

SAN JUAN

Islands REAL ESTATE TAB

May 2022

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Bright and Sunny West Facing Home
Magical 3 + Acre Parcel
~ and more ~



**COLDWELL
BANKER**

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SAN JUAN COUNTY REAL ESTATE MARKET SUMMARY

This seller's market continues to be very strong. The first quarter results in San Juan County and on San Juan Island were as expected, for a first quarter. Per the NWMLS, the dollar volume in San Juan County was \$87,735,644 with a total of 88 transactions. The numbers reflect a 7% increase in dollar volume and a 34% decrease in the number of transactions as compared to the same period in 2021.

For San Juan Island the transaction volume was \$36,984,387 with a total of 39 transactions. This was a 8.5% decrease in volume and a 40% decrease in number of transactions. Orcas Island's volume is dictating the County numbers as San Juan isn't contributing at the same level.

SAN JUAN COUNTY VOLUME RECAP REPORT

AREA	2022 1st QUARTER DOLLAR VOLUME	2022 1st QUARTER TRANSACTIONS	2021 1st QUARTER DOLLAR VOLUME	2021 1st QUARTER TRANSACTIONS	PERCENTAGE OF CHANGE VOLUME / NUMBER
San Juan County	\$87,735,644	88	\$81,852,733	134	7% Increase Vol/ 34% Decrease No.
San Juan Island	\$36,984,387	39	\$40,258,366	65	8.5% Decrease Vol/ 40% Decrease No.

It is very clear in both the County and on San Juan Island, that the prices have increased considerably and therefore fewer number of transactions can create volume greater than the same period in 2021 for the County and with a slight decrease for San Juan Island.

It is also very clear that the lack of inventory is hindering both; volume and number of transactions. As of March 31, 2022, San Juan County had a total of 138 listings for all types of properties. The County had 41 pending and 97 active. This is a 36% decrease in total, a 50% decrease in pending and a 28% decrease in active.

For San Juan Island, the decreases were 44% in the total inventory, 39% in pending and 50% in active listings.

As agents, we all have ready, willing, and qualified clients wanting to purchase but they have been unable to do so for various reasons, the most common being, inventory and selection. I assure you my buyers aren't being picky, but they just can't get in a position fast enough to make an offer on the homes that are suitable for them.

Spring has brought some new listings to the market as sellers can spruce up their curb appeal and agents are processing their annual showcases. However, if the properties are priced somewhat close to market, they are being placed under contract within 10-15 days, often with multiple offers and escalating prices.

Due to how fast properties are going pending, we are not making any headway for increasing the amount of inventory. We have been on a steady decline since May 2021.

It is also quite possible that the current level of inflation, speculation over increasing mortgage interest rates and war are causing uncertainty. Some buyers may have reconsidered or postponed their purchase in the islands. Some may have become frustrated due to the poor selection. This will also have an impact on our volume and transaction numbers as well.

This is just the first quarter of the year and historically, it is always a volatile time and not a clear indicator of what the next 3 quarters will produce.

Most of our sellers are in the age group of 65-85 and relocating off island due to their desire to live closer to family and/or major medical facilities. Now we can also add frustration with the ferry system to the list. Therefore, I understand why some owner-occupied sellers are hesitant to list, even when we have precedent setting prices. Unless a seller is moving in...

To continue reading

SAN JUAN COUNTY REAL ESTATE MARKET SUMMARY

please visit our website:

<https://www.sanjuanislandslifestyle.com/post/san-juan-county-real-estate-market-summary-3>



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



EXPANSIVE WEST FACING ACREAGE
\$489,000 - MLS #1910098



THRIVING LOCAL BUSINESS OPPORTUNITY
\$875,000 - MLS #1808687



CHARMING HOME IN QUIET NEIGHBORHOOD
\$495,000 - MLS #1908746



SPACIOUS CAPE SAN JUAN HOME
\$1,275,000 - MLS #1892066



WATERFRONT ACREAGE ON WESTCOTT BAY
\$1,000,000 - MLS #1888415



SERENE WATERFRONT ON GARRISON BAY
\$1,500,000 - MLS #1787607



REDUCED





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NEW LISTING



WATERFRONT HOME & SHARED DOCK

Rare south-facing waterfront home with a shared deep-water dock with a 24' float and a mooring buoy. Enjoy beautiful views of Griffin Bay, the Strait and the Olympic Mtns. 1418 sf with 2 bed/3 bath, sunny living room featuring bay views and a rock surround fireplace w/electric blower, and a main floor master. Large decks overlooking the water with partial wind screening and a hot tub. Metal roof. 452 sf office/studio with spectacular view and 3/4 bath over detached garage. Low maintenance landscaping, apple trees, and a fire pit near the water's edge. Close to town.

