

# SAN JUAN ISLANDS

REAL ESTATE TAB | NOVEMBER 2024



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Beachfront Home at Cape San Juan  
Coveted West Facing Waterfront Estate  
Beautiful West Facing Waterfront Home  
- 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 are continuing to reflect a downward trend in volume and transaction numbers. Per the NWMLS, the dollar volume year-to-date on San Juan Island was \$92,982,280 with a total of 98 transactions. This reflects a 21% decrease in the dollar volume and a 22% decrease in the number of transactions.

For San Juan County, the total dollar volume was \$206,075,546 with a total of 217 transactions. The County's decreases were 18% in dollar volume and 13% in number of transactions.

Transaction Recap Report		
Time Frame	Number of Transactions	\$ Volume
<b>San Juan Island</b>		
January - September 2024	98	\$92,982,280
January - September 2023	125	\$117,630,750
January - September 2022	137	\$135,602,214
January - September 2021	256	\$183,743,962
January - September 2020	188	\$139,281,708
<b>San Juan County</b>		
January - September 2024	217	\$206,075,546
January - September 2023	248	\$251,538,375
January - September 2022	306	\$300,172,413
January - September 2021	521	\$421,424,079
January - September 2020	430	\$292,879,941

The downward trend started at the end of 2021 and has continued to date. I attribute the market correction to high inflation, low inventory, higher interest rates and in 2024, the uncertainty of the political environment. Rightfully so, most everyone appears to be focused on the issues around the

election process. Many of the buyers in our marketplace are purchasing for future retirement, as a second home or investment. Therefore, buying a property in the San Juans is not their highest priority with the distraction of the current political events.

Even the seasoned top producing agents are experiencing decreases in their volume and number of transactions.

It is difficult not to read some of the theories that surround the election. Some predict a stock market adjustment, possible recession, higher inflation, lower interest rates, and even civil unrest in certain areas.

The good news is we live in San Juan County, which is paradise and the best place to be, should some of the predictions come to fruition. Once the uncertainty passes over the election and whoever is elected starts to work their agenda, our local real estate market will stabilize.

The current inventory has been building up over the last few years. In some months, the levels were impacted by the seasonal adjustments and the holidays; but overall, it has been an upward trend, and the total has returned to the November 2020 levels.

As of September 30, the total inventory for San Juan Island was 136 listings for all types of properties with 21 of those pending in escrow and 115 were active listings.

For the County, the inventory total was 333 listings with 56 of those pending and 277 active listings.

The numbers reflect an increase since January 2024 of 135% for San Juan and 114% for the County. An increase in our inventory is needed to aid in a favorable market correction. Higher levels of inventory offer buyers more selection and encourages them to return to our market.

The number of pending sales has been stable for the last 60 days for the Island and County...

To continue reading  
**San Juan Island and County Real Estate Market Summary**

please visit our website:

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



**WATERFRONT CABIN NEAR ROCHE HARBOR**  
\$3,800,000 - LISTING ID 2255443



**WEST SIDE WATERFRONT HOME**  
\$2,350,000 - LISTING ID 2291467



**WATERFRONT HOME WITH SHARED DOCK**  
\$2,650,000 - LISTING ID 2207273



**CHARMING HOME ON LOT**  
\$649,000 - LISTING ID 2279299



**ROCHE HARBOR RENTAL CONDOMINIUM**  
\$699,000 - LISTING ID 2132058



**HOME WITH VRBO PERMIT**  
\$1,030,000 - LISTING ID 2291228



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**REDUCED**



**Listed for \$927,000 | Listing ID 2277345**

Approx. 20 acres can be divided into 2 parcels, & adjacent to Mt Grant Land Bank property with private gated entrance. Nestled above a spring fed small private lake, this Northwest cedar cabin offers one bedroom, loft, bathroom with shower, sited among towering trees and teeming with wildlife. Two insulated Texmo shops on slab, with 220 power.

**REDUCED**



**Listed for \$1,497,000 | Listing ID 2173781**

An incredible opportunity to own 76 plus acres of pristine and wild property, this is a delightful mix of orchards from an old farmstead, ponds, a year round stream, waterfall and numerous walking/riding trails grace the property. Towering trees abound in this peaceful verdant forest. End of the road location and borders preservation land.

**SOLD**



**Listings Sold for \$510,000**

Spectacular view acreage, with million-dollar unobstructed fabulous views, overlooking Mt Baker, Canadian and Cascade ranges, San Juan Valley with Zylstra Lake, Mt Constitution, Turtleback Mt, and outer islands. Several building sites have been cleared. Amazing wildflower display in Spring and over 600 daffodils at the entrance, Forest Management Plan.

**PENDING**



**Listed for \$479,500 | Listing ID 2300799**

Cute & affordable 2 bedroom cabin in the woods! Ready for your personal touches! Built in 1937. Large stone fireplace. Needs some work, but has many upgrades including updated kitchen with stainless appliances, brand new roof, new carpeting, & new septic tank. Beautiful large lot, 1.6+ acres, with towering madrona, fir trees, & rocky knolls.

