

# INSIDE

PORT TOWNSEND | PORT LUDLOW | JEFFERSON COUNTY

## REAL ESTATE

Energy Saving Tips



DECEMBER 2020

*A supplement to the December 9, 2020 Jefferson County / Port Townsend Leader*

A photograph of a person's feet wearing grey socks, resting on a radiator. In the foreground, there is a thick, white, shaggy rug. In the background, a window is visible with a white mug of coffee on the sill. The text "WHY WASTE WATTS THIS WINTER?" is overlaid on the image in a large, serif font.

# WHY WASTE WATTS THIS WINTER?

*Conserving energy is not just an eco-friendly endeavor, but a potentially lucrative one as well. Homeowners and apartment dwellers alike who attempt to conserve energy may do so to promote the long-term health of the planet, but such efforts also greatly reduce energy bills.*

Thanks to air conditioning systems, energy bills might spike in summer. But winter utility bills also can be costly, especially in homes that have not been winterized or audited to ensure energy is not being wasted. Winterizing a home involves taking steps to conserve resources and save a little money along the way.

## **Windows**

A home's windows can be a great place to start when winterizing a home. If the residents of a home feel cold when sitting near certain windows even though the windows are closed, the windows likely have drafts. Feel around the edges of the window and frame to determine if any cold air is coming in. If so, seal the leaks immediately. Unsealed leaks can make air inside homes cold, prompting many to turn up the temperatures on their thermostats, which can lead to the unnecessary consumption of energy and contribute to high energy bills.

## **Air conditioners**

Homeowners who cool their homes with window air conditioning units may benefit by removing these units from windows before the arrival of winter. Window units left in windows may be allowing cold air into a home, leading to more energy consumption and higher energy bills. If removing the units is too difficult or impossible, purchase window unit covers that can be wrapped around the outside of the unit to prevent cold air from entering the home.

## **Water heater**

According to the U.S. Department of Energy, heating water accounts for roughly 18 percent of the energy consumed in a typical home. The DOE recommends setting water heater temperatures to 120 F. Doing so will save energy and money while still providing plenty of warm water when residents need to bathe.

## **Fireplace**

Homeowners who have fireplaces in their homes should make sure dampers are closed whenever fires are not burning. Open dampers are akin to open windows, allowing plenty of cold air to enter a home. The DOE recommends opening dampers in the bottom of the firebox when using the fireplace. Doing so can reduce heat loss and allow homeowners to lower their thermostats while the fireplace is being used.

Homeowners who take steps to conserve energy in winter can save money while protecting the planet.

# LISTINGS

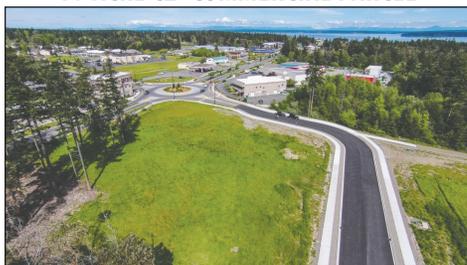
## PORT TOWNSEND LAND

### 1 ACRE COMMERCIAL PARCEL



1 ac. Commercial(C2) parcel with all utilities installed along with great visibility in the Short Plat just south of the first roundabout on Evans Vista - Port Townsend. This parcel is lot 3 of the brand new just recorded PT-20 Short Plat so it does not yet have an address or apn# of its own. MLS#778674, \$400,000. Terry McHugh, John L Scott Real Estate PTT, 360-301-1763.

### 1+ ACRE C2- COMMERCIAL PARCEL



1+ acre C2- commercial parcel with 165' of Hwy. 20 frontage at the gateway to Port Townsend. PT-20- Short Plat is now finalized, approved and recorded. Excellent highway frontage with a Great location just south of the first roundabout cleared and ready with all utilities in place. MLS#778548, \$500,000. Terry McHugh, John L Scott Real Estate PTT, 360-301-1763.

## 11 PLUS WOODED ACRES

Just minutes outside of Port Townsend. Several building sites & has a variety of Maple & Evergreen trees. Property backs up to forest land & is surrounded by large parcels offering complete privacy. Most of the acreage is level & would lend itself to horses, etc. MLS#1523274, \$295,000. Steven Kraght 360-301-6484 or Lori Kraght 360-301-1969, John L Scott Real Estate PTT.