MLS #1922220 / \$1,850,000

NEW LISTING



BRIGHT & SUNNY WEST-FACING HOME

Bright and sunny west-facing home with territorial views of the beautiful SJC Land Bank property. Extensive remodel throughout just completed. 1616 sf, 3 bed/2 bath, large great room with vaulted ceiling and wood stove, new exterior paint in 2020, new roof in 2019, a 4-car garage (782 sf), a garage/shop/storage (928 sf) wired throughout with 220v, just over an acre, and close to town.

MLS #1922375 / \$845,000

NEW LISTING



NORTHWEST CONTEMPORARY HOME

An incredible Northwest Contemporary home with approx. 3975 sf, 3 bed/3.5 bath, featuring breathtaking views across San Juan Channel to multiple islands, channels, and bays, as well as Mt. Baker and much of the Cascade Range, a home theater, new and extensive decking, recently painted, many new windows, and massive basement storage. On approx. 4.48 acres, enjoy a quiet setting away from roads, delightful walking paths throughout the property, and a large bricked circular driveway.

MLS #1913615 / \$2,995,000

NEW LISTING



RARE DOUBLE LOT AT CAPE SAN JUAN

Rare double lot (.92 ac) at Cape San Juan (south end of the island), featuring a bright and sunny water view home with 2398 sf, 3 bed/3 bath, large windows on entire south side, vaulted ceilings, covered grilling porch off kitchen, large decking (composite), the primary bedroom has access to the deck, fiber internet (up to 1 Gig), covered front porch, and plenty of storage in the crawl space with concrete floor, insulation, and a workshop. Detached oversized 2-car garage with 8' high garage door and built-in cabinets. Detached 26 x 18 building with a heated lap pool & floor.

MLS #1916530 / \$1,195,000

NEW LISTING



BEAUTIFUL CUSTOM BUILT HOME

Beautiful custom built home, extremely well maintained and extensively remodeled in 1996, with 3593 sf, 4 bed/3 bath; 2020 remodel: primary bedroom with large walk-in closet and bath with walk-in shower and heated floor; 2018 remodel: kitchen featuring a farm house sink, double oven with warming drawer, and a large island with seating; direct fiber, large level fenced yard with an incredible water feature, irrigation for lawns and beds in place, 3 car garage with more than enough additional parking, massive wood shed, quiet neighborhood, community garden...

MLS #1913571 / \$985,000

NEW LISTING



BEAUTIFUL VALLEY ACREAGE

7.79 acres of pasture in a beautiful valley with a partial lake view, approved 3-bedroom septic design, partially fenced, and power at property line. Community water and community access to the lake. Close to a National Park and lots of hiking trails.

MLS #1913632 / \$675,000



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PENDING

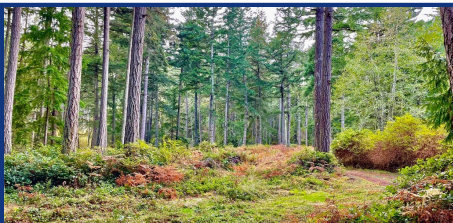


A TRUE OASIS HOME SITUATED ON 5 ACRES

A true oasis offering 5 acres, perfectly situated on lake with dock. Leave your cares behind! This complete package includes large shop, 400 SF rental unit, and custom beautiful 2817 SF 3 bed 2 bath Craftsman home, with lovely views of lake and Mt Baker. Large bonus room, separate office and dining room.

\$1,495,000

MLS #1892453



MAGICAL 3 PLUS ACRE PARCEL

Tucked away, one can relax amid the gorgeous old growth fir and cedar forest on this magical 3 plus acre parcel. It offers so much, a seasonal stream with fern and mossy outcroppings and an abundance of wildlife. Bring your cabin or yurt, or camp out! Power available.

\$199,000

MLS #1858180

SOLD



PERFECT ISLAND HOME OR GETAWAY

Location location! Perfect island home, or vacation getaway! Located in the popular Eagle Cove neighborhood, this special 2+ bdrm custom NW home offers ground floor living, bathed in sunlight. Great room with vaulted ceilings, skylight, wood fireplace/insert, custom bookcases, main ensuite bedroom, wood floors.

