantially higher than the equivalent proportions of non-waterfront sales in those months to the annual non-waterfront totals: 10.3 percent in July, and 8.7 percent in October. The July 2019 peak in dollar-denominated selling volume was even sharper, at 16.0 percent of annual waterfront sales.

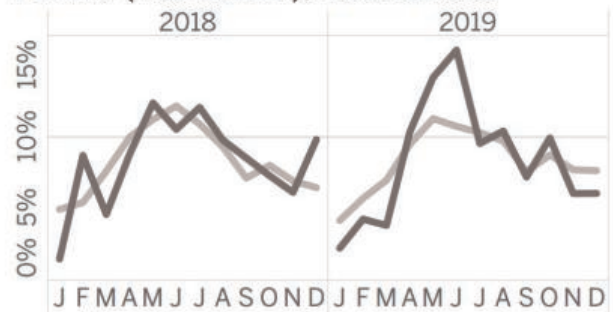
In this subregion, June, July, and October were the only months in which the monthly shares of waterfront sales in proportion to annual waterfront sales exceeded their respective non-waterfront shares. However, prospective waterfront sellers are reminded that even in this subregion with peak sales in late spring or early summer, 41.8 percent of waterfront sales during the year were closed during or after the month of August. In other words, the difference between the annual waterfront selling trend and the selling trend for all residential homes is not great and should not inhibit potential sellers from bringing their homes to market; nor should buyers expect greater concessions on prices in the slower months.



Waterfront Center Proportional Selling Transactions (Residential), 2018 & 2019

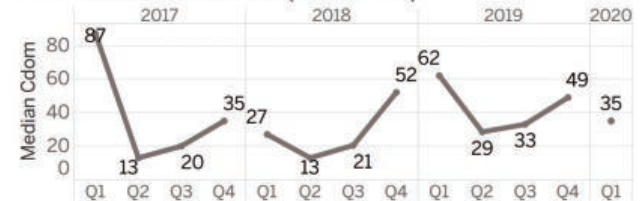


Waterfront Center Proportional Selling Volume (Residential), 2018 & 2019

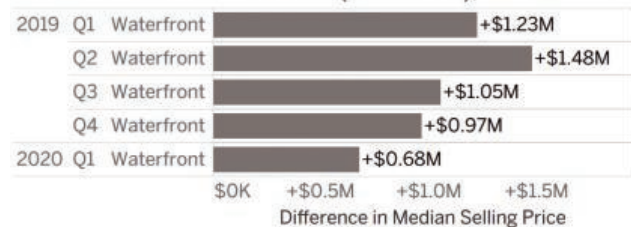


Key to Waterfront Center
 ■ Waterfront ■ Non-waterfront

Waterfront Center CDOM (Residential)



Waterfront Center Diff. between Waterfront and Non-Waterfront Median Prices (Residential), 2019 & 2020

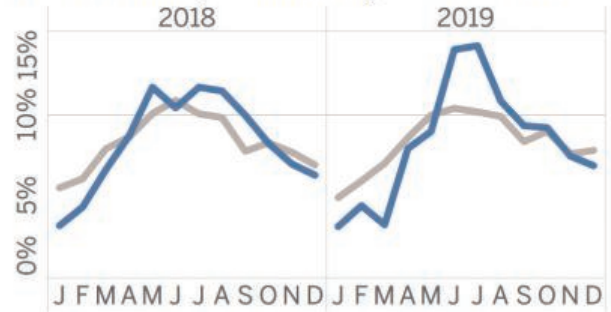


Waterfront East

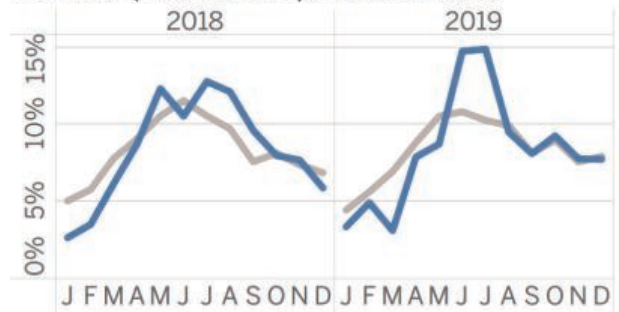
North and south of Seattle in 2019, waterfront residential selling was most active in June and July, compared with 2018's busiest months of May and July. Sales in the peak month of July 2019 comprised 14.3 percent of the total for that year. The monthly proportion of annual waterfront sales in June was only slightly lower, at 14.0 percent; that was the first month in which this proportion exceeded that of non-waterfront sales. These compared with a June peak of 10.4 percent of annual non-waterfront residential sales. The monthly proportions of annual waterfront sales remained higher than those of non-waterfront sales through the end of 2019. Median selling prices of waterfront sales exceeded those of non-waterfront sales by amounts ranging from \$80,000 in 2019 Q3 to \$155,000 in 2019 Q4.



Waterfront East Proportional Selling Transactions (Residential), 2018 & 2019



Waterfront East Proportional Selling Volume (Residential), 2018 & 2019

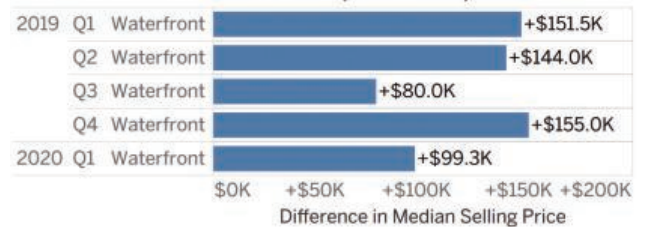


Key to Waterfront East
■ Waterfront ■ Non-waterfront

Waterfront East CDOM (Residential)



Waterfront East Diff. between Waterfront and Non-Waterfront Median Prices (Residential), 2019 & 2020

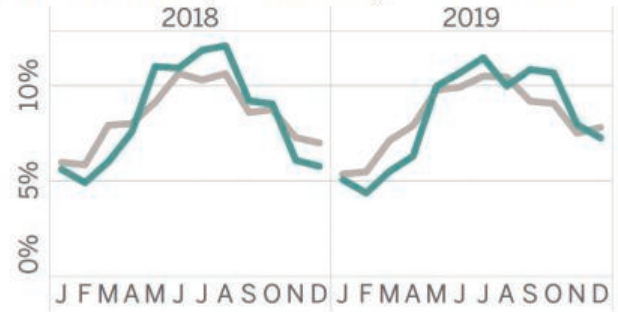


Waterfront West

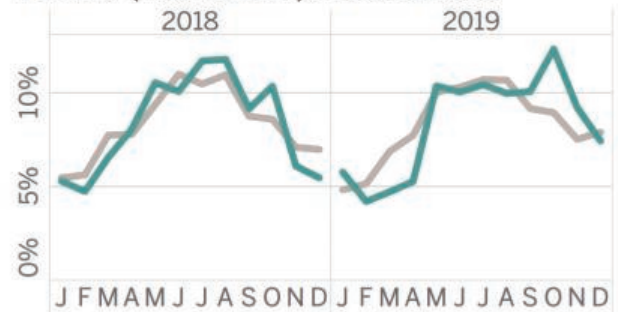
West of Puget Sound to the Pacific Coast, residential waterfront selling transactions in 2019 peaked in July at 11.5 percent of the annual total, followed by 10.8 percent in September. In comparison, July saw the most active selling of non-waterfront residential property, at 10.5 percent of the annual total in that month. Dollar-denominated selling volume peaked in October at 12.4 percent of the annual total. The median amount by which the selling prices of waterfront residential homes exceeded those of non-waterfront sales reached \$168,000 in 2019 Q4 before retreating to \$93,300 in 2020 Q1.



