

# SAN JUAN

## Islands REAL ESTATE TAB

November 2021

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

**REAL ESTATE FOR SALE:**

Garrison Bay Waterfront Home  
Water and Mountain View Home in Town  
An Architectural Masterpiece  
View Home on Acreage  
~ and more ~



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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. Our market continues to outperform all historic landmarks. Per the NWMLS, the dollar volume year-to-date on San Juan Island was \$184,762,056 with a total of 254 transactions. This reflects a 32% increase in the dollar volume and a 34% increase in the number of transactions. For San Juan County, the total dollar volume was \$421,393,152 with a total of 518 transactions. The County also had an increase which was 43% in dollar volume and 20% in number of transactions.

### TRANSACTION RECAP REPORT

Time Frame	Number of Transactions	\$ Volume
2021 Jan-Sep	254	\$184,762,056
2020 Jan-Sep	188	\$139,281,708
2019 Jan-Sep	136	\$84,399,236

Despite low inventory levels, our volume is incredible. As of October 4, the total inventory for San Juan Island had 106 listings for all types of properties with 39 of those pending in escrow and another 67 active listings.

For the County, the inventory total was 247 listings with 82 of those pending and 165 active listings. These are historically low, but apparently not low enough to stall the sales and slow down the market.

In reviewing the inventory levels during 2021, the totals increased slightly or 11% during the summer months of April through August but has since dropped back down to all-time lows.

Many regional markets are slowing due to lack of inventory, but not our County. Agents are originating new listings regularly; however, they are selling at full price or more within 1 week, often with multiple offers, regardless of the type of property. The new originations are sustaining the demand at this point.

Most of our agents, and those throughout the County are having their best year ever. The source of all this activity is buyers considering the San Juans as a viable alternative to the suburbs of the metropolitan areas. Many are buying as a second home with plans to make the transition soon to a full-time residence. The ability to work out of the home office and the interest rate environment are also contributing to the affordability. Many of our buyers are obtaining financing whether they need it or not, just because the rates are so low.

Sellers: It is the best market ever; your property is worth more than it has ever been. However, if you are selling to rebuy in San Juan County, you will be paying top dollar. Utilizing a 1031 tax exchange if the San Juan property was held for investment, is your best option.

Buyers: Cash and a fast escrow is most attractive in this market, having a home inspection but waving the right to have sellers adjust the price or make repairs strengthens your offer further. Some buyers are waving the low appraisal provisions, using escalators, and granting seller delayed possession.

Recap of our San Juan County Market:

- The median home price for the 9 month period ending September 30, 2021, for the County and San Juan Island was \$740,000 and \$675,973 respectively, these prices reflect an increase of 13% for the County and no change for San Juan Island over last year, same period. Orcas Island has produced most of the increase for the County for median home prices at this point.

To continue reading

**San Juan Island and County Real Estate Market Summary**

please visit our website:

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



**WATERFRONT HOME WITH SWEEPING VIEWS**  
\$1,575,000 - MLS #1799436



**TWO STORY HOME IN TOWN W/MULTI FAMILY ZONING**  
\$610,000 - MLS #1854835



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



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



**COMMERCIAL CONDO**  
\$610,000 - MLS #1843251 #1843257



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



**EXQUISITE EQUESTRIAN PROPERTY**  
\$1,495,000 - MLS #1823874



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



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### AN ARCHITECTURAL MASTERPIECE

An architectural masterpiece featuring floor-to-ceiling marble and coral tiles with cathedral hard wood ceilings, this nearly 4,000 sq ft 3 bed 3.5 bath home towers over the San Juan channel. Kitchen boasts quartz counters, 2 sinks, double ovens, propane range, oversized fridge, and double dishwasher. Gracious open floor plan has french doors opening onto a massive patio with 2 fireplaces. Matching upstairs master suites offer soaking tubs, marble walk-in showers and propane fireplaces. On the first level: spacious 4 car garage, ensuite bedroom, and enormous bonus room each with french doors leading to a private deck featuring propane fire pit, hot tub, and unfinished sauna. Fiber internet, community beach, copper gutters, blackout shades.