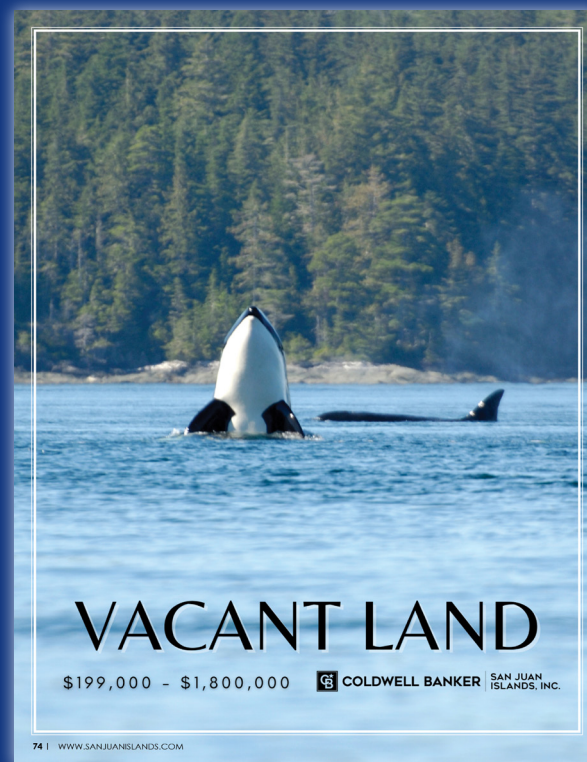
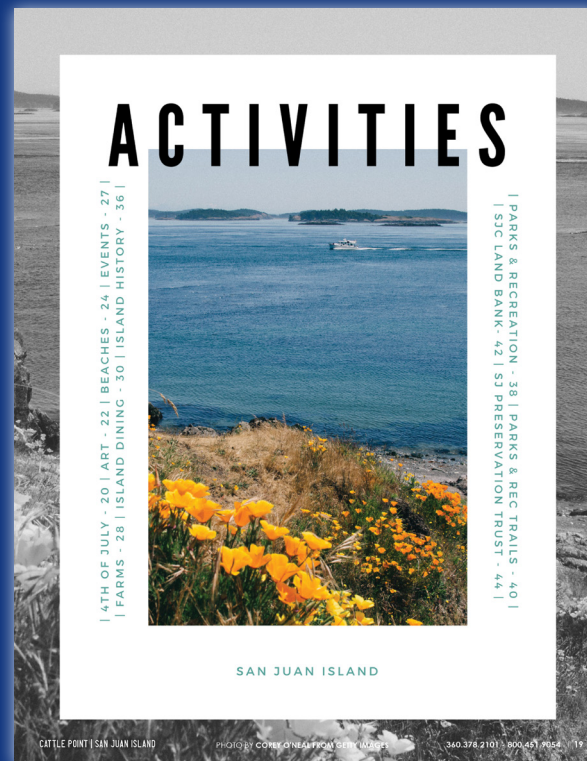
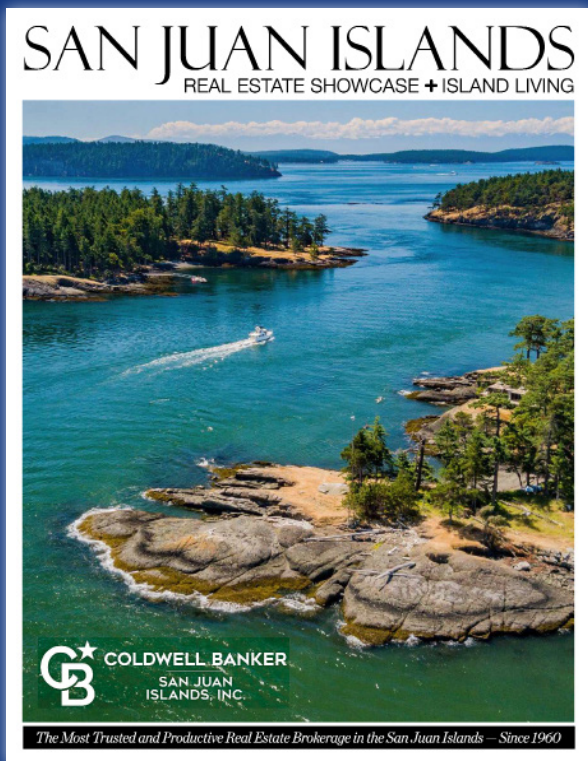
\$1,500,000

MLS #1886500



The 2022 San Juan Islands Real Estate Showcase + Island Living Magazine is finally here!

Here is a sneak peek of the content inside! This year we are featuring lots of San Juan County community information in our Lifestyle and Activities sections! Stop by our Coldwell Banker San Juan Islands, Inc. Friday Harbor Office (105 Spring Steet, Friday Harbor, WA 98250) or our Roche Harbor office (Roche Harbor Resort) to pick up a copy! Find our digital version of the showcase on our website - www.sanjuanislands.com - About Us - Marketing Campaigns - Property Showcase & Island Living Publication - OR Click on any of the photos below to be transferred to our website!





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