Waterfront West Proportional Selling Transactions (Residential), 2018 & 2019



Waterfront West Proportional Selling Volume (Residential), 2018 & 2019

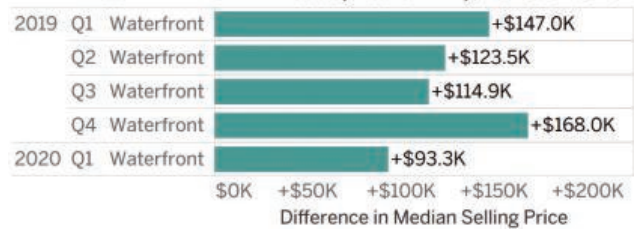


Key to Waterfront West
■ Waterfront ■ Non-waterfront

Waterfront West CDOM (Residential)



Waterfront West Diff. between Waterfront and Non-Waterfront Median Prices (Residential), 2019 & 2020



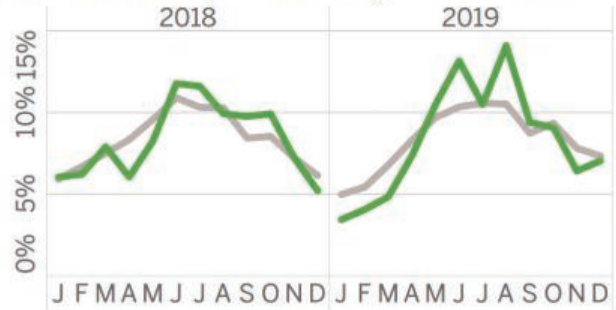
Waterfront North

From the Admiralty Inlet and Port Susan to the Canadian border, waterfront residential selling in 2019 peaked bimodally: first in June at 13.2 percent of annual waterfront sales, then in July at 14.1 percent. The concentration of dollar-denominated volume in the latter month was sharper, at 14.9 percent of overall waterfront sales. The monthly shares of waterfront sales in proportion to annual sales only exceeded their non-waterfront equivalents in four months of 2019: May, June, July, and September. More than 38 percent of waterfront transactions in the Northern Subregion were closed before and after the first and last of these months.

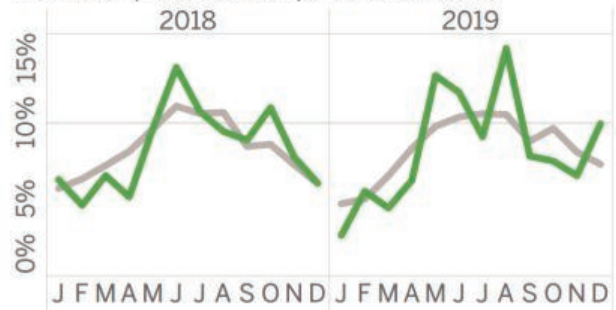
The difference between median selling prices of waterfront sales and those of non-waterfront sales declined stepwise by quarters, from \$204,500 in 2019 Q2, to \$147,800 in 2020 Q1.



Waterfront North Proportional Selling Transactions (Residential), 2018 & 2019



Waterfront North Proportional Selling Volume (Residential), 2018 & 2019

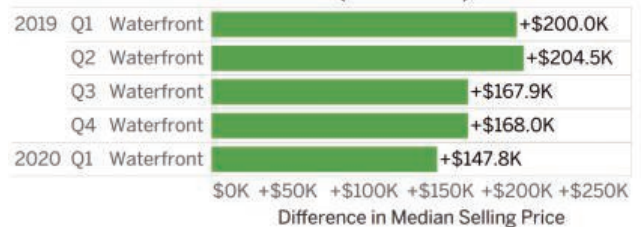


Key to Waterfront North
■ Waterfront ■ Non-waterfront

Waterfront North CDOM (Residential)



Waterfront North Diff. between Waterfront and Non-Waterfront Median Prices (Residential), 2019 & 2020

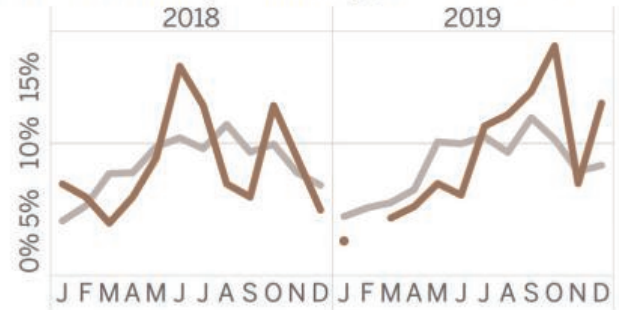


Waterfront Lake and Riverfront

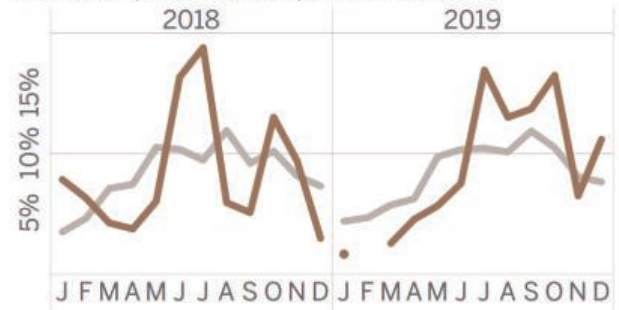
The low volume of waterfront sales in these counties, concentrated along the Yakima River and the shores of Lake Chelan, raise challenges to the sustainability of seasonal patterns evident in any single year. Indeed, the month of February 2019 did not see a single residential waterfront transaction in this subregion. The monthly proportion of waterfront transactions to annual waterfront sales did not exceed the matching share of non-waterfront transactions until July. Starting at 11.3 percent in that month, the waterfront share rose steadily and peaked at 17.4 percent in October. The gap between median waterfront and non-waterfront residential selling prices reached \$363,500 in 2019 Q3.