## 14+ ACRES OF MIXED USE COMMERCIAL (M/C)

The property is in the City of Port Townsend. Paved road access and utilities in the city R/W. Parcel is just west of new commercial Short Plat south of 1st. roundabout. MLS#719760, \$1,495,000. Terry McHugh, John L Scott Real Estate PTT, 360-301-1763.

## 4 LOTS IN TOWN WITH UTILITIES AT/IN STREET

20,000 sqft parcel surveyed. Biking/Hiking trails to town. Wetland Assessment was completed on NW Lot. Buffer Delineation is almost done. Consult w/City planners to verify requirements. Perfect for an individual, a family compound or developer. MLS#1502990, \$110,000. Jan Marquardt, John L Scott Real Estate PTT, 360-301-4611.

## COMMERCIAL LAND

Wonderful opportunity to have small individual workspaces for rent or eventually to turn into condos. 20,909 sq. ft. parcel. MLS#: 1649108. Price: \$130K. Agent & Contract Info: Holley Carlson, Coldwell Banker Best Homes |360.821.3177| holleycarlson@gmail.com

## COMMERCIAL LAND

Premium commercial parcels, 102,366 Sq. Ft., located on the new Rainier Street with visibility from both Discovery Road & Sims Way! Stub outs in place for city water and sewer with electrical vault on site makes these lots ready for use! Zoned CII-S Rainier Street / Upper Sims Sub-Area - See PTMC Chapter 17.31. MLS#:1646299, Price: \$599K. Agent & Contract Info: Holley Carlson, Coldwell Banker Best Homes |360.821.3177| holleycarlson@gmail.com

## ALREADY PLATTED LOTS

Just outside city limits—Commercial grade timber covered old lots and blocks[Salem Add.]—8 blocks of property-total 98 lots- 11.25 ac—lots only-15.35 ac —with un vacated ROW's—zoned Residential—good soils—public water available—small housing project-home business sites-surrounded by unopened county ROW's=could be vacated to gain some square footage-use your imagination. MLS#1477930, \$349,000. Bill Perka, John L Scott Real Estate Port Townsend, 360-531-2310.

## DISCOVERY RD. ROUND-A-BOUT.

Water & sewer mains installed w/ connection stubs at each right of way. This is a raw untouched sunny parcel that is fully treed w/tons of potential. This land is ready to be developed to the zoning or simply build your dream house on a beautiful private parcel. MLS#968397, \$400,000. Terry McHugh, John L Scott Real Estate PTT, 360-301-1763.

## DOUBLE LOT TOTALING 0.42 ACRE

1 water connection & a 2-bedroom community drain field allocation in Ocean Grove Estates w/community garden, 28 acre greenbelt, some water view, trails & private beach access on Discovery Bay. Port Townsend & all it has to offer is only a 10 minute drive away. MLS#1547414, \$100,900. Lynette M Holloway, John L Scott Real Estate PTT, 360-774-0135.

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Photo: Ari Stepp



# LISTINGS

## FUTURE INVESTMENT

Invest in your future with a land purchase in Port Townsend. Sit back and wait for the utilities to come to these beautiful 4 undeveloped lots within the city limits. A tech conference with the city recommended. MLS#1557366, \$29,500. Bobbie Nutter, John L Scott Real Estate PTT, 360-385-4115 ext 578.

## LARGE PARCEL WITH MATURE TREES

7.4 acs. zoned R-3(multi-family) possible 90+ lots or simply build your dream house. Ready to go w/utilities recently extended to each right of way corner & all road/drainage work completed along with the paved non-motorized trail across the street. MLS#968436, \$600,000. Terry McHugh, John L Scott Real Estate PTT, 360-301-1763.

## LEVEL COMMERCIAL PARCEL



Level commercial parcel with fabulous visibility and all utilities in place ready for your new building. Short Plat of - four approximately 1 ac. parcels at the gateway to Port Townsend. This one has 145' frontage on Hwy. 20 just off the 1st. Roundabout at the corner of Rainier St. and Sims Way. MLS#777969, \$600,000. Terry McHugh, John L Scott Real Estate PTT, 360-301-1763.