\$1,690,000

MLS #1824516



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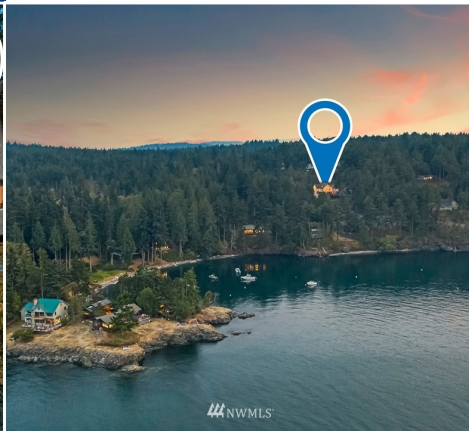
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### EXCEPTIONAL QUALITY-BUILT HOME

Beautiful and exceptional quality-built home on a gorgeous 1ac lot. Majestic Oak trees, bedrock outcroppings, view of Mt Baker, golf course and Griffin Bay. Inviting entry way, 4 bedrooms, 2.5 baths, large gourmet kitchen w/2 refrigerators and updated appliances, separate office, radiant floor heat and 2 fireplaces including in main bedroom, custom built in storage cabinets in every room and upgraded custom window trim and floor moldings throughout home and garage. Stunning patio with trellis and gorgeous landscaping. Open living area with picture windows to bring in the view and the light. Comfortable living, warm and inviting, very well taken care of and aesthetically appealing. 3 car attached garage, circle driveway with fiber to house.

\$1,425,000

MLS #1850614



PRICE CHANGE

### BEAUTIFUL HOME AMONGST THE PINES

Follow Reef Net Rd to the end and you will find "Amongst the Pines", the name lovingly given to this amazing property. Amidst the many beautiful trees, with trails throughout, there is plenty of light for fruit and nut trees, and 2 fenced gardens - 3880 and 3782 sft, full of herbs, flowers, veggies, blueberries and raspberries. Built in 2011, the 1900 sft home is beautifully appointed with wood fixtures-some milled from the land, radiant heat slate floors, hardwood cherry floors, stainless appliances, tall open ceilings, French doors, fresh interior paint, and a room w/ artfully crafted reading nook/play area. The loft is perfect for media/game room, office, or guest space.

\$905,000

MLS #1852367



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### LIGHT AND BRIGHT HOME IN TOWN

Enter into this light and bright, high ceilinged, welcoming 1637 sqft home which has fresh interior paint, new carpeting, and new engineered hardwood flooring. The openness is accented by the sunroom and French doors leading out to a garden deck bringing the outside in. Two bedrooms are downstairs, and the third loft bedroom could be a perfect office space. Other pluses that have been added this year include all new window and French door screens, new drapes, light fixtures, and a new washer and dryer. Bookcases are optional to stay. The generous corner, in town lot, close to schools and shopping, has established trees, shrubs, and garden space awaiting your special touch.

\$575,000

MLS #1853605



PENDING

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**NEW**

**WATER & MOUNTAIN VIEW HOME IN TOWN**

Walking distance to ferry & village of Friday Harbor. Charming NW custom home offers 2 bedrooms and spacious office/loft for work-at-home. Open floor plan w/ great room, light filled w/ vaulted ceilings, great kitchen w/ bar seating, updated appliances, separate dining area, and sunroom nook w/ extra office space.

\$985,000

MLS #1861144



**PENDING**

**PERFECT SAN JUAN ISLAND GETAWAY**

NW home on Neil Bay offers 1475+/- sq ft of easy living with large main bedroom, large den / office, artist studio and large decks overlooking the water and sunsets. A lot and a half with room to expand. 180 ft +/- of waterfront with stairs to gravel beach, and protected moorage in front. 2 carports plus self-contained guest studio cabin.

\$1,100,000

MLS #1838001



**PENDING**

**PRIVATE OFF GRID SANCTUARY**

Enjoy rustic cabin living while building your dream home! Approx. 2 acres of cleared sunny area. High-tech Solar system. Rustic 730SF cabin has plank floors, bdrm, loft, light filled kitchen, beautiful windows, covered porch. 2 fenced gardens, chicken area, orchard & greenhouse are ready for the homesteader.