Mtn Lk and Riverfront Proportional Selling Transactions (Resident'l), 2018 & 2019

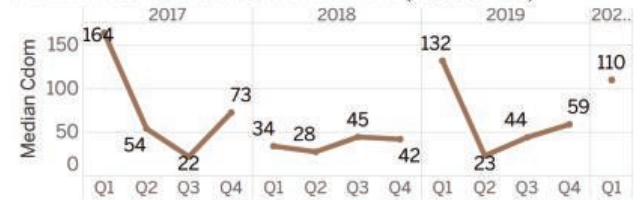


Mtn Lk and Riverfront Proportional Selling Volume (Residential), 2018 & 2019

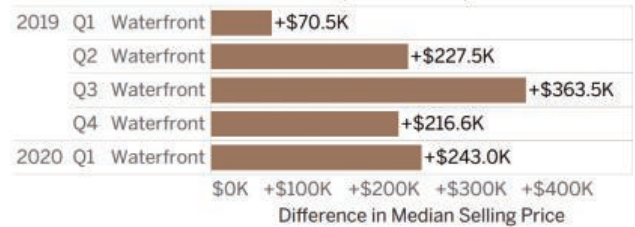


Key to Waterfront Mountain Lakes and Riverfront
 ■ Waterfront ■ Non-waterfront

Mountain Lake and Riverfront CDOM (Residential)



Mtn Lake and Riverfront Diff. between Waterfront and Non-Waterfront Median Prices (Residential), 2019 & 2020



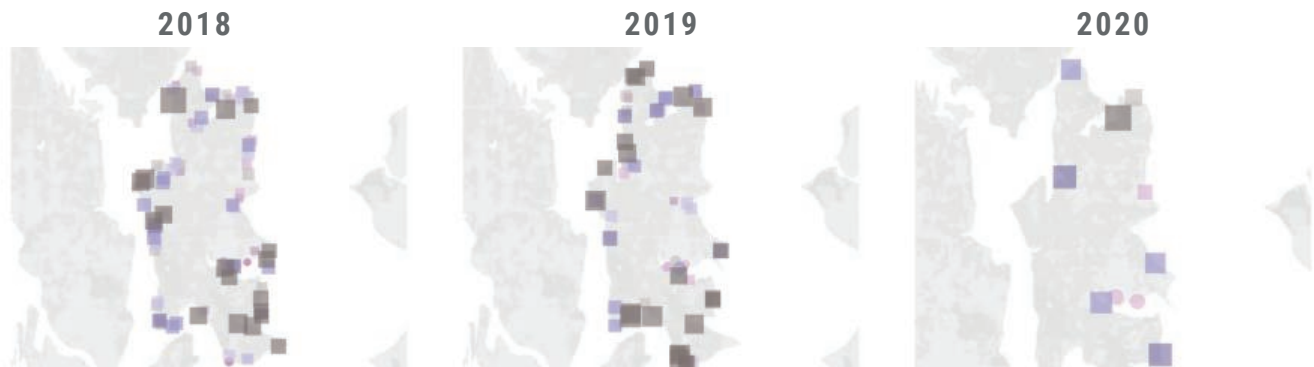
Bainbridge Island



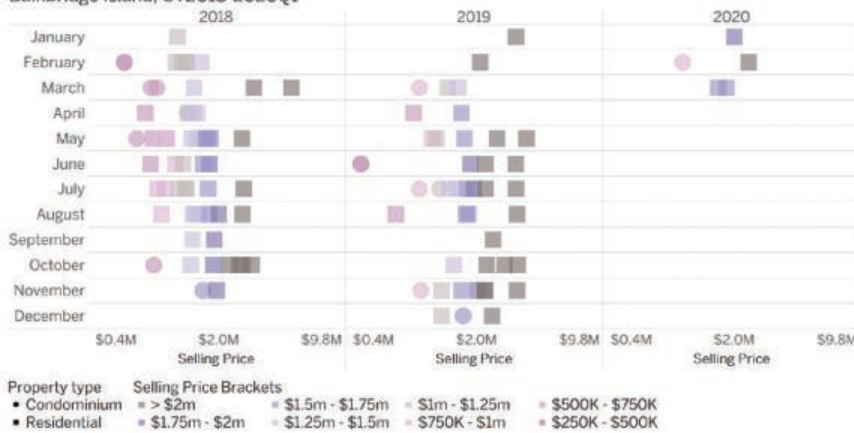
The number of waterfront sales on Bainbridge Island dropped from 58 in 2018 to 43 in 2019. There are a few waterfront condominium units on the island, with modest but steady sales over the past two years. Excluding these sales reveals a sharper decline in waterfront residential sales, from 51 to 37 transactions. However, high-end sales moved in the opposite direction. There were 17 sales over \$2.0 million in 2019, compared with nine such sales in 2018.

From January 2019 through March 2020, the average and median waterfront residential selling prices on Bainbridge Island were \$2.09 million and \$1.87 million, respectively. The peak selling months in 2019 were July and November, at six sales each.

This distinguished bedroom community a ferry ride from Seattle comprises numerous small pockets of value that blend together without visual cues to distinguish them. To enable their identification, the charts for Bainbridge Island have been uniquely bracketed by selling price.



Bainbridge Island, CY2018-2020Q1



BY THE NUMBERS

On Bainbridge Island, the average and median residential selling prices were \$2.09 million and \$1.87 million, respectively.

Ballard, Green Lake, and North Seattle

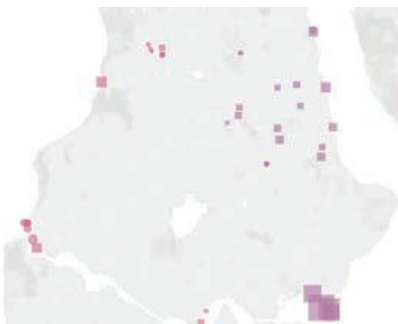
In both 2018 and 2019, 24 waterfront sales were closed at Ballard and Green Lake, while in North Seattle, the numbers of these sales increased from 22 to 29. The frequency of waterfront residential transactions in Ballard more than doubled, from five in 2018 to a dozen in 2019. The average and median prices of waterfront condominium units sold at Ballard and Green Lake were \$526,000 and \$325,000, respectively. Among waterfront residences sold there, the average and median prices paid were both approximately \$1.02 million. The average and median waterfront residential selling prices at North Seattle were respectively \$1.81 million and \$1.15 million.



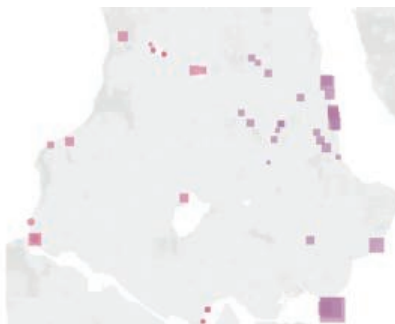
North Seattle saw four sales close over \$2.0 million in 2018, four in 2019. As the market was reported to cool in the late summer of 2018, the monthly frequency of waterfront transactions in North Seattle declined; it then rebounded when prices were reported to bottom the following summer. This is shown in the comparative numbers of North Seattle waterfront transactions in the last six months of both years: seven in 2018, 19 in

2019. Considering that transactions in the Four Points actually increased during these months, it is possible that reports of lower prices temporarily shifted demand from North Seattle to these other markets: among premium buyers, higher to the enclaves west of Bellevue; and among more speculative buyers, lower to Ballard. No waterfront condominium units were sold in North Seattle between February 2019 and March 2020.

