

SAN JUAN

Islands REAL ESTATE TAB

November 2022



**COLDWELL
BANKER**

SAN JUAN ISLANDS,
INC.

In this Issue:

ARTICLES:

**SAN JUAN ISLAND &
SAN JUAN COUNTY REAL
ESTATE MARKET SUMMARY**

REAL ESTATE FOR SALE:

Inter-Harbor Waterfront Home
Beautiful Home and Acreage on Kanaka Bay
Luxury Waterfront Estate
Opportunity to Own a 39 Acre Farm
~ and more ~

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YOUR INFORMATION SOURCE



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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 are all reflecting a downward trend across the board; in volume and transaction numbers for both areas. Per the NWMLS, the dollar volume year-to-date on San Juan Island was \$135,602,193. with a total of 137 transactions. This reflects a 26% decrease in the dollar volume and a 47% decrease in the number of transactions.

For San Juan County, the total dollar volume was \$300,172,437. with a total of 306 transactions. The County also had a decrease which was 29% in dollar volume and 42% in number of transactions.

TRANSACTION RECAP REPORT		
Time Frame	Number of Transactions	\$ Volume
San Juan Island		
January - September 2022	137	\$135,602,193
January - September 2021	256	\$183,743,962
January - September 2020	188	\$139,281,708
January - September 2019	136	\$84,399,236
January - September 2018	180	\$98,760,950
San Juan County		
January - September 2022	306	\$300,172,437
January - September 2021	521	\$421,424,079
January - September 2020	430	\$292,879,941
January - September 2019	321	\$207,761,506
January - September 2018	394	\$218,972,280

Coldwell Banker San Juan Islands Inc. is doing better than the general market with a decrease of 13% for closed sales volume. However, we are maintaining 50% of the market share on the island and 8 of the top 10 production agents on San Juan Island work at our office.

Many nearby regional markets are experiencing similar corrections in their areas. These corrections were expected as the volume in 2020 and 2021 was not sustainable. Further, when low inventory is coupled with high inflation and increasing interest rates, a correction is inevitable.

The current market is very similar to 2019 transaction numbers and 2020 sales volume. Those were both considered very good years, the market was balanced between buyers and sellers, the number of days a property was on the market was normal for our area, and the negotiation percentage off list price was fair.

It was just a year ago that most of the agents on San Juan and those throughout the County were having their best year ever. It was a beehive of activity; Buyers and Sellers were in a frenzy to purchase property or list their properties. It is amazing how quickly the real estate market can react to adversity.

In reviewing the 2022 year-to-date market, it is apparent that we peaked this summer. In the County, the month of May offered the highest sale price to list price ratio of slightly over 105% which equates to an average of 5% above the list prices. September had a 97% ratio or an average of 3% below the list price.

March was the lowest month for inventory with a 3-month supply, a prediction based on current absorption. August 2022 was the highest month year-to-date with 8 months of supply.

July and August were the months with the highest number of listed properties. September's inventory number has dropped down 6% but that may be the seasonal adjustment as well.

As of September 30, the total inventory for San Juan Island was 104 listings for all types of properties with 21 of those pending in escrow and 83 were active listings.

To continue reading

San Juan Island and San Juan County Real Estate Market Summary

please visit our website:

<https://www.sanjuanislandslifestyle.com/blog>

Chardonnay Shopping SJI Event - December 8, 2022

Follow the [Chadonnay Shopping SJI Facebook page](#) to stay updated!

NEW LISTING



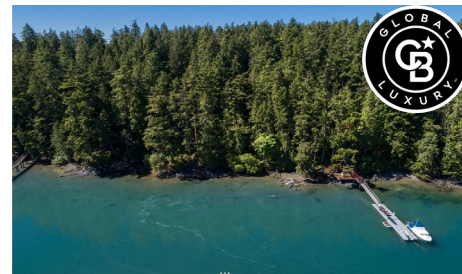
RECENTLY REMODELED HOME ON ACREAGE
\$820,000 - MLS #2005818



INTER-HARBOR WATERFRONT HOME
\$875,000 - MLS #1974364



SECLUDED WATERFRONT HOME ON ACREAGE
\$2,695,000 - MLS #1783855



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



HARBOR RENTAL - BUSINESS FOR SALE
\$2,950,000 - MLS #1910066



EXPANSIVE WEST-FACING ACREAGE
\$449,000 - MLS #1910098



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



SUNNY 5-ACRE EQUESTRIAN ESTATE
\$795,000 - MLS #1941271



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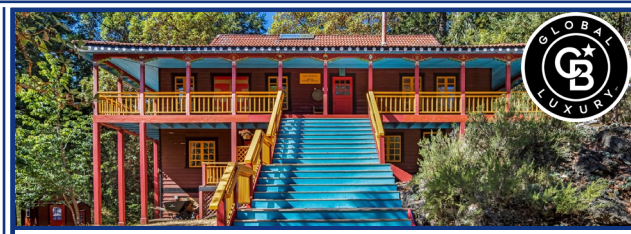


OPPORTUNITY TO OWN A BEAUTIFUL 39 ACRE FARM

An exceptionally rare opportunity to own a real 39-acre farm in 2 parcels including a wonderful old-world farmhouse, a magnificent barn with many attributes including a previously approved milk station, 6 horse stalls, an animal washing station with hot and cold water, living area with a kitchen for ranch hands to have meals from, shop, huge hay loft, and large office. There is a very nice 1 bed/1 bath cabin, a large pond for swimming or other recreation...

