

# SAN JUAN *Islands*

## REAL ESTATE TAB

NOVEMBER 2020



**COLDWELL  
BANKER**

**SAN JUAN ISLANDS,  
INC.**

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Real Estate Market Update

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

*Waterfront Home Near Roche Harbor*

*Garrison Bay Waterfront Cabin*

*Delightful Forest Acreage*

*South Facing Waterfront*

*~ and more ~*

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*The Most Trusted Real Estate Broker in the  
San Juan Islands - Since 1960*





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## SAN JUAN ISLAND AND COUNTY REAL ESTATE MARKET SUMMARY

The third quarter results for San Juan Island and San Juan County were consistent with the first quarter results; very robust. The second quarter was in COVID shock but that gave way to a strong third quarter. Per the NWMLS, the dollar volume year-to-date on San Juan Island was \$139,281,708 with a total of 188 transactions. This reflects a 65% increase in the dollar volume and a 38% increase in the number of transactions. For San Juan County, the total dollar volume was \$292,879,941 with a total of 430 transactions. The County also had an increase which was 41% in dollar volume and 34% in number of transactions. Based on the active market, we will complete this year above 2005 dollar volume, which was when the volume and number of transactions reached an all-time high.

### TRANSACTION RECAP REPORT

	San Juan Island		San Juan County	
Jan-Sept 2020	188	\$139,281,708	430	\$292,879,941
Jan-Sept 2019	136	\$ 84,399,236	321	\$207,761,506
Jan-Sept 2018	180	\$ 98,760,950	394	\$218,972,280
Jan-Sept 2017	230	\$113,662,656	443	\$217,716,790

For the agents and brokerage firms, this market would be considered incredible. Coldwell Banker San Juan exceeded our entire 2005 year's volume by the third quarter in 2020. The majority of our agents, and those throughout the County are having their best year ever. The source of all this activity is extremely low interest rates, the exiting of the metropolitan areas towards a safe-haven location away from COVID and civil unrest.

Further, many prospective buyers have been working out of the home and have realized, they do not need to be in Seattle, they can work remote from paradise.

The buyer profile remains the same as always, the age group is mostly 45-65 years, looking for a second home that will become their future retirement location. Most are interested in water view or waterfront homes. Once lodging opened in the County, buyers were driving from the western Washington area and purchasing homes in the \$1m to \$2m range, which reduced our inventory sharply.

### SALE ACTIVITY OVER \$1M

	Closed 2019	Closed YTD 2020	Pending	Forecasted Total for 2020
San Juan island	20	41	16	57
San Juan County	43	81	29	110

Per the chart above, sales activity over \$1m properties are ahead of 2019 with just our year-to-date closings. The numbers should be double that of 2019 at year-end 2020, if all the pending sales close. High-end sales provide upward movement in our median home price.

As of October 14, 2020, we have a total of 177 property listings on San Juan in the NWMLS, with 89 of those properties in escrow. This is compared to 254 listings with 34 of those in escrow same time last year. This reflects a 30% decrease in the total number of listings and a 161% increase in the number of escrows from last year same time. The inventory totals include all types of property.

The County reflects a decrease of 33% in total number of listings and an increase in the number of escrows from last year same time of 97%.

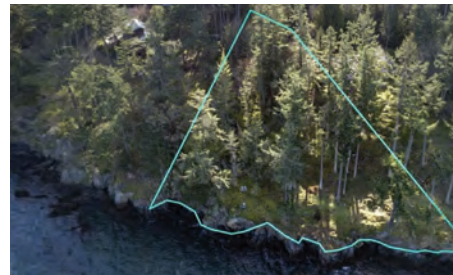
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**WATERFRONT HOME NEAR ROCHE HARBOR**  
\$3,595,000 — MLS #1586245



**DREAM ESTATE WITH BREATHTAKING VIEWS**  
\$2,900,000 — MLS #1563904



**BROWN ISLAND WATERFRONT LOT**  
\$418,000 — MLS #1428542



**SPORTSMAN LAKE 3 BED - 2 BATH HOME**  
\$649,000 — MLS #1634719



**ROCHE HARBOR INVESTMENT OPPORTUNITY**  
\$420,000 — MLS #1672877



**CONVENIENT OUTER ISLAND HOME**  
\$750,000 — MLS #1439923



**GARRISON BAY WATERFRONT CABIN**  
\$720,000 — MLS #1486456



**CONDO IN THE HEART OF TOWN**  
\$399,000 — MLS #1621024





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to view more of my listings, please visit:

[www.BuySanJuanRealEstate.com](http://www.BuySanJuanRealEstate.com)

**NEW**



**NW CONTEMPORARY CLOSE TO TOWN**

Nice NW Contemporary 3 bd, 2 bath home on beautiful corner lot. Partly fenced with water feature, dry creek, towering trees, garden shed and various plantings throughout property. Walking distance to town and ferry.

**\$485,000**

**MLS #1658666**



**MT. BAKER VIEW**

Doug fir and madrona trees grace the property with a mix of rocky knolls. Natural building site with drive partly roughed in. Partial view of Mt. Baker, more with clearing. Water, power, and phone available in this new development of 80 acres total. Adjacent lots available.

**\$267,000**

**MLS #1383847**

**NEW**



**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.

**\$989,000**

**MLS #1675846**

**PENDING**



**WESTSIDE WATER VIEW**

Lovely custom light filled home has hardwood and tile flooring with in-floor heat, 2 bed/2 bath, office, play room, recreation room with wine cellar. Westerly views of straits and Vancouver Island, close to Limekiln State Park.

**\$679,000**

**MLS #1496244**



**DELIGHTFUL FOREST ACREAGE**

Beautiful forest setting with fir, oak, and madrona gracing the property. 5 acres. Water power phone available in this new development of 80 acres total. Adjacent lots available.

**\$177,000**

**MLS #1381624**



**ACREAGE WITH VIEWS**

Beautiful forest setting with fir, oak and madrona. 5 acres. Nice views of San Juan Valley, Zylstra Lake. End of road location and borders Land Bank. Driveway roughed in. Water power phone available in this new development of 80 acres.

**\$277,000**

**MLS #1381571**



**WEST FACING PARCEL**

West facing with potential view. Fir, oak, and madrona gracing the property amongst rocky outcroppings. 4.15 acres. Road in. Water power phone available in this new development of 80 acres total. Adjacent lots available.

**\$187,000**

**MLS #1381651**



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**CHARMING HOME CLOSE TO TOWN**

Kid friendly neighborhood. New home with 4 bd, 2.5 baths, grassy fenced back yard, easy maintenance landscaping. Fresh interior paint. Heat pump/AC unit for maintaining comfortable temps. Single car garage.

**\$460,000**

**MLS #1664521**



**BUSINESS OPPORTUNITY**

Why The Toy Box is so special—25 years of generational customers watching kids grow up. Testimonials from kids who come back as adults to express their joy in coming here. Long standing business relationships-relating to other local businesses.

**\$40,000**

**MLS #1374782**



**STUNNING VIEW HOME**

Custom built 3 bd, 3.5 bath, 3,920± sf home with granite, marble & coral tile throughout. Theatre and game room, custom full bar with walnut cabinets, glass staircase, coffered ceilings, granite slab countertops, high end appliances.

**\$1,399,000**

**MLS #1100132**



**IN TOWN INVESTMENT OPPORTUNITY**

Commercial condominium in downtown Friday Harbor. Views of the Harbor, indoor and outside dining including a private garden area. Investment opportunity as it is currently leased to the Market Chef Restaurant and Deli.

**\$425,000**

**MLS #1261118**



**A NATURE LOVER'S SANCTUARY**

Cozy 2 bd 2 bath home overlooks a 35 acre marsh in the unique community of Three Meadows. The 5 acres is nestled in 212 acres of common lands. Common area includes marsh, forest, pastures, and a restored barn with horses. "A Sense of Place"

**\$675,000**

**MLS #1636123**



**PRIVATE & QUIET HOME NEAR TOWN**

3 bd 3 bath 2,800 sf home. Southern exposure, wooded, private & quiet. Wrap around deck, chef's kitchen with bar seating, office space. Propane oven & cooktop, stainless steel appliances. Detached bunkhouse & fenced garden space.