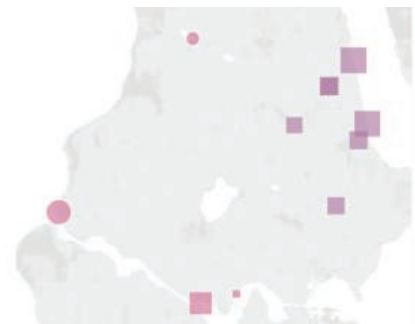
2018



2019



2020



Ballard and North Seattle, CY2018-2020Q1



BY THE NUMBERS
 At Ballard and Green Lake, the median selling price of condominiums was \$325,000, while the median residential selling price in North Seattle reached \$1.15 million.

Bellevue and Mercer Island

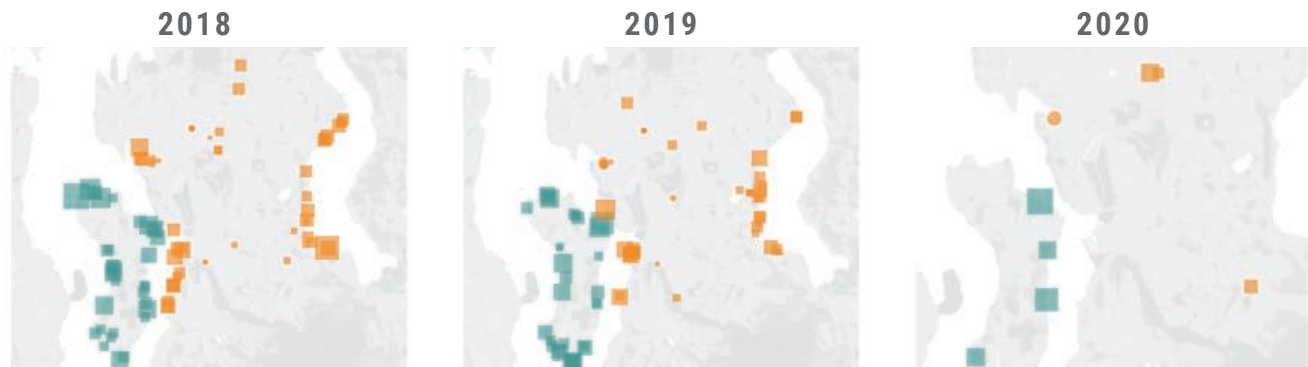


Waterfront sales in these two cities together peaked at ten sales monthly in 2018, then at twelve sold in June of 2019, but no fewer than six waterfront homes sold in any month from May through November of either year. Eighty-two sales were closed in the two cities from January 2019 through March 2020. Eleven sold for \$5.0 million or more in 2019, but all 2020 prices paid were lower. One waterfront home on Mercer Island sold for more than \$10 million.

Among the 35 residential waterfront sales at Bellevue from January 2019 through March 2020, the average and median selling prices

over 15 months were \$2.74 million and \$2.6 million, respectively. Selling prices of waterfront condominium units at Bellevue averaged \$983,000. Among both Bellevue and Mercer Island waterfront sales, homes on the Lake Washington shore sold for an average 58.5 percent more than homes on Lake Sammamish; the median price was 34.3 percent greater. Among the 35 waterfront sales at Mercer Island (of which

all were residential sales), the average and median selling prices were \$3.87 million and \$3.75 million, respectively.



Bellevue and Mercer Island, CY2018-2020Q1



BY THE NUMBERS

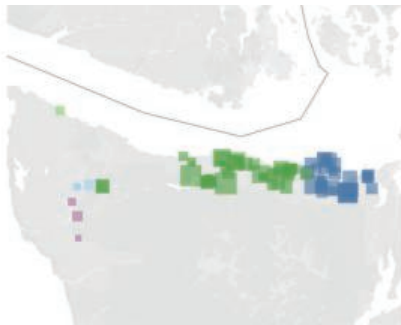
Of the residential sales on Mercer Island, the average selling prices were \$3.87 million, while the median was \$3.75 million. In Bellevue, the average and median selling prices were \$2.74 million and \$2.6 million, respectively.

Clallam County

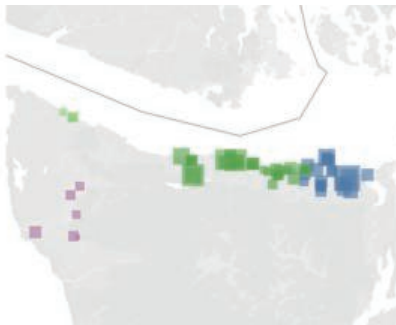
Clallam County on the northern shore of the Olympic Peninsula is near by air and sea to Victoria and Vancouver Island, British Columbia, as well as the San Juan Islands to the northeast. In previous reports, we at RSIR draw data for our reports exclusively from the Northwest Mutual Listing Service (NWMLS). In Clallam County, the Olympic Multiple Listing Service (OMLS) competes with the NWMLS for listings, and it is likely that not all waterfront listings are added to both services. Therefore, data sourced only from one service or the other are likely to be incomplete. For this reason, in combination with Clallam County's relative remoteness from the Central Puget Sound, we treat Clallam County as a separate subregion within our annual waterfront reports.



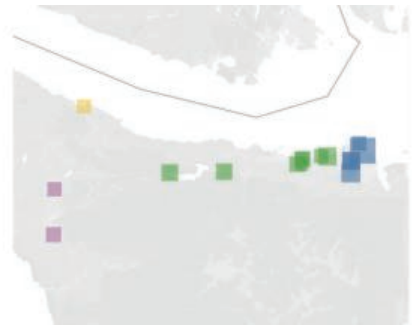
2018



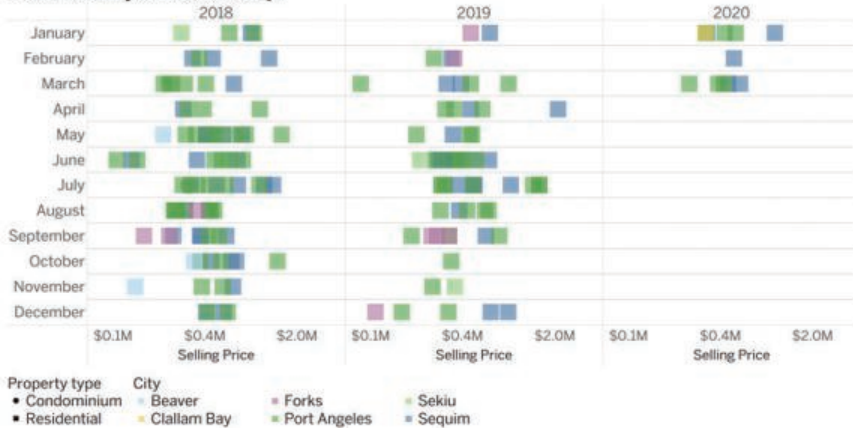
2019



2020



Clallam County, CY2018-2020Q1

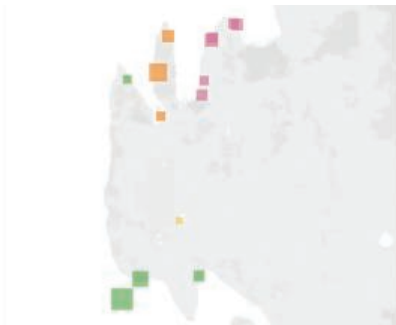


Four Points

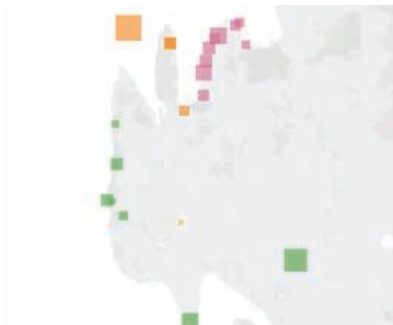
Among these four communities, no more than five waterfront homes sold in any single month. All six waterfront homes sold at Hunts Point since the 2019 New Year were sold in the months from January through May. One of these sold in April 2019 for \$37.5 million. No homes there were sold this early in 2018, the year when selling price growth peaked in the region. Nine homes were sold at Yarrow Point in 2019, compared with six in 2018; but none there sold in 2020 Q1. One or two waterfront homes monthly have sold in Medina since 2018, but none in January or early spring. One Medina home sold for \$30 million in May 2019.