\$2,250,000

MLS #1950257



SERENE PARADISE RETREAT CENTER ON 20 ACRES

This serene paradise has been used as a Buddhist retreat center on 20 acres graced with madrona, native fir trees, & rocky outcroppings. The main building has a beautiful hand-painted meditation room, a suite with living room, guest rooms, a caretaker's apartment, large kitchen, hardwood floor & tile floors, & a full wrap-around deck. Groomed paths meander to multiple sleeping huts, tent platforms, & cozy yurts & offer space for large gatherings...

\$1,850,000

MLS #1995115



PREMIER LOCATION ON THE WEST SIDE

Premier location on westside of San Juan, with 180° views of the Straits, Victoria, various species of whales, shipping lanes, sunsets and Olympics. Very private, on 5 delightful acres graced with old growth trees and rocky knolls, this 2300SF 2 bedroom 2 ½ bath custom home is sited on one of the best parcels in the area. Wonderful floor plan, it is in need of upgrades, but offers so much. Hardwood floors, formal library/office and dining room...

\$1,475,000

MLS #1999937



EXCEPTIONAL BUSINESS OPPORTUNITY IN FRIDAY HARBOR

Exceptional business opportunity with 36 years of history providing year-round services to Friday Harbor and the entire County. Harbor Rental and Saw Shop is a well-known successful essential business. The sale includes the rental, repair and retail business with a County wide customer base and training for the buyer. The real estate includes; the primary building which has the show room with retail, equipment rental and repair workshop, 4 leveled lots.

