

SAN JUAN

Islands REAL ESTATE TAB

February 2022

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MARKET UPDATE**

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Thriving Local Business Opportunity

Westside Waterfront Acreage

~ and more ~



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SAN JUAN COUNTY REAL ESTATE MARKET SUMMARY

Another record-breaking year for San Juan County! It was incredible for our sellers and those buyers that were successful in purchasing property. Not so much for many of our buyers that are sitting frustrated on the side lines.

In reviewing the year-end results for 2021 the sales dollar volume for the real estate market in San Juan County per the Northwest Multiple Listing Service was \$566,769,478, which reflects an increase in volume of 21% as compared to 2020 when the volume was \$469,322,850. The County closed 660 transactions which is a 1% decrease from last year. The average number of transactions per month was 55. Thinking about selling your property? You may want to consider researching, collecting and completing the items detailed below.

VOLUME COMPARISON		
	SAN JUAN COUNTY	
\$566,769,478	660	2021
\$469,322,850	671	2020
\$299,854,773	444	2019
\$306,903,509	544	2018
	SAN JUAN ISLAND	
\$240,718,639	317	2021
\$219,154,771	300	2020
\$139,593,052	194	2019
\$132,285,740	234	2018

Total volume on San Juan Island in 2021 was \$240,714,639 as compared to \$219,154,771 in 2020. The increase was 10% in volume with an increase of 6% in transaction number. The average number of transactions per month was 26.

Orcas was the star representing a 26% increase in dollar volume. However, their transaction numbers reflect a decrease of 12% from 2020. This is indicative of fewer number of property sales but higher prices as their volume is up.

The percentage of increase in dollar volume year-over-year is slowing down at this point. At the end of 2020 the data reflected considerably higher percentages of increase over 2019, but we also had much more inventory during 2020 than we did in 2021. Most agents have buyers very eager to purchase but as the selection is so low, the buyers do not want to make the trip and as stated above, are frustrated with our market.

Even though the last two years of numbers were all record breaking for our County, they may not be sustainable in the years to come as evidenced by the trend of lower percentages of increases. Having said that, a gain is a gain, but it could be that we should expect a market with a more stable activity level.

In reviewing the sales over \$1m each, San Juan County closed a total of 154 and San Juan Island closed a total of 60 transactions. These sales reflect a 21% increase in this category for the County and a 5% decrease for San Juan Island.

Again, Orcas performed very well with 61 sales as compared to the 47 in 2020 which is a 28% increase in high-end sales.

The high-end segment of our market was very active for the entire County. Typically, the newcomer to the island prefers water view or waterfront and is mostly buying in the price range of \$1m to \$2m. They are seeking a second or retirement home.

The top producers, including my team, had their best years ever. Further, we are also very proud as Coldwell Banker San Juan Islands Inc. was the top producing brokerage firm in the County.

As I mentioned, 2021 was a great year in real estate which when compared to other 2021...

To continue reading

ARE YOU CONSIDERING SELLING YOUR PROPERTY

please visit our website:

<https://www.sanjuanislandslifestyle.com/market-update>



WATERFRONT LOT ON BROWN ISLAND
\$418,000 - MLS #1428542



WATERFRONT HOME ON ACREAGE
\$2,195,000 - MLS #1783855



HENRY ISLAND LARGE WATERFRONT PARCEL
\$2,375,000 - MLS #1762905



GARRISON BAY WATERFRONT HOME
\$1,550,000 - MLS #1787607



TWO STORY HOME IN TOWN W/MULTI FAMILY ZONING
\$599,000 - MLS #1854835



TWO STORY HOME IN TOWN W/MULTI FAMILY ZONING
\$599,000 - MLS #1854835



THRIVING LOCAL BUSINESS OPPORTUNITY
\$925,000 - MLS #1808687



THRIVING LOCAL BUSINESS OPPORTUNITY
\$925,000 - MLS #1808687

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SOLD



WATER VIEW HOME ON ACREAGE

Northwest Contemporary with approx. 3975 sf, 3 master bedrooms, 3.5 baths, home theater, many new windows, massive basement storage, new and extensive decking, recently painted, views across San Juan Channel to Mt. Baker and the Cascade Range, delightful walking paths throughout the property, and approx. 4.48 acres.

