



HISTORY Sand Point is a relatively small neighborhood in Seattle just north of Windermere. It was named after the very land that it is made up of, since most of it consists of a small, sandy peninsula of land that juts out into Lake Washington. Similar to Ravenna, the area has been inhabited since the last glacial period, having once been home to the Duwamish tribe of the Salish people. Between 1920 and 1970 it was home to Naval Air Station-Sand Point, which grew to more than 400 acres at its peak use during World War II and hosted more than 5,600 Naval personnel and more than 2,400 civilians. With peacetime, the Naval Station ceased operations, and a large portion of the land was redeveloped and named Magnuson Park, which includes a 12-acre, natural grass sports field, a wetland restoration project, and one of Seattle's largest playgrounds.



WALKABILITY
31



TRANSIT
44



BICYCLE
63

OUR FAVORITE SPOTS TO EAT, DRINK, AND BE MERRY

- Fiddler's Inn
- Toshi's Teriyaki
- Sail Sand Point
- NOAA Art Walk & Sound Garden
- Magnuson Park
- Saint Helens Café
- Sand Point Grill
- Great State Burgers



WHO LIVES HERE? The fact that Sand Point was on Nextdoor.com's website as the best location in Seattle to go trick or treating, should tell you something about the people that live here. Outside of Magnuson Park, this highly residential neighborhood is home to a variety of demographics. Currently, the old Magnuson Barracks are being renovated and when they open, they will represent 128 affordable income rental units. On the other end of the spectrum, the residential shoreline along Lake Washington offers some of the most spectacular views in the city. Either way, people living in Magnuson enjoy a peaceful home life with a lot of enjoyable nature surrounding them.

CULTURE This small part of Seattle might seem too out of the way to visit, but when you consider all of the outdoor activities it lends to, there is suddenly a lot more reason to go. Magnuson Park offers an all-ages location to do a lot of different things. The sports field is good for friendly games or intramural scrimmages. The largest playground in Seattle means endless entertainment for kids. Even the wetlands offer a quiet walk where you can engage with nature. Also, (and while we wouldn't condone going near the playground with this one) the park has maintained a history of unofficial clothing optional use since the mid-1970s.

MARKET DATA All figures are based on single-family home and condo sales. Graphs were created by METROPOLIST using Trendgraphix, but information was not verified or published by NWMLS. Data reflects all new and resale condos sold.

SINGLE FAMILY HOMES



MEDIAN SOLD PRICE



MONTHS OF INVENTORY



CONDO CORNER



MEDIAN SOLD PRICE



MONTHS OF INVENTORY