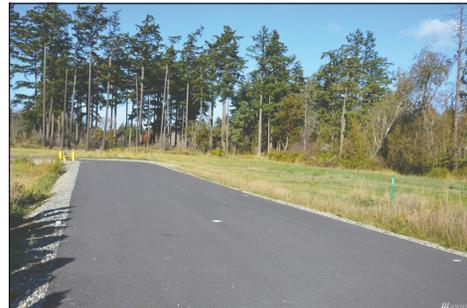
## LOTS ABOVE THE FAIRGROUNDS

Fabulous opportunity to own 30,000 sqft off Cappy's Trails in the heart of Port Townsend. 6 Lots between 43rd and 44th Streets, 100ft from Hendricks; near the ongoing development on Grant and 43rd St. R1 zoning = 3 building sites of 10,000 sqft each. Buyer to consult with City. MLS#1531854, \$85,000. Jan Marquardt, John L Scott Real Estate PTT, 360-301-4611.

## NORTH BEACH

Located in desired North Beach neighborhood, this gently sloped parcel is ready for your new home. Heavily timbered, use some of the trees to build with. Not many of these parcels become available very often. Check with City on requirements to develop. MLS#1681140, \$200,000. Michael Morrow, John L Scott Real Estate PTT, 360-774-1013.

## PORT TOWNSEND BUSINESS PARK



Just developed and prepared 15,400 gross sqft lot with 3,360 sqft allowable building size. Water and sewer stubbed onto the lot and PUD power vault with conduit in place for 3 phase power. This is a nice lot with lots of natural light right on the corner for easy access in the one and only PTBP. MLS#1684976, \$123,000. Terry McHugh, John L Scott Real Estate PTT, 360-301-1763.

## PORT TOWNSEND BUSINESS PARK

Just developed light industrial 12,000 sqft. corner lot with sewer, water & storm water connections stubbed into the lot. This lot is ready to build with a freshly paved new road along This lot will accommodate a 2,940 square foot building. MLS#1564239, \$120,000. Terry McHugh, John L Scott Real Estate PTT, 360-301-1763.

## PORT TOWNSEND BUSINESS PARK

Large lot with tons of potential. Easy access and recent road and utility improvements make this the easy choice for a 'plug & play ready to go' light industrial lot in the city of Port Townsend. 22,400 gross square footage lot size and gross buildable = 4,460. MLS#1685502, \$139,000. Terry McHugh, John L Scott Real Estate PTT, 360-301-1763.

## PORT TOWNSEND BUSINESS PARK

Light Industrial 22,400 sqft gross lot size and 4,800 sqft allowable building size. Nice level lot on the East side of the Park with water, sewer and power stubbed onto lot. Easy access, lots of sun and ready to go. MLS#1685056, \$149,000. Terry McHugh, John L Scott Real Estate PTT, 360-301-1763.

## RIII ZONING

2.2 acres of RIII zoning property on the West side of Discovery Rd. within the city limits. Check this out for your development dream. MLS#33818, \$115,000. Terry McHugh, John L Scott Real Estate PTT, 360-301-1763.

## PORT TOWNSEND BUSINESS PARK



The last Large lot in the Port Townsend Business Park. This lot has it all: Water, Sewer, Power all stubbed on the lot and ready for hookup, excellent visibility, and super easy access. Gross lot size= 31,270 sqft. Gross buildable= 6,140 sqft. MLS#1685542, \$199,000. Terry McHugh, John L Scott Real Estate PTT, 360-301-1763.

## SOUTH OF PORT TOWNSEND LAND

Corner of Discovery and Jacob Miller Roads—just outside city limits—Alder covered, lots & blocks-1 block of property-total 10 lots-just above A-Plus Rental-zoned Residential [this listing is for block 5—block 4 also available-same price]. MLS#1571279, \$99,000. Bill Perka, John L Scott Real Estate PTT, 360-531-2310.

## TRAIL CREST READY TO BUILD LOTS

Port Townsend's newest addition is a 14 lot all-inclusive subdivision. Take the guess work & some of the expense out of new construction with a brand-new lot at Trail Crest. Lot 59 is a great example of the value to be had at Trail Crest, 10,918 sqft. 8 lots to choose from. MLS#1536290, \$92,500. Terry McHugh, John L Scott Real Estate PTT, 360-301-1763.