MLS #1845814 / \$2,650,000



WEST SIDE WATERFRONT ACREAGE

Rare west side location with 2.9 acres and 437 ft shoreline. Beautifully wooded with incredible views across the straits to Vancouver Island and the Olympic Mountains. Sunsets are stunning! Power, fiber optic, and water on property.

MLS #1801877 / \$2,495,000



SOLD

VIEW HOME ON ACREAGE

1928 sf, 3 bed/ 2 bath, a large east-facing deck, a great view of Mt. Baker and modest filtered views of Griffin Bay, and a detached office/ workshop/ studio. Approx. 2.5 acres with two paddocks, 1.4 acres of fenced pasture, chicken coop/ pens, green house, fenced garden. Fiber optic in the street.

MLS #1860630 / \$821,000

SOLD



SHAW ISLAND WATERFRONT HOME ON ACREAGE

NW point of Shaw Island (3 parcels) totalling 9.1 acres and 1755 ft of shoreline. NW contemporary with 2048 sf, 3bed/4bath, a large deck, and an attached 2-car carport. Plus, a substantial marine rail, a large boathouse, a detached 3-car garage-shop with an attached 2-car carport, water storage tank, and 2 wells. Completely turn-key!

MLS #1856977 / \$5,645,000

PENDING



HENRY ISLAND WATERFRONT ACREAGE

1.76 acres and 169' of west-facing waterfront with wonderful views across the straits to Vancouver Island, shipping traffic, and whale watching. Roche Harbor's marina, restaurants, and grocery store are just a short boat ride away.

MLS #1816446 / \$149,000

SOLD



CONDO IN TOWN

Two story, upper-level end unit (best location) with 932 sf, 1 bed/1 bath, new appliances, plus a bonus room, and pastoral and water views. Situated on about an acre with large, private lawn and garden areas. Short walk (3 minutes) to town, community theater, and the middle and high schools.

MLS #1782812 / \$310,000

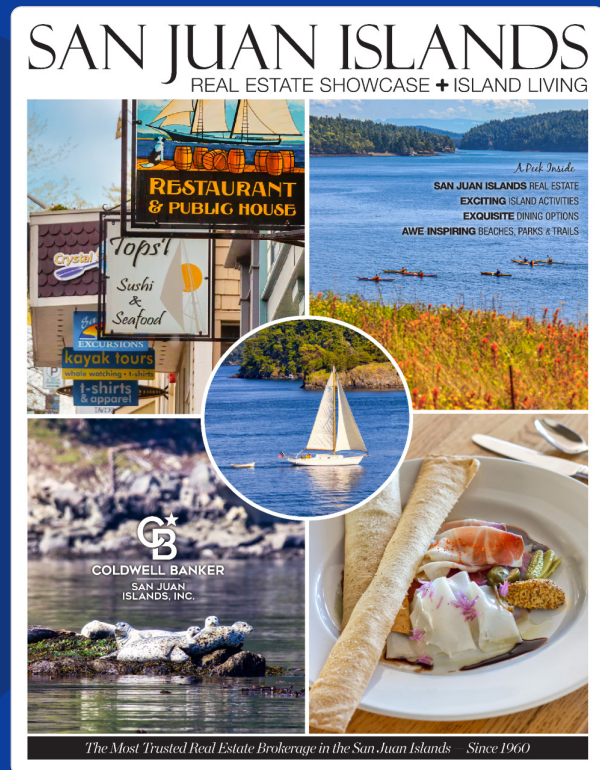
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