

Waterfront Market Report



West Seattle

The West Seattle waterfront home market did not see the price growth that other waterfront communities in the region did, but with just a 10.12% decrease from \$2,470,000 to \$2,220,000, the percentage of change was more minimal than it was in other nearby areas, like Ballard and Magnolia or further east in Kirkland. Those who purchased their homes in this area in 2023 received less water frontage—at an average of 45 linear feet—than those who purchased in 2022, at an average of 58 linear feet. However, as with any in-city residence, the amount of land, waterfront or otherwise, will typically be less than outside of the city where the population is sparser and opportunities for large lots are more readily available. Although sellers had to practice patience, the average days on market in West Seattle was lower—at 35 days—than it was in other waterfront markets.

MEDIAN SALES PRICE

Single-Family Homes ↓(10.12%)

\$2.47M | 20₂₃ **\$2.22M** | 20₂₂

AVERAGE LINEAR WATERFRONT FOOTAGE

Single-Family Homes

45 FT.
2023

58 FT.
2022



AVERAGE DAYS ON MARKET

Showing Waterfront Data Over The Last Three Years



AVERAGE PRICE PER SQ. FT.

Single-Family Homes ↓(11.82%)

\$953 SQ. FT.
2023

\$1,080 SQ. FT.
2022

TOP THREE WATERFRONT SALES IN 2023

- 1** 3001 Alki Ave SW, Seattle
MLS #2166211 | \$3,900,000
- 2** 5617 Beach Dr SW, Seattle
MLS #2137229 | \$3,550,000
- 3** 5049 Beach Dr SW, Seattle
MLS #2127327 | \$3,300,000

CLOSED SALES IN 2023

Single-Family Homes

15
CLOSED
WATERFRONT SALES

1,102
TOTAL
CLOSED SALES

1.36%
PERCENTAGE OF
WATERFRONT VS TOTAL