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## Number of Homes For Sale vs. Sold vs. Pended (Aug. 2019 - Oct. 2020)

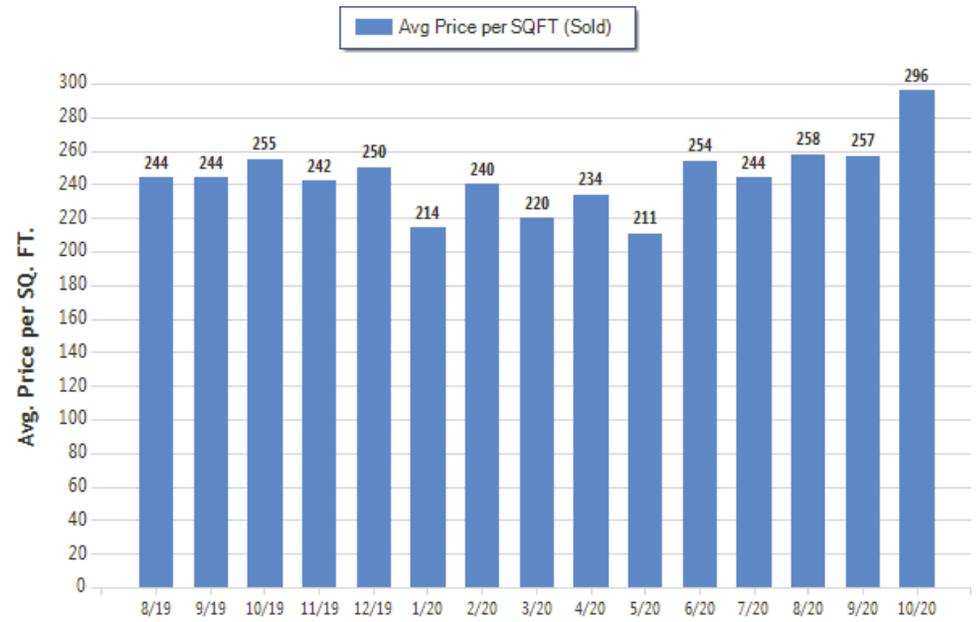


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	Currt vs. Prev Month			Currt vs. Same Month 1 Yr Ago			Currt vs. Same Qtr 1 Yr Ago		
	Oct. 20	Sep. 20	% Change	Oct. 20	Oct. 19	% Change	Aug. 20 to Oct. 20	Aug. 19 to Oct. 19	% Change
For Sale	76	89	-14.6% ▼	76	152	-50% ▼	76	152	-50% ▼
Sold	79	82	-3.7% ▼	79	47	68.1% ▲	231	170	35.9% ▲
Pended	57	69	-17.4% ▼	57	59	-3.4% ▼	209	150	39.3% ▲

	TODAY'S STATS			TODAY'S STATS			TODAY'S STATS		
	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	12/1/20 - 12/2/20	11/1/20 - 11/2/20	% Change	12/1/20 - 12/2/20	12/1/19 - 12/2/19	% Change	1/1/20 - 12/2/20	1/1/19 - 12/2/19	% Change
For Sale	64	73	-12.3% ▼	64	115	-44.3% ▼	64	115	-44.3% ▼
Sold	1	6	-83.3% ▼	1	2	-50% ▼	611	553	10.5% ▲
Pended	6	6	0%	6	3	100% ▲	602	537	12.1% ▲