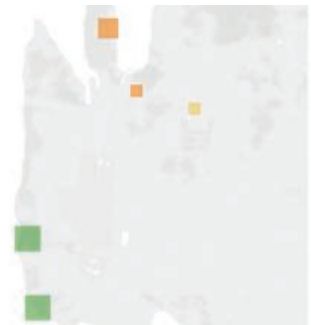
2018



2019



2020



Four Points, CY2018-2020Q1



BY THE NUMBERS

Among these four communities, the highest price paid for a waterfront home in recent years was \$37.5 million for a home at Hunts Point.

Kirkland



Fifty-two waterfront homes were sold at Kirkland in 2019, compared with 46 sold in 2018. Condominium sales comprised a majority of sales in each of these years: 32 units were sold in 2018, 34 in 2019. Among the 42 waterfront condominium sales at Kirkland from January 2019 through March 2020, the average and median selling prices over 15 months were \$1.12 million and \$745,000, respectively. The average waterfront residential price in these months was \$2.24 million. While 18 waterfront residential homes at Kirkland were sold in 2019, nine of them for \$2 million or more, only one such home was sold in 2020 Q1 (at just over the 15-month

median price of \$1.92 million). Among homes with Lake Washington frontage, condominium selling prices averaged \$1.25 million, and residential homes sold at an average \$3.0 million.

The frequency of waterfront sales is highly variable in Kirkland. While June was the busiest closing month in 2018, only three waterfront sales were closed in

June 2019, one of five months that year with fewer than four sales each. February, August, November, and December were the other slow selling months in 2019; and no more than three sales were closed monthly from November 2019 through February 2020.

2018



2019



2020



Kirkland, CY2018-2020Q1



BY THE NUMBERS
 The average selling price for waterfront condominiums sold in Kirkland was \$1.12 million, while the average price among residential properties was \$2.24 million.

Magnolia to Madison Park

Illustrating how peak monthly waterfront selling varies from year to year, annual closings in this area peaked at ten sales in October 2018, then at eleven sales in July 2019. Waterfront condominium sales here fell from 29 units sold in 2018 to 19 units in 2019, and overall waterfront sales declined. Yet thereafter, sales continued apace into 2020 Q1.

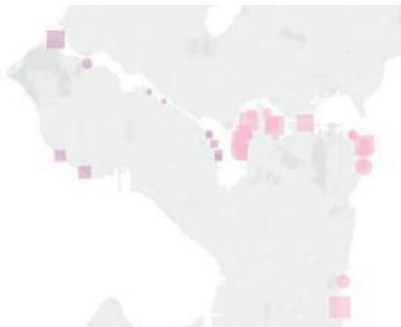
"Magnolia to Madison Park" comprises the NWMLS areas "Queen Anne/Magnolia" west of I-5, and "Central Seattle" east of I-5. Combined, these areas comprise some of the region's most familiar waterfront communities: Salmon Bay, Lake Union,



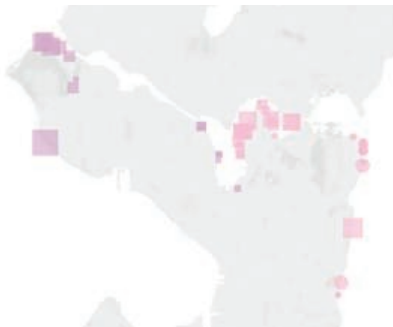
Eastlake, Portage Bay, Madison Park, Denny Blaine, and Leschi. From January 2019 through March 2020, the median prices of waterfront residential homes east and west of I-5 were both \$1.3 million. (Average prices of waterfront residential homes were modestly higher at \$1.79 million in Magnolia, compared with \$1.66 million east of I-5.) Only three waterfront condominium units were sold in the west

during these 15 months. The average and median prices paid for the 23 waterfront units sold in the east were \$713,000 and \$545,000, respectively.

