

# SAN JUAN

## Islands REAL ESTATE TAB

July 2021

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San Juan County Real Estate  
Market Summary

#### **REAL ESTATE FOR SALE:**

Stuart Island Waterfront Cabin

5 Acres of Old Growth

Home Near Town

~ and more ~



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BANKER**

SAN JUAN ISLANDS,  
INC.

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## SAN JUAN COUNTY REAL ESTATE MARKET SUMMARY

This is an incredibly strong seller's market. The second quarter results, which complete the first half of the year, in San Juan County and on San Juan Island were extremely good. Per the NWMLS, the dollar volume in San Juan County was \$263,479,687 with a total of 334 transactions. The numbers reflect a 119% increase in dollar volume and a 63% increase in the number of transactions as compared to the same period in 2020.

For San Juan Island the transaction volume was \$112,714,549 with a total of 161 transactions. This was a 97% increase in volume and a 73% increase in number of transactions.

**Median Home and Land Prices**

**Average Home and Land Prices**

**Number of Pending Sales**

**Number in Inventory**



Our sellers are listing now because they recognize this is a great market to be active in. Most of the new listings sell in a timely manner, and often with multiple offers and escalating prices. Many sellers are pricing optimistically against inventory, versus closed comparable properties as the market trends support it.

It is difficult for a buyer to be active in this market. The successful offers are typically cash, accommodating to the seller's closing and/or possession requirements and have very short inspection/feasibility studies. The buyer profile appears to be the typical 45-65 years of age, buying a second home or retirement home. However, we are noticing a slight variation with more younger people joining our community. They are able to work out of their home office and have decided to make island living a reality. They have determined that our school system has a high ranking in the State, and in many cases, better than where their children were enrolled in the metropolitan areas.

Recently, I have had several buyers facetime with their agents and write an offer sight-unseen. Most of these types of contracts have worked out with the buyer then coming to town during their feasibility study period.

The seller's role in our market is aggressive, therefore the buyers and their agents must be aggressive as well. Some buyers are waiving home inspections and feasibility studies to attract the seller and others are paying a lot over the list price.

To continue reading  
**SAN JUAN COUNTY REAL ESTATE MARKET SUMMARY**  
 please visit our website:  
<https://www.sanjuanislandslifestyle.com/market-update>

SAN JUAN COUNTY					
2021 1st Half		2020 1st Half		2019 1st Half	
No.	Volume	No.	Volume	No.	Volume
334	\$263,479,687	205	\$120,309,536	194	\$126,059,102
SAN JUAN ISLAND					
161	\$112,714,549	93	\$57,177,121	82	\$55,053,990



**NEW LISTING**  
**WATERFRONT VIEW HOME**  
 \$1,880,000 - MLS #1799436



**NEW LISTING**  
**WATERFRONT HOME WITH SECOND LOT**  
 \$2,500,000 - MLS #1783855



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



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



**REDUCED**  
**ROULAC LANE WATER VIEW HOME**  
 \$1,350,000 - MLS #1755462



**REDUCED**  
**BREATHTAKING VIEW ESTATE**  
 \$2,575,000 - MLS #1563904



**REDUCED**  
**STUART ISLAND WATERFRONT CABIN**  
 \$599,000 - MLS #1758510



**REDUCED**  
**EAGLE COVE WATER VIEW LOT**  
 \$535,000 - MLS #1758562



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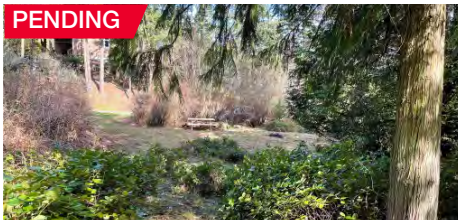
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105 Spring Street • Friday Harbor, Washington 98250

*to view more of my listings, please visit:*

www.BuySanJuanRealEstate.com

**PENDING**



**PARCEL WITH LOW BANK BEACH ACCESS**

Located near Roche Harbor in a tasteful neighborhood, this .62 acre offers a sunny meadow, towering trees, water, power, phone, and septic permit. Driveway installed to cleared building pad. Paved roads for easy access. area. No HOA.

\$179,000

MLS #1750131

**PENDING**



**STUNNING VISTAS**

Custom Eagle Cove home offers 2 large bedrooms, office/den, loft office, bonus room, and over 2,200 SF + oversized 2 car garage. Bathed in sunshine, on over an acre, this is island living at its best, with forever 180 degree views from Mt. Rainier to the Olympics w/stunning sunsets. Whales play in your front yard.

