

Waterfront Market Report



LAKE SAMMAMISH

Sammamish & Issaquah

The waterfront market makes up a smaller portion of these communities, with just 22 sales in 2022 accounting for merely 2.24% of the entire market's yearly total sales. It stands to reason then that waterfront property in Sammamish and Issaquah is highly desired by buyers looking to escape the hustle and bustle of city life and put down roots east of Seattle. There was slight price growth, with the median sales price increasing from \$2,998,000 in 2022 by 6.32% to \$3,187,500 in 2023. There was also a year-over-year increase in the average price per square foot, growing from \$1,026 to \$1,110. Although sellers received higher sales prices in 2023 than those in the previous year, they also had to cope with their property sitting on the market for a longer amount of time with an average of 110 days on market, indicating that there were fewer buyers searching for homes last year.

MEDIAN SALES PRICE

Single-Family Homes ↑(6.32%)

\$3.187M | 2023 | **\$2.998** | 2022

AVERAGE LINEAR WATERFRONT FOOTAGE

Single-Family Homes

86 FT. | 2023 | **170** FT. | 2022



AVERAGE DAYS ON MARKET

Showing Waterfront Data Over The Last Three Years



AVERAGE PRICE PER SQ. FT.

Single-Family Homes ↑(8.23%)

\$1,110 SQ. FT. | 2023 | **\$1,026** SQ. FT. | 2022

TOP THREE WATERFRONT SALES IN 2023

- 2005 E Lake Sammamish PI SE, Sammamish**
MLS #2067611 | \$7,000,000
- 3607 E Lake Sammamish Shore Ln NE, Sammamish**
MLS #2168606 | \$6,700,000
- 181 E Lake Sammamish Pkwy SE, Sammamish**
MLS #1951751 | \$6,400,000

CLOSED SALES IN 2023

Single-Family Homes

22 CLOSED WATERFRONT SALES | **980** TOTAL CLOSED SALES | **2.24%** PERCENTAGE OF WATERFRONT VS TOTAL