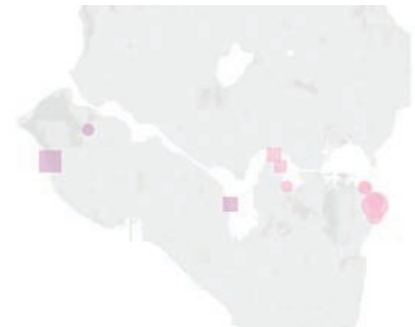
2018



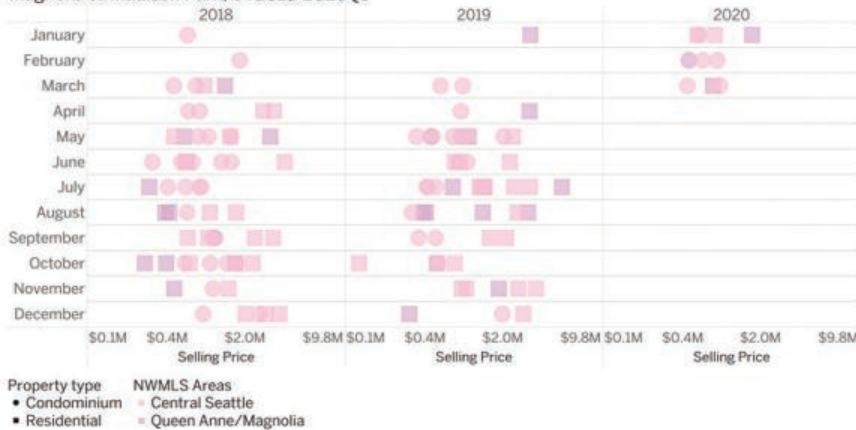
2019



2020



Magnolia to Madison Park, CY2018-2020Q1



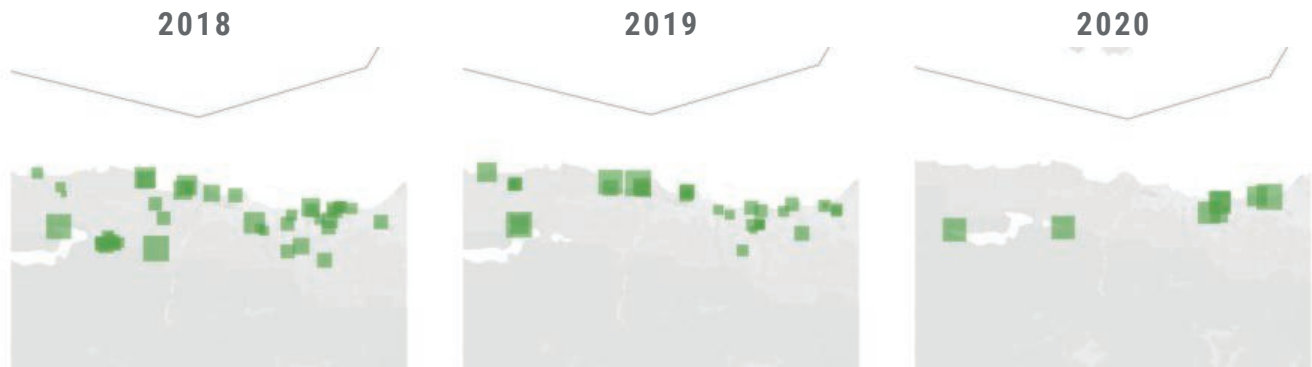
BY THE NUMBERS

The average price of waterfront residential homes in Magnolia was \$1.79, while east of I-5 the average price was \$1.66 million.

Port Angeles

As at Sequim, the number of waterfront sales at Port Angeles declined from 2018 to 2019; but here, the difference in the second of these years was spread more evenly from season to season. The lower proportion to the preceding year of sales in the last five months of 2019 matched that of the year as a whole. Also similar to Sequim, all waterfront sales at Port Angeles were of residential homes. Six homes were sold in each July of 2018 and 2019, and July was the peak month for sales in the latter year.

Among waterfront residential sales closed at Port Angeles between January 2019 and March 2020, the average and median prices were \$458,000 and \$379,000, respectively.



Port Angeles, CY2018-2020Q1



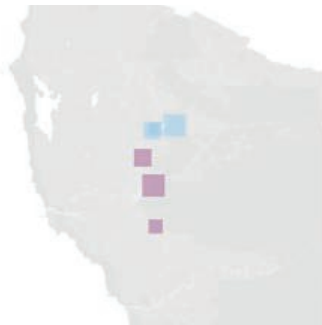
BY THE NUMBERS
 Waterfront selling prices in Port Angeles averaged \$458,000, while the median price paid was \$379,000.

Quillayute River Basin

The Sol Duc Valley, the Forks Prairie, and the Quillayute Basin together comprise an environmentally rich, but remote area for waterfront living. Despite the quality of life, the isolation here will deter many would-be buyers, thus constraining the area's home prices. An equal number of waterfront sales—six transactions each—were closed in 2018 and 2019, although January 2019 saw the first of these sales exceed \$400,000 (at \$452,000). All were of residential homes. There were no waterfront sales between March and August 2019, and none in 2020 Q1. The average price of waterfront homes sold in the Quillayute Basin in 2019 was \$277,000.



2018



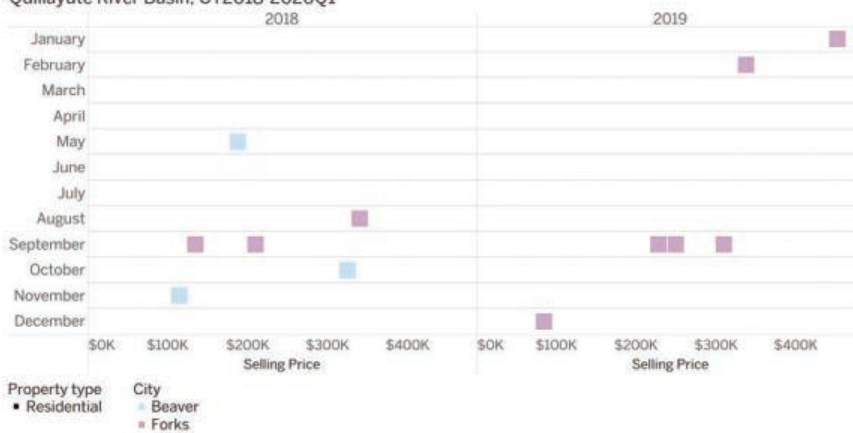
2019



2020



Quillayute River Basin, CY2018-2020Q1



BY THE NUMBERS
Of the six waterfront homes sold in the Quillayute Basin in 2019, the average price paid was \$277,000.

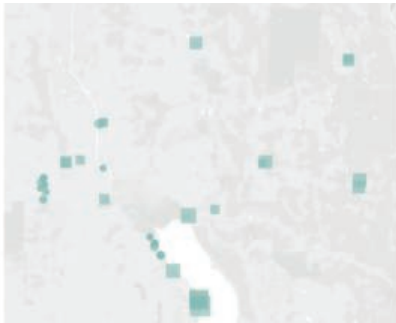
Redmond

There were 55 waterfront homes sold at Redmond in 2019, up from 52 in 2018. While June and July were the most active waterfront home-selling months in 2018, there were only four sales in May that year. In 2019, May was the fastest-selling month (with nine sales), although roughly equal shares of annual sales were closed in the first six months of both years: 28 in 2018, 30 in 2019.

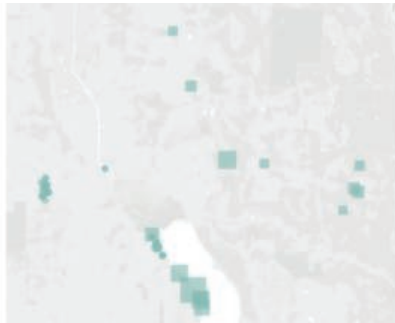
Among the 69 waterfront homes sold from January 2019 through March 2020, just over a quarter (18) were residential homes. The average and median residential selling prices at Redmond were \$1.67 million and \$1.19 million, respectively, compared with \$439,000 and \$450,000 for condominium units. During these 15 months, residential waterfront homes with frontage on Lake Sammamish brought prices 67 percent higher than those of other residential waterfront homes in Redmond, averaging \$2.8 million.



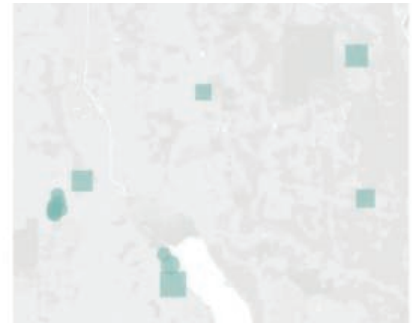
2018



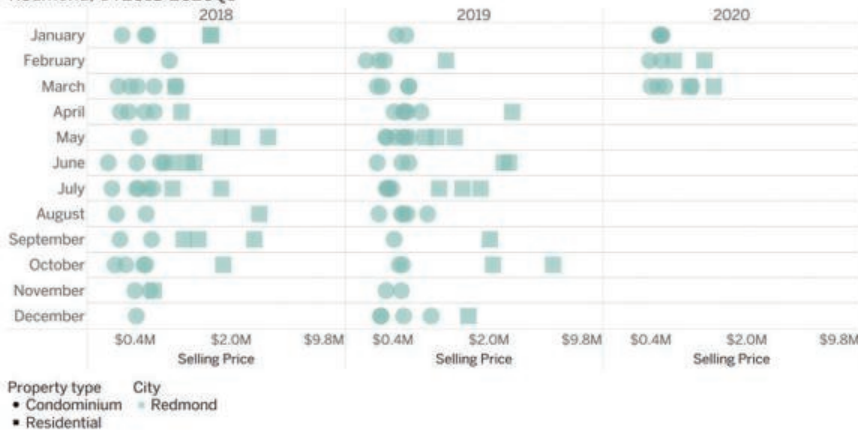
2019



2020



Redmond, CY2018-2020Q1



BY THE NUMBERS
 Median selling prices for condominiums on Redmond's waterfront was \$450,000, while the median selling prices for similarly situated residential homes was \$1.19 million.

