



SEATTLE

Northwest Lake Washington

With just seven total waterfront sales in this community in 2023, accounting for less than half a percent of the community's total 1,583 sales, the word "rare" comes to mind when considering homes on Northwest Lake Washington. Despite the limited availability of one of these addresses, there was a major decrease in the median sales price last year during the chilly market, with the median diving 46.51% from \$4,300,00 to \$2,300,000 in 2023. The price range of this market is wide, with the highest sale of 2023 at \$16,200,000 and the second highest sale at \$2,900,000, a \$13,000,000 discrepancy highlighting that although the availability of waterfront properties along Northwest Lake Washington is scarce, there is variety in affordability. The average days on market of the seven homes sold in 2023 was 50 days.



TOP THREE WATERFRONT SALES IN 2023

- 1 **3201 43rd Ave NE, Seattle***
MLS #1971783 | \$16,200,000
- 2 **13194 Riviera Pl NE, Seattle**
MLS #2048784 | \$2,900,000
- 3 **10706 Riviera Pl NE, Seattle**
MLS #2054122 | \$2,300,000

MEDIAN SALES PRICE

Single-Family Homes ↓(46.51%)

\$2.3M | 2023 **\$4.3M** | 2022

AVERAGE LINEAR WATERFRONT FOOTAGE

Single-Family Homes

59 FT. | 2023 **77 FT.** | 2022



AVERAGE DAYS ON MARKET

Showing Waterfront Data Over The Last Three Years



AVERAGE PRICE PER SQ. FT.

Single-Family Homes ↓(15.65%)

\$1,128 SQ. FT. | 2023 **\$1,337** SQ. FT. | 2022

CLOSED SALES IN 2023

Single-Family Homes

7 CLOSED WATERFRONT SALES **1,583** TOTAL CLOSED SALES **0.44%** PERCENTAGE OF WATERFRONT VS TOTAL