## Average Price per SQFT (Sold) (Aug. 2019 - Oct. 2020)

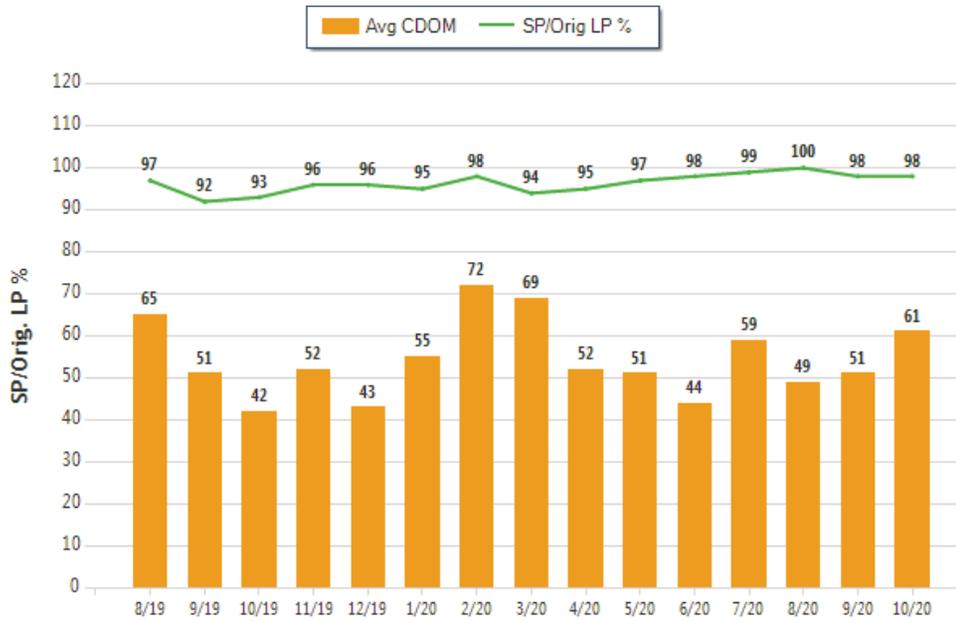


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	Currt vs. Prev Month			Currt vs. Same Month 1 Yr Ago			Currt vs. Same Qtr 1 Yr Ago		
	Oct. 20	Sep. 20	% Change	Oct. 20	Oct. 19	% Change	Aug. 20 to Oct. 20	Aug. 19 to Oct. 19	% Change
Avg. Sq. Ft. Price (Sold)	296	257	15.2% ▲	296	255	16.1% ▲	270.64	247.04	9.6% ▲

	TODAY'S STATS			TODAY'S STATS			TODAY'S STATS		
	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	12/1/20 - 12/2/20	11/1/20 - 11/2/20	% Change	12/1/20 - 12/2/20	12/1/19 - 12/2/19	% Change	1/1/20 - 12/2/20	1/1/19 - 12/2/19	% Change
Avg. Sq. Ft. Price (Sold)	292	252	15.9% ▲	292	272	7.4% ▲	251	236	6.4% ▲