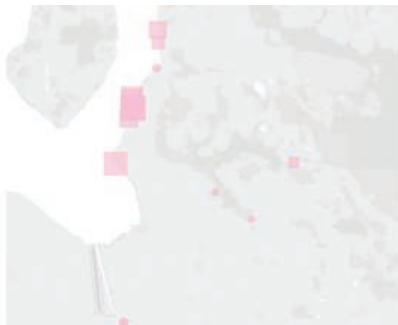
Renton

The subjects of the Renton summary are sales in the area of Renton nearest Lake Washington. Renton sales adjacent to the Cedar River are covered under the Cedar River summary in the second edition of the 2020 report.

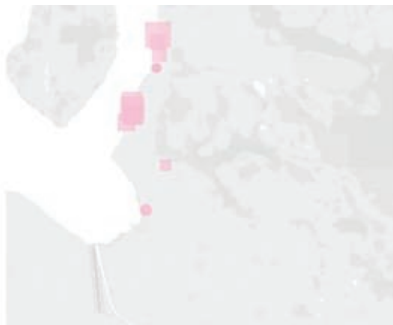
The number of waterfront homes sold at Renton held steady from 16 in 2018 to 17 in 2019, and more waterfront condominium units were sold (eight in 2019 to five in 2018). However, only seven waterfront homes sold in this area in the nine months from July 2019 through March 2020, and only three of these were residential homes. The eight residences sold between January and July 2019 averaged \$2.02 million paid, and the most recent sale closed in February 2020 for \$4.2 million. The average selling price of waterfront condominium units was \$483,000.



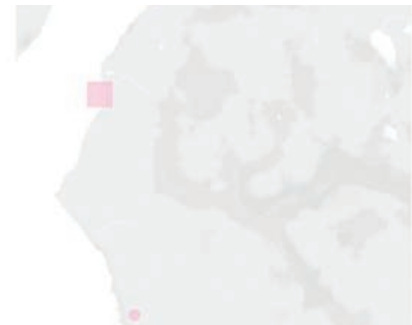
2018



2019



2020



Renton, CY2018-2020Q1



BY THE NUMBERS

Waterfront condominiums sold for an average of \$483,000, while residential properties sold between January and July of 2019 averaged \$2.02 million.

Sammamish and Issaquah

For the past three years, waterfront sales in Sammamish and Issaquah have been very sparse from October through March, with an average of one sale monthly. Only two sales were closed in 2020 Q1.

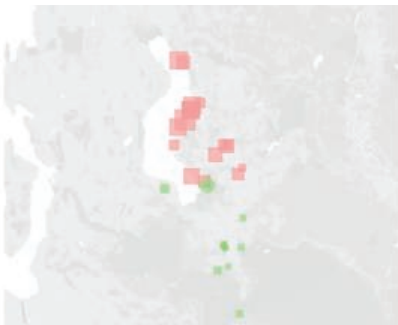


With limited waterfront exposure, Issaquah saw only six waterfront sales from January 2019 through March 2020, compared with eleven such sales in 2018. The five sold in 2019 were all at premium locations on Lake Sammamish: four were priced between \$3.28 million

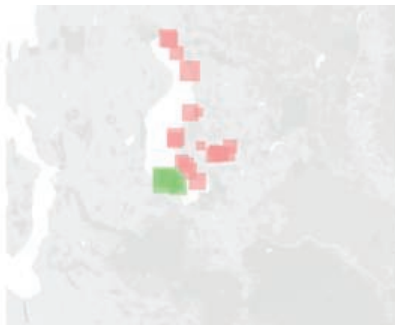
and \$3.48 million, and the fifth sold for \$7.35 million. No waterfront residences sold at Issaquah in 2020 Q1. Next-door Sammamish saw 21 waterfront sales during these 15 months—all residential—but only one in 2020 Q1. The average and median selling prices of these homes

were \$2.46 million and \$2.54 million, respectively.

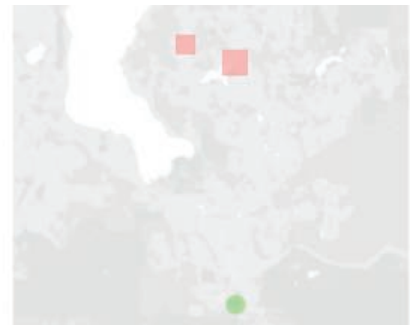
2018



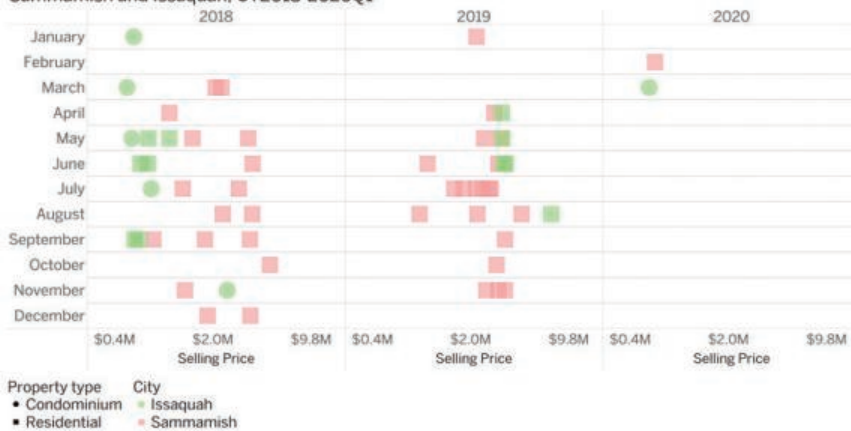
2019



2020



Sammamish and Issaquah, CY2018-2020Q1



BY THE NUMBERS
 The average selling price of residential waterfront properties in Sammamish was \$2.46 million.

Sequim to Discovery Bay

In the vicinity of Sequim (pronounced "skwim") between Green Point and Discovery Bay in eastern Clallam County, the number of waterfront sales listed on the NWMLS declined by a fifth, to 24 in 2019 from 30 in 2018. All sold from January 2018 through March 2020 were residential homes.