\$629,000

MLS #1834691



**NEW**

**MAGICAL 3.73 +/- 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**

**DELIGHTFUL VIEW LOT**

This 5 acre parcel has views of Orcas Island and Mt Baker, with much more view potential. A seasonal stream meanders through the verdant forest, and borders Land Bank Zylstra Preserve. Near the end of the road for privacy. Driveway in with level building site.

\$307,000

MLS #1844872



**NEW**

**WATERFRONT CONDO WITH DOCK SLIP**

Front row waterfront with dock slip! Walking distance from ferry, this rare ground floor beautiful condo in downtown Friday Harbor is turn key and ready to enjoy. Nicely updated kitchen, office, & bathroom, with large patio and a private dock slip out your front door. 2 bedrooms, 1 & 3/4 bath, cozy fireplace, & office area.

\$1,200,000

MLS #1849563



**SOLD**

**SPACIOUS HOME ON 5 ACRES**

Private NW style home on 5 acres, a main floor master suite with custom bathroom with marble shower, large walk in closet, and doors onto expansive deck with hot tub. Spacious eat in kitchen w/tons of counter space, storage, stainless appliances, custom tile, cherry cabinets. Great room w/vaulted ceilings. Garden & firepit.

\$825,000

MLS #1837506

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**NEW LISTING**



### VIEW HOME

Recently updated 2092 sf, 4 bed/2 bath, with wonderful strait and territorial views, great natural light, gas fireplace, a sauna, fiber optic cable, plumbing for propane range, and outdoor grill. 1.3 gentle acres with a variety of fruit trees, an attached two-car garage, and a fenced backyard.

**MLS #1857108 / \$895,000**

**NEW LISTING**



### VIEW HOME ON ACREAGE

1928 sf, 3 bed/ 2 bath, a large east-facing deck, a great view of Mt. Bakr 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 / \$835,000**

**PENDING**



### WATERFRONT HOME

South-facing and designed by Architect Geoff Prentice with approx. 1320 sf, 2 bed/2 bath, a large deck with an outdoor fireplace, detached office with sauna, detached one-car garage/shop, fruit trees, views across a flushing saltwater lagoon to Griffin Bay, and just a mile from downtown.

**MLS #1842558 / \$1,200,000**

**PENDING**



### 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 / \$2,695,000**

**PENDING**



### WEST SIDE HOME

Custom-built home with approx. 3600 sf, 3 bed/4 bath, in-floor radiant heat, gourmet kitchen plus a second lower level family room with kitchenette, a 12-seat movie theater with concession bar, over 1000 ft of decking, detached studio with bath/shop/garage, and a Vacation Rental Permit.

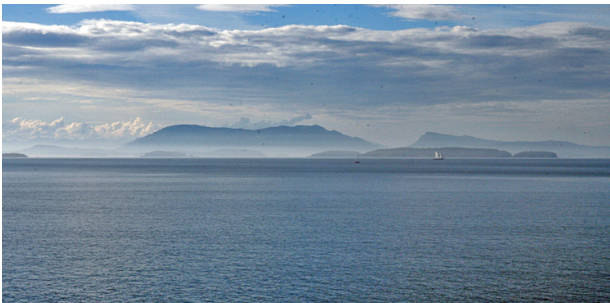
**MLS #1832796 / \$1,195,000**



### 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**



### 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**

**PENDING**



### 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, 3 bed/ 4 bath, a large deck, and an attached 2-car carport, water storage tank, and 2 wells. Completely turn-key!

**#1856977 / \$4,650,000**



### 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 / \$325,000**



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*Debra Sullivan*



## Some Of My Sold Properties for 2021

**75 GERARD LANE**



**\$450,000**

**545 D HOLLI PLACE**



**\$549,000**

**1566 MITCHELL BAY ROAD**



**\$2,500,000**

**539 TREELINE DRIVE**



**\$545,950**

**DE HARO LANE**



**\$475,000**

**206 BELLEVUE FARM ROAD**



**\$876,000**

**251 BROWNE STREET**



**\$560,000**

**225 A STREET UNIT #9**



**\$385,000**

**1006 TERRA BELLA LANE**



**\$429,000**

**485 ELSWORTH AVENUE**



**\$395,000**

**RIDGEDALE ROAD**



**\$225,000**

**THE TOY BOX | 20 FIRST STREET**



**PENDING!**



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