## Avg CDOM & SP/Orig LP % (Aug. 2019 - Oct. 2020)

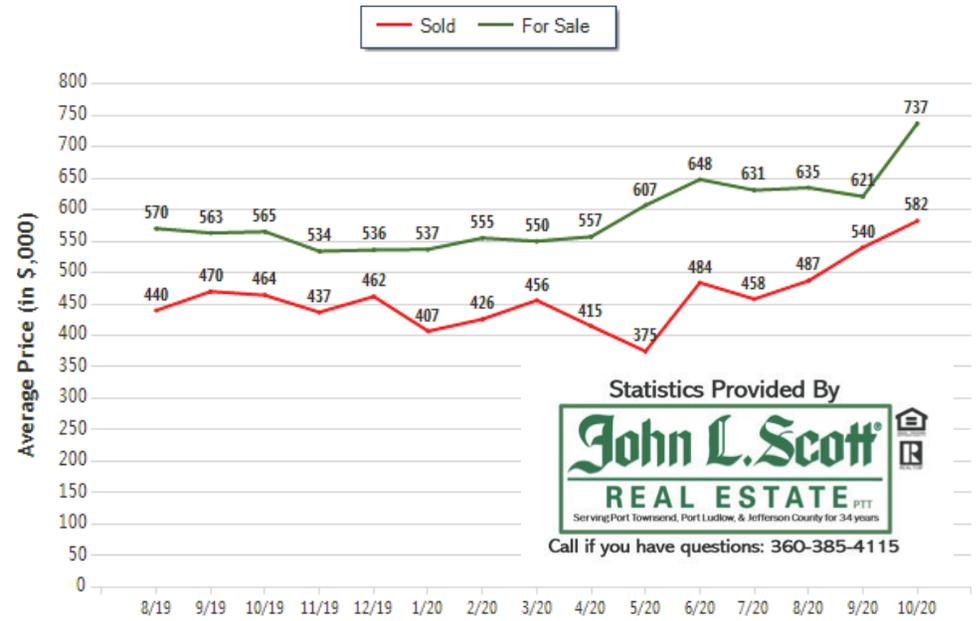


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	Currt vs. Prev Month			Currt vs. Same Month 1 Yr Ago			Currt vs. Same Qtr 1 Yr Ago		
	Oct. 20	Sep. 20	% Change	Oct. 20	Oct. 19	% Change	Aug. 20 to Oct. 20	Aug. 19 to Oct. 19	% Change
Avg CDOM	61	51	19.6% ▲	61	42	45.2% ▲	54	54	0%
Sold/Orig LP Diff. %	98	98	0%	98	93	5.4% ▲	99	94	5.3% ▲

	TODAY'S STATS			TODAY'S STATS			TODAY'S STATS		
	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	12/1/20 - 12/2/20	11/1/20 - 11/2/20	% Change	12/1/20 - 12/2/20	12/1/19 - 12/2/19	% Change	1/1/20 - 12/2/20	1/1/19 - 12/2/19	% Change
Avg CDOM	4	36	-88.9% ▼	4	45	-91.1% ▼	53	66	-19.7% ▼
Sold/Orig LP Diff. %	100	94	6.4% ▲	100	90	11.1% ▲	98	96	2.1% ▲

## Average Price of For Sale and Sold (Aug. 2019 - Oct. 2020)



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	Currt vs. Prev Month			Currt vs. Same Month 1 Yr Ago			Currt vs. Same Qtr 1 Yr Ago		
	Oct. 20	Sep. 20	% Change	Oct. 20	Oct. 19	% Change	Aug. 20 to Oct. 20	Aug. 19 to Oct. 19	% Change
Avg. Active Price	737	621	18.7% ▲	737	565	30.4% ▲	659	566	16.4% ▲
Avg. Sold Price	582	540	7.8% ▲	582	464	25.4% ▲	538	456	18% ▲

	TODAY'S STATS			TODAY'S STATS			TODAY'S STATS		
	Current vs. Prev MTD			Current vs. Same MTD 1 Yr Ago			Current vs. Prev YTD		
	12/1/20 - 12/2/20	11/1/20 - 11/2/20	% Change	12/1/20 - 12/2/20	12/1/19 - 12/2/19	% Change	1/1/20 - 12/2/20	1/1/19 - 12/2/19	% Change
Avg. Active Price	702	768	-8.6% ▼	702	536	31% ▲	702	536	31% ▲
Avg. Sold Price	430	497	-13.5% ▼	430	527	-18.4% ▼	478	434	10.1% ▲

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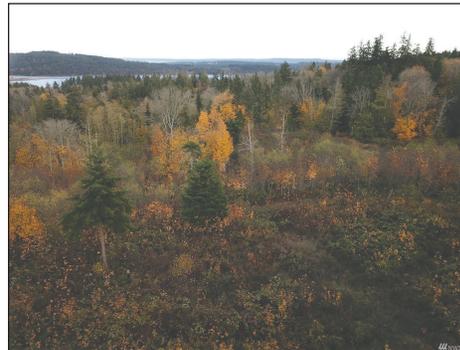
## LISTINGS

### UPTOWN LOT!

This is a rare chance to own your own piece of view property in Port Townsend! Build your dream home on this amazing lot. Located on a quieter street in the Morgan Hill neighborhood. MLS#: 1673595. Price: \$299K. Agent & Contract Info: Holley Carlson, Coldwell Banker Best Homes |360.821.3177| holleycarlson@gmail.com

### TRI-AREA LAND

#### AWESOME 4 ACRE PARCEL



Awesome 4 ac. Parcel adjacent to Pope Resources commercial forestlands. Private with views to North all the way to Port Townsend. Cleared driveway and Building site with PUD water and Power on King fisher at driveway entrance. MLS#1229190, \$162,500. Terry McHugh, John L Scott Real Estate PTT, 360-301-1763.

#### BEAUTIFUL DOUBLE LOT IN MELWOOD

##### TERRACE

Ready to build, 2 Water taps, electric, & 2 foundations in. You can choose to build on one or both lots. Use the existing plans or adapt the daylight basement foundation. Close to shopping, dining, and recreation. Seller financing considered. MLS#1483575, \$75,000. Dan Colvin, John L Scott Real Estate PTT, 360-774-0082.