\$1,599,000

MLS #1758375

**SOLD**



**CHARMING COMMERCIAL PROPERTY**

Step back in time to this charming and lovingly restored Victorian home in town, currently used as a commercial rental with 4 units and room to expand to 8 ! Walking distance to town, shops, and ferry. 3 studios w/kitchens, one large private bedroom, 4 baths. Attached garage.

\$900,000

MLS #1675846

**NEW**



**CHARMING HOME IN TOWN**

Charming two bedroom one bath home on sunny large lot in Friday Harbor. Many upgrades! New deck, washer/ dryer, new paint and carpet. Garden window. Wood stove for efficient winter warmth. Enjoy large deck with spacious yard that offers fruit trees and area for garden play.

\$449,000

MLS #1794742

**PENDING**



**RARE STAND ALONE CONDOMINIUM**

Light and bright south facing home with view of Olympics, great room w/new carpet, hardwoods, gas fireplace, vaulted ceilings. Spacious kitchen w/ granite counters, gas cooktop, abundant storage, eating nook/office space. 2 bedrooms, 2.5 baths.

\$629,000

MLS #1761777

**NEW**



**MOUNT DALLAS RETREAT**

Custom view home with great room, new deck, beautiful wood trim & finishes, large master w/ private bath, Beautiful detached guest house. Detached garage w/workout room, shop area, room for vehicles. By appt only.

\$1,550,000

MLS #1797076



**5 ACRES OF OLD GROWTH**

Towering old growth doug fir and madrona forest grace the property in a mix of rocky knolls. 5 acres. Natural building site with drive partly in. Water power phone available in this new development of 80 acres total.

\$297,000

MLS #1380666



**SOLD**



**WATER VIEW ACREAGE**

10 acres with views across San Juan Channel to Orcas Island. Community water, private community beach, an approved 4-bedroom septic design, utilities on site, and a nicely maintained road. Quick drive to Friday Harbor.

**MLS #1737987**  
**\$400,000**

**NEW LISTING**



**WATER VIEW ACREAGE**

12.98 Acres (in two tax parcels) with a private well and beautiful views across San Juan Channel over many smaller islands including Yellow, Jone's, Flat Top, Spieden, Waldron, Orcas, and the Canadian Islands of Saturna and Pender. Private well.

**MLS #1799953**  
**\$865,000**

**NEW LISTING**



**LARGE ACREAGE**

25± acres (2 tax parcels), south-facing, with very picturesque territorial views across the valley to the Olympic Mtns and a bit of the Strait, a pond, and a great combination of trees and open areas. Private and secluded. Close to town, the hospital, and the airport.

**MLS #1788555**  
**\$950,000**

**SOLD**



**HOME NEAR TOWN**

Nice and sunny double-wide with 1060 sf, 2 bed/2 bath, a fenced backyard, and a small back porch. No age restriction. Pets are limited to two dogs and no limit on cats. Space rent is \$500/month. Utilities are billed separately.

**MLS #1779026**  
**\$215,000**

**NEW LISTING**

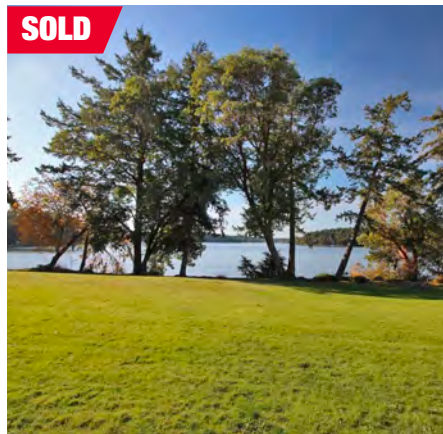


**WEST SIDE WATERFRONT ACREAGE**

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**



**WATER VIEW LOT**

Over 1.1 acres of southwest-facing lawn with installed septic, utilities, driveway, and existing old foundation, plus 4.75 acres of common area that includes a pond, a tennis court, and approximately 1600 feet of shoreline. Near Roche Harbor.

**MLS #1537100**  
**\$876,000**



**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**  
**\$335,000**

**SOLD**



**HOME NEAR TOWN**

Updated home with 3291± sf, 3 bed 3 bath, little view of Griffin Bay, privacy fencing, grass yard, landscaping, fruit trees, and a deer fenced garden on a sunny 0.59± acre lot. Being sold turn-key with a vacation rental permit.

**MLS #1618262**  
**\$875,000**



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