\$2,950,000

MLS #1910066



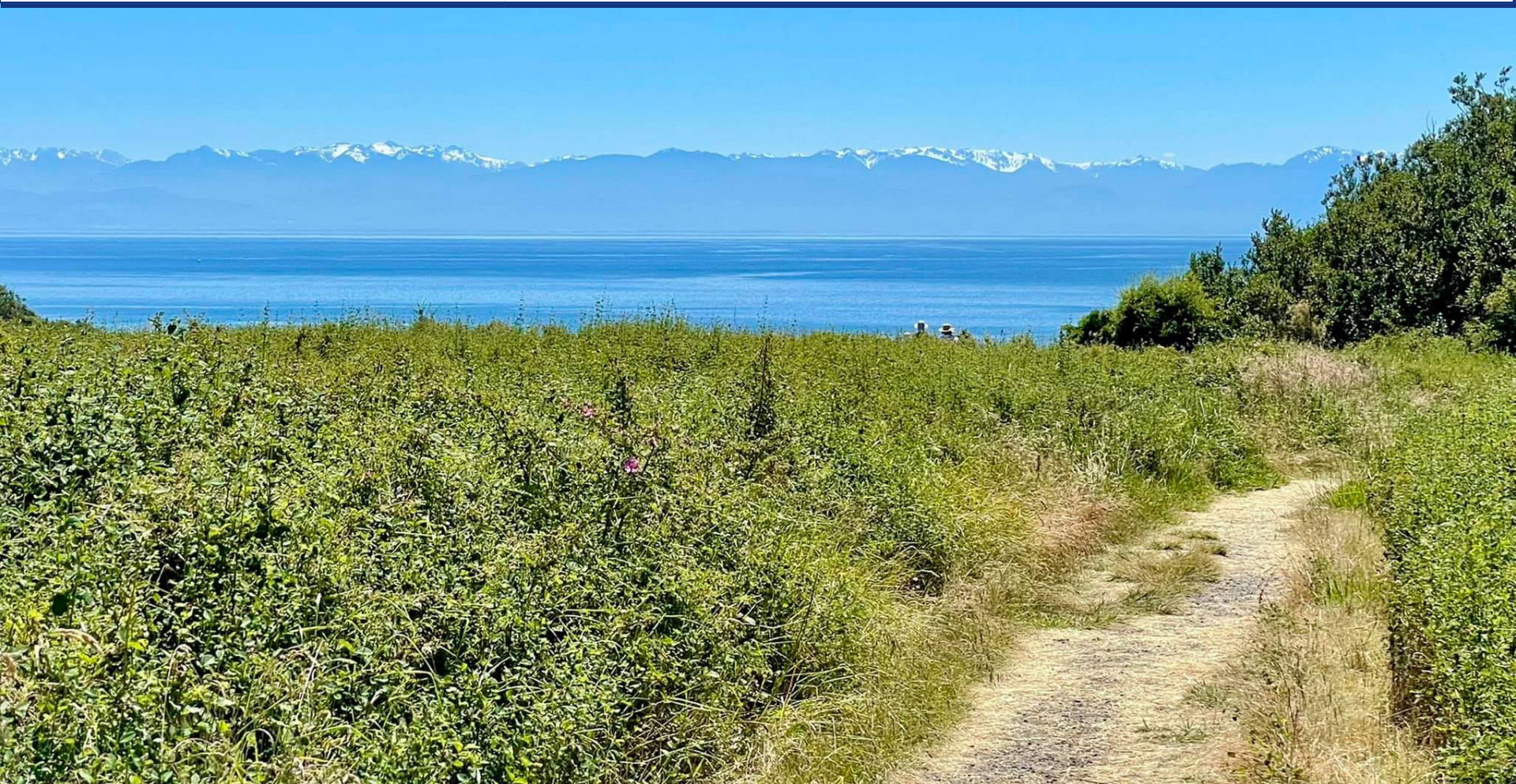
REDUCED

BEAUTIFUL HOME AND ACREAGE ON KANAKA BAY ROAD

Perfectly sited on a rocky knoll, amongst towering old growth native trees, this private and lovely property has a 3 bedroom, 3 bath home with sunny deck and delightful stone patio. Vaulted ceilings, solarium, and skylights create a sunny and light filled home. Ready for your own touches, the home offers privacy, den with wood stove, great room with dining, attached 2 car garage with ample storage, office. Brand new roof, detached greenhouse...

\$768,975

MLS #1997863





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WATERFRONT ESTATE

Once-in-a-lifetime experience of a truly magnificent 2 Acre West Side Waterfront Estate on a south and west-facing point with 946 ft of medium-low bank shoreline. Enjoy an intimate connection with the whales swimming along the shoreline! Exquisite home with approx. 3450 sf, a 657 sf detached studio, a 620 sf detached guest facility, a 1248 sf shop-exercise-office, treehouse, wonderful landscaping, desalinization plant, 30,000 gallons of water storage, 3-bedroom septic system, 2 deer-fenced gardens, greenhouse, and chicken run. The value of the land is discounted 30% to \$2.1M due to a 99-year leasehold with 72 years remaining and the improvements most likely could not be replaced for less than \$4.5M

MLS #1977734 / \$6,450,000



BEAUTIFUL FARM

An exceptionally rare opportunity to own a real 39-acre farm in 2 parcels including a wonderful old-world farmhouse, a magnificent barn with many attributes including a previously approved milk station, 6 horse stalls, animal washing station with hot and cold water, living area with a kitchen for ranch hands to have meals from, shop, huge hay loft, and large office. There is a very nice 1 bed/1 bath cabin, a large pond for swimming or other recreation, a large greenhouse, chicken coop, fenced pastures, and some wooded areas.

MLS #1950257 / \$2,250,000



44 NWMLS

CAPE SAN JUAN HOME

2-Story NW Craftsman Home on .52 acre with 4125 sf, 3 bed/3 bath, living room, family room, and filtered water view. Several additions to the house make the floorplan a little unconventional but also provides great spaces for home office, home schooling, and hobbies. The first-class elevator is a major asset for the short and long term, and having a 2-car attached garage, a detached heated 3 car garage/shop, and greenhouse are yet more tremendous assets. Access is through a magnificent 1200-acre National Park with 5 miles of accessible shoreline. Having paved roads, a community outdoor swimming pool and beach, and ham radio ready, may just add up to the right home for you.

MLS #1985818 / \$1,180,000



REDUCED

HOME ON GOLF COURSE

Great location bordering the golf course on the north and west sides of the property and view of a pond. One-story home with 1604 sf, 2 bed/2 bath, patio on the golf course, an outdoor sauna/shower, attached 2-car carport, and 1000 sf detached garage/shop with attached 2-car carport.

MLS #1968806 / \$795,000



WATER VIEW ACREAGE

Spectacular views across masses of water to many islands, plus big views of Mt Baker, on approx. 6.4 acres, including half interest in a well, a 4-bedroom septic permit, utilities close to the building site, a portion of a beautiful pond, and level wooded and steep ground. The ideal building scenario is a garage/shop with an elevator leading to a second story that accesses the moss covered peak. The property is adjacent to 1200 acres of privately held property that has historically allowed people to hike and ride horses on old logging roads leading to and around the Briggs Lake water shed for Roche Harbor.

MLS #1959918 / \$895,000



HOME NEAR TOWN

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 / \$799,000



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