**\$875,000**

**MLS #1658852**



\$949,000

### WATER VIEW HOME ON ACREAGE

3779±sf, 3 bed/2 bath, southwest-facing home with large decks, outstanding views, raised bed gardens, fruit trees, a yurt, and magnificent oak trees and old growth evergreens, on 9.9± acres. **#1569040**

REDUCED

\$365,000

### WEST SIDE WATERFRONT LOT

100'± high bank waterfront with outstanding views & whale watching, survey, community water, 4-bedroom septic design, and end of road privacy. Fiber optic available. **#1429181**

\$710,000

### WATER & MOUNTAIN VIEW HOME

3784± sf, 3 bed/4 bath, great room, huge family room, large decks, new upgrades including new paint on the exterior and much of the interior, 2-car garage, greenhouse, and west-facing with beautiful sunsets. 1± acre. **#1331961**

SOLD

\$995,000

### ROCHE HARBOR WATER VIEW HOME

On Afterglow Dr with 2 bedrooms, 3 baths, living room, family room, extra finished room, deck, 3-car garage with ample off-street parking, a tile roof, and professionally landscaped. A pleasant 5-minute walk to the Roche Harbor village. **#1658805**

PENDING

\$3,750,000

### BEACHFRONT HOME ON ACREAGE

Contemporary log home with 2970± sf and 2 bed/3 bath, 600± sf 1 bed/1 bath guest house above a detached 3 car garage, detached 2 car garage, 40 ft on a community dock, 270± ft wf, gravel beach, stunning views, on approx. 5 acres. Being sold furnished. **#1618333**

SOLD

\$3,950,000

### WATERFRONT & DOCK DECATUR ISLAND

79± acres, 2000'± wf, beach, protected bay, private deep-water T dock with 90' float, 10 buildable lots, installed water system, power & telephone to each lot, metal building, short boat ride from Anacortes. **#262118**

\$2,395,000

### NEW WATERFRONT HOME WITH DOCK

2774± sf, 3 bed/3.5 bath, in-floor radiant heat, electric blinds, fiber optic, oversized 2-car garage, enough clearing to create good solar exposure for gardens, and a top-notch shared deep water protected dock with a 40 ft float. 2.4± acres. **#1587145**

REDUCED

\$895,000

### 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. **#1537100**

\$1,196,000

### BEACHFRONT COTTAGE

Charming remodel with 2 bedrooms, a media room with a queen Murphy bed, 2.5 baths, covered outside space for entertaining, very sunny, steps to the beach, a shared well, across from the Golf-Tennis Club, and just a couple of miles to Town. **#1635928**

SOLD

\$3,000,000

### AFTERGLOW WATERFRONT HOME

Charming 2843± sf, 3 bed/3 bath seaside cottage ideally sited on Afterglow Beach with the patio extending right to the water's edge, spectacular western views across Haro Strait, and a gorgeous view down the long beach. **#1503785**

SOLD

\$352,000

### WATERFRONT ACREAGE DECATUR ISLAND

3± acres, 280'± of high bank beachfront, southeast exposure, power, telephone, road to the property line, and a well will be provided. Island amenities: public roads, airstrip, and commercial passenger vessels. **#448234**

\$995,000

### SOUTH FACING WATERFRONT

On Kanaka Bay with 1.44± acres, community water, installed 5-bedroom septic system, common waterfront access onto False Bay, all day sun, and views across the Straits to the Olympic Mountains, Whidbey Island, and even Mt. Rainier. **#1640933**

PENDING

\$3,070,000

### SOUTH FACING WATERFRONT HOME

On White Point with 2950± sf, 3 bed/3 bath, cherry flooring, large sun deck, Roche Harbor Water and a drilled well, dingy dock, sport court, fruit trees, bricked parking area, and asphalt driveway on 3.15± acres with 320± ft of medium bank shoreline. **#1611881**

SOLD

\$629,000

### WATERFRONT HOME CENTER ISLAND

West-facing with 1824± sf, 2 bed/2 bath, decks on both levels, a newer metal roof. 0.52± acres with 120'± shoreline. Center Island amenities: clubhouse, marina, gravel airstrip, boat launch, boat storage, and beachfront. **#1168859**

PENDING

\$995,000

### 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. **#1618262**





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*Monica Bennett*

PHOTOGRAPHY