**REDUCED**



**Listed for \$249,500 | Listing ID 2298769**

Affordable living in this cute and tidy 2 bedroom 1 3/4 bath home minutes from Friday Harbor. Located in the popular OAKS Manufactured Home Park. Many upgrades include being newly painted interior, updated primary bath with step-in shower, newer appliances, newer flooring in baths and kitchen. 2 car carport, storage shed, driveway.



# SAN JUAN ISLAND LIVING TEAM

*Dedication. Integrity. Knowledge.*

*With over 65 combined years of island living, we are committed to helping our clients realize their real estate goals.*

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**Listed for \$1,795,000 | Listing ID 2268688**

Beachfront home at Cape San Juan! Perfectly sited on the shore of a rare, no-bank, walk-out gravel beach, this beautifully remodeled 2-bedroom, 2-bath home has expansive views of San Juan Channel, Lopez Island & beyond, overlooking approximately 135+/- ft of cove beach, abundant wildlife & boating activity. The home offers a new, light-filled kitchen with quartz counters, eating bar, stainless steel appliances & lighted cabinetry, plus spacious newly-remodeled primary suite bathroom with tiled walk-in shower, double sinks, heated floors & more. Very close to over 1200 acres of National Parklands with walking trails, the Cape San Juan neighborhood offers a community beach, marina & seasonal pool. Kayak from your own beach! Fiber installed.



**Listed for \$995,000 | Listing ID 2303748**

Beautiful home of Northwest Contemporary design. This well cared for, quality construction single level 3 bedroom, 3 bath home, features a chef's kitchen, great room with tall ceilings and French doors opening to the south-facing brick patio and garden, plus a separate wing with full bath, and a 2 car garage w/ loft, and so much more.



**Listed for \$870,000 | Listing ID 2227672**

Level, sun-filled 5-acre parcel, with a charming & spacious 3-bedroom home, 1700+ sf TEXMO shop with a large, finished space for a studio or office & two adorable cabin studios for other creative uses. Entertainment-sized patio overlooking the pond, loafing shed & fencing for livestock. Plenty of space & options in this sunny location!



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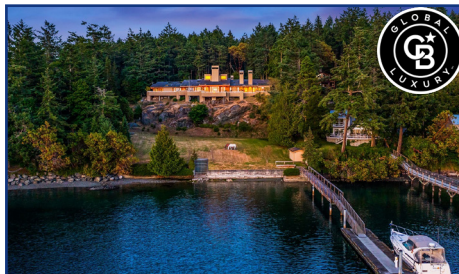
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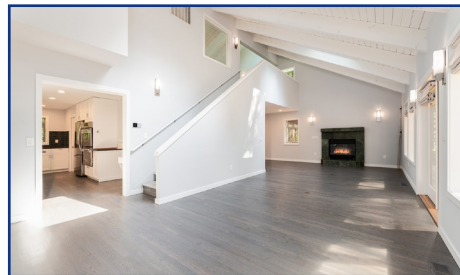
**Coveted West Facing Waterfront Estate**  
Listed for \$6,950,000 · Listing ID 2300528

One of the island's most coveted properties this west facing estate offers 967 feet of breathtaking waterfront. Enjoy the majesty of gorgeous sunsets, Orca whales & soaring eagles from this incredible enclave. Masterfully crafted by the original owner/developer of Deer Valley resort, every element reflects his creative brilliance; from bedrock-set concrete pilings to rich woods & spectacular finishes. Set on 14+ acres of grounds.



**Iconic Waterfront Estate Sited on 8 Acres**  
Listed for \$5,925,000 · Listing ID 2256542

Iconic estate with some of the Island's most stunning views. Sited on 8 acres down a scenic private drive & built to blend seamlessly with nature. Open spacious one-level living. Walls of windows capture the views. Fantastic floor plan. Chef's kitchen. Exquisite living/dining spaces; an entertainer's dream! Additional flex rooms live the way that you do. Multiple French Doors open to an expansive terrace & built-in fire table.



**Beautifully Remodeled Contemporary Home**  
Listed for \$1,090,000 · Listing ID 2308639

Nestled on 5 acres near Roche Harbor, this beautifully remodeled contemporary home, updated in 2022, offers a serene wooded setting with modern comforts & thoughtful design. Featuring 2 bedrooms, 2.5 baths, & vaulted ceilings, the home also boasts an inviting upstairs loft space. The primary suite opens to a spacious deck with a hot tub, perfect for relaxing. The chef's kitchen is equipped with granite countertops.



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**Listed for \$3,180,000 | Listing ID 2306149**

Beautiful west-facing Waterfront Home with approx. 95 ft shoreline on Mitchell Bay including tidelands with small shellfish farm. Two-story with approx. 4031 sf, 3 bedrooms. 3-bay garage with 1023 sf studio above.



**Listed for \$725,000 | Listing ID 2264487**

Cannery Village Condo with two bedrooms, two baths, living room with wood-burning fireplace, & covered deck with views overlooking Friday Harbor to Brown Island. 38 ft boat slip available; ask for details.



**Listed for \$349,000 | Listing ID 2192805**

Hike up to a special spot for an outstanding view. Approx. 6.34 wooded acres with half interest in a well, 4-bedroom septic design, utilities close to the building site, and a portion of a pond.



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