While three waterfront homes sold for more than a million dollars in 2018, only one exceeded this threshold in either 2019 or the 2020 year to date (March). Also, while twelve waterfront homes sold in the last five months of 2018, only four sold during the same period in 2019, with no waterfront sales in October or November. Among waterfront homes sold from January 2019 through March 2020, the average price paid was \$525,000. The median price paid among these sales was \$448,000.



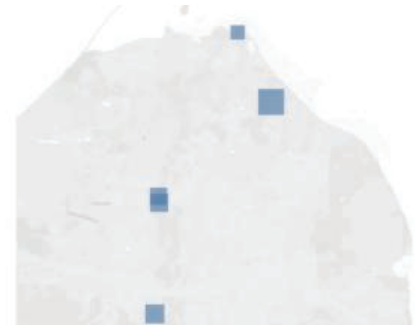
2018



2019



2020



Sequim to Discovery Bay, CY2018-2020Q1



BY THE NUMBERS

Of the 24 residential homes sold at Sequim, the median price paid was \$448,000 and the average price paid was \$525,000.

The San Juan Islands

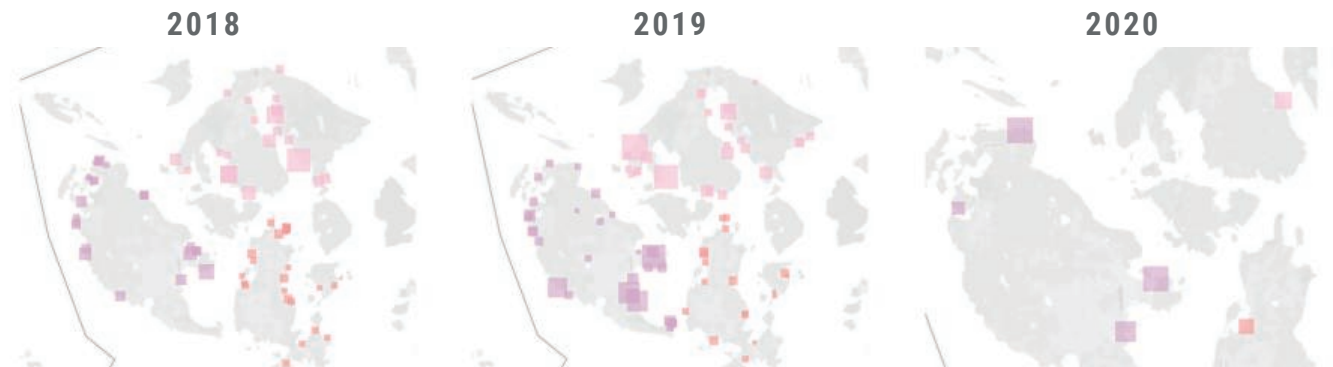
Waterfront sales among the three most populous of the San Juan Islands were steady from 2018 to 2019, with 75 and 78 such sales, respectively. In both years, summer sales on Lopez Island were slow—only one waterfront sale closed from July through September 2019, and no sales were recorded in August of either year. Sales picked up with the onset of fall. Among the 19 homes sold on Lopez from January 2019 through March 2020 (“the 15 months”), the average waterfront selling price was \$746,000, and the median selling price was \$695,000.

Similarly, on Orcas Island, no waterfront sales were closed in July of 2018 or 2019. In the latter year, sales peaked at six in May, then resumed

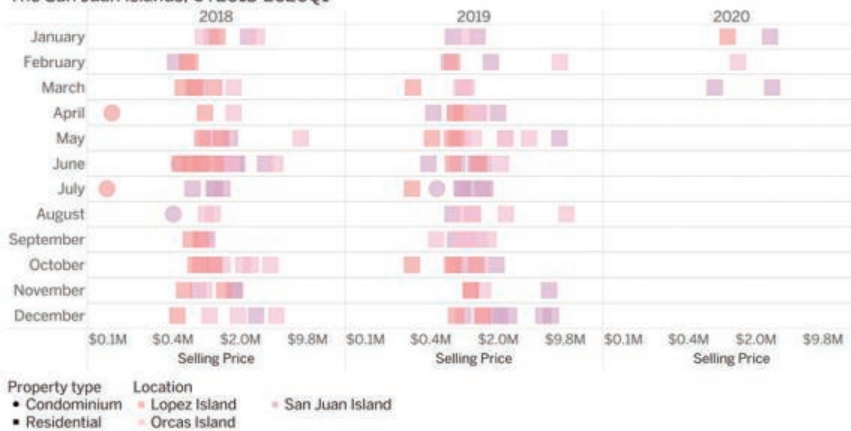


in August and reached five transactions in September. However, only one waterfront sale per month was closed from 2019 Q4 through 2020 Q1, and none in January or March 2020. During the 15 months, the average and median selling prices among the 27 waterfront homes sold on Orcas were \$1.27 million and \$1.94 million, respectively.

June and July were consistently busy on San Juan Island (inclusive of Friday Harbor, but at seven transactions, December saw the most waterfront sales in 2019. The 15-month selling prices among the 37 waterfront homes sold on San Juan Island averaged \$1.84 million; the median selling price was \$1.19 million.



The San Juan Islands, CY2018-2020Q1



BY THE NUMBERS
 On Orcas Island, the average selling price was \$1.27 million; and of the 37 waterfront homes sold on San Juan Island, the average selling price was \$1.84 million.

West and Southeast Seattle

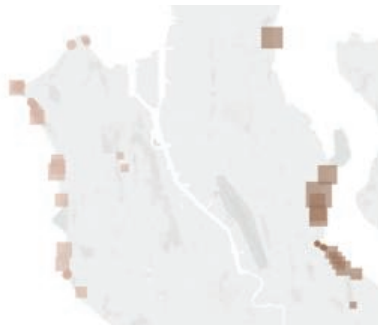
The number of waterfront sales rose sharply in this area, from 39 sales in 2018 to 51 in 2019. In the latter year, six waterfront residential sales in Southeast Seattle and two in West Seattle were closed above \$2.0 million. In 2020 Q1, two residential sales at or near \$3.0 million were sold at West Seattle, but two condominium units were the only waterfront sales in Southeast Seattle that quarter. From January 2019 through March 2020, an average \$294,000 was paid among eleven waterfront condominium units sold at Southeast Seattle, compared with \$689,000 paid among 21 waterfront units sold at West Seattle. Among waterfront residential homes sold during this period, an average \$1.63 million was paid at West Seattle, compared with an average \$2.33 million paid at Southeast Seattle in 2019. (Again, there were no waterfront residential sales in Southeast Seattle during 2020 Q1).



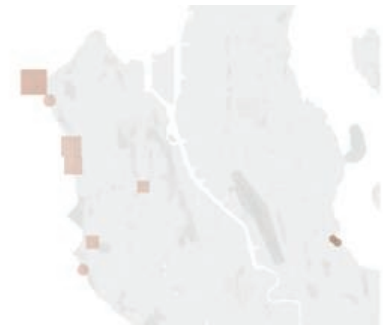
2018



2019



2020



West and Southeast Seattle, CY2018-2020Q1



BY THE NUMBERS

Residential properties in West Seattle sold for an average of \$1.63 million while waterfront homes in Southeast Seattle saw an average price of \$2.33 million.

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