### FABULOUS 4 ACRE PARCEL



Outstanding marine views right in Oak Hills with Power and Water close to the building site. Level and partially cleared with site evaluation complete. MLS#1229198, \$135,000. Terry McHugh, John L Scott Real Estate PTT, 360-301-1763.

#### LEVEL 1,600 +/- FOOT MANICURED GRASS AIRSTRIP



Just waiting for your Maule, Stinson, Cessna or Piper. Clear approaches both east & west. Hangar & shop midfield. Easy access from Mason Street & Cedar Ave. Just a short hop to Jefferson County International Airport w/its services & the Spruce Goose Cafe. MLS#1609027, \$900,000. Richard Hild, John L Scott Real Estate PTT, 360-531-1889.

#### PRIME COMMERCIAL / RESIDENTIAL LAND

Over an acre of level land just off Rhody drive with plenty of potential. Water and power on the property. 3 phase power close by. 2 BR septic was installed some years ago for a removed mobile home. This property is zoned UGA-C consult the county for land use. MLS#1666460, \$379,000. Dan Colvin, John L Scott Real Estate PTT, 360-774-0082.

# LISTINGS

## COMMERCIAL

### ESTABLISHED IN 1998 WANDERING WARDROBE



2,000 consignees & established clientele. Embraces green reusing practices; "reuse/rewear". Helps our community with a variety of activities: volunteering to design costumes for Key City Public Theatre, produced dozens of fashion shows supporting nonprofits, and more. MLS#1679613, \$50,000. Teresa Goldsmith, John L Scott Real Estate PTT, 360-301-0099.

### OWN YOUR OWN BUILDING DOWNTOWN PORT TOWNSEND



Space to have your business plus opportunity to sublet half of the building. Two entrances & two bathrooms. Make one side for retail, the other offices. What exciting ideas do you have in mind? The property reaches up to the bell tower potential for 2 stories. MLS#1679597, \$450,000. Teresa Goldsmith, John L Scott Real Estate PTT, 360-301-0099.

## PRIME COMMERCIAL / RESIDENTIAL



A convenient Uptown location puts this studio-style condo in the center of it all! Across the street from the PT library and just one block from the Farmers Market, restaurants, and shopping, this ground level unit is approved for office space or a residential unit, or both! Space easily accommodates a variety of live/work options. Ask about available plans to add a full bedroom. Handicap accessibility into the building and unit, plus covered parking space. MLS#: 1680808 / 1666166. Price: \$298,500. Agent & Contract Info: Karen Best, Coldwell Banker Best Homes | (360) 301-1710

## PORT TOWNSEND RESIDENTIAL

### COZY, NEW, ENERGY-EFFICIENT HOME



On just under 5 level secluded acres, minutes from town. 560 sq foot detached garage & separate 550 sq foot covered shop. 680 sq foot guest cottage with 3/4 bath sits privately behind the home. Lots of room for gardens, fruit trees & pets. Tons of storage. MLS#1656156, \$530,000. Joelle Boyce 360-643-9555, Dan Colvin 360-774-0082. John L Scott Real Estate PTT.

## GORGEOUS WATER VIEWS!



This rare gem on Morgan Hill, offers spacious living w/an open concept vibe. In excellent condition, this 4-bedroom, 3 bath home offers modern living featuring: beautiful hardwood floors; spaces that flow & are flexible in their use; abundant windows. MLS#: 1681585. Price: \$1,200,000. Agent & Contract Info: Holley Carlson, Coldwell Banker Best Homes | 360.821.3177 | holleycarlson@gmail.com

## NEW CONSTRUCTION/PRE SALE



One story home, on large lot, in a great location. Master separate from guest rooms. Great room concept, w/ two skylights, granite counter tops, two car garage, master bathroom w/walk in shower, stainless steel appliances. Just minutes to Port Townsend's amenities. MLS#1660170, \$585,000. Steve Kraght, John L Scott Real Estate PTT, 360-531-6484.

## TRI-AREA RESIDENTIAL

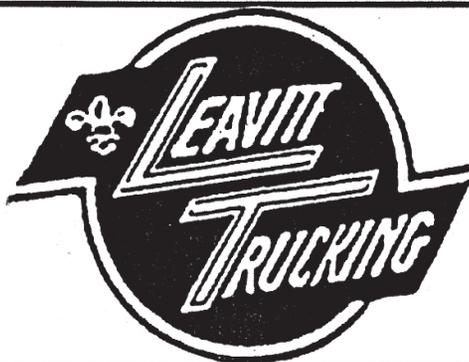
### BEAUTIFULLY TREED ACREAGE

Two adjacent lots totaling over 2 acres, with some nice secluded building sites. Partial bay views may be possible with clearing. Two separate tax parcels for building two houses. Close to shopping & recreation. Lots of possibilities with these two buildable lots. MLS#1588929, \$145,000. Dan Colvin, John L Scott Real Estate PTT, 360-774-0082.

### HISTORIC, BUCOLIC, CENTER VALLEY FARM



Olympic Mountain & Valley views & three parcels. 18+ acres, fertile soils, equestrian arena, 6480 sq ft covered storage, three phase power, 2880 sq ft shop/garage, new furnace, exterior paint, carpeting/flooring, fully renovated. Bring your animals & your dreams. MLS#1667870, \$850,000. Steve Kraght, John L Scott Real Estate PTT, 360-301-6484.



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# ASK THE EXPERTS...



**Q:** What do you see happening to housing prices this coming year? Will there be a major downward correction like the one we experienced during the great recession? We don't want to overpay for a home if there is a downward turn.

**A:** Sadly, there is no crystal ball that can provide a failsafe look at the future. However, I believe that housing prices and demand in our area will continue to increase. Here is why.

Retiring baby boomers (those born between 1946-1964) are still 'fueling' our market as they find our communities very desirable. Our weather is mild, and our scenery is spectacular and diverse, with many outdoor recreational opportunities just a 'stone's throw' away. We are relatively free from traffic congestion, major crime, urban density, and forest fires. We have all the ease and charm of a small town but with enough services, including improved health care, to provide a competitive "trade-off".

These is also an increase in the number of Buyers who are still working but are able to telecommute from home. The pandemic has caused many people to look at what matters most in their lives. Home, and its location, has never been more important. With the current changes in the workplace many employees are now able to work from home via telecommuting.

Interest rates are at almost record lows and many experts like Freddie Mac are forecasting low interest rates for the foreseeable future. Our prices still seem affordable to buyers who are moving here from Seattle, California and other urban areas across the country.

Just as with stocks and bonds, it is almost impossible to perfectly time the market. In Jefferson County, a house purchased at the height of the market in 2007, before the recession, is now worth between 25-40% more depending on the area. So in other words, over time, property values continue to rise making now the best time to buy.

For more information give us a call.

## Guiding You Home

Please visit our webpage for helpful links and to start your land search:

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## LISTINGS

### PORT LUDLOW LAND

#### A LOT WITH A VIEW



One of the last view lots in Port Ludlow! Best of all, the sewer and water hookup fees are paid, a current value of \$13000! This lot comes with a house plan that was approved by the LMC Architectural committee and by the county (buyer to verify). Enjoy a great location in a quiet, walkable neighborhood near Kehele Park with membership to the Beach Club which offers; social activities, indoor and outdoor swimming, a workout facility, pickleball, and tennis courts. Beach access, walking trails. MLS#: 1669979. Price: \$79,900. Agent & Contract Info: Karen Best, Coldwell Banker Best Homes | (360) 301-1710 | karen@karenbest.com

### OUT OF AREA LAND

#### QUILCENE LAND: SERENITY AND BEAUTY AWAITS!



This 20+ acre property offers several possibilities for your dream home, with panoramic views of the Olympics; upper portion of property allow views of Quilcene Bay as well. This outstanding property offers excellent road access for building your future home. Currently in forestry management plan for reduced taxes, 1 acre or more could be converted to residential, while continuing remainder in forestry plan as preferred. Recently surveyed. Convenient location - short drive to Port Townsend, Port Ludlow, Hood Canal Bridge. MLS#: 1411563. Price: \$175,000. Agent & Contract Info: Teya Walker, Coldwell Banker Best Homes | 360-643-9000 | teya@cbbesthomes.com

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