

Cottages “comps” project
March 2025

“Comps” on Lopez

- 1BR apartments: \$1,500 to \$2,250
- 2BR apartments: \$2,500 to \$3,100 (and of course there are “higher end” options)

“Comps” in San Juan County

- 1BR apartments: \$920 (income restricted) to \$2,200
- 2BR apartments: \$1,800 to \$4,000
- Friday Harbor
 - o Village at the Harbor
 - Studio: \$4,000
 - 1BR: \$4,600
 - o Hearthstone Adult Family Home
- Orcas Loving Care Adult Family home

“Comps” in Anacortes, Mount Vernon, and Burlington

- 1BR apartments: \$1,350 to \$2,700
- 2BR apartments: \$2,200 to \$4,500
- Anacortes
 - o Cap Sante Court:
 - Studio: \$2,850
 - 1BR: \$3,950
 - 2BR: \$4,800
 - o Heavenly Care Adult Family Home
 - o Soundview Rehabilitation
 - o Cypress and Rosario Assisted Living facilities
- Mount Vernon
 - o The Bridge Assisted Living
 - Studio: \$3,250
 - 1BR: \$4,000
 - 2BR: \$5,800
 - o Mountain Glen Retirement and Assisted Living
- Burlington
 - o Creekside Continuing Care offers Independent to Assisted to Respite to Hospice
 - For “independent living” - Three daily meals, weekly housekeeping, and flat linen service are included. 24-hour staffing
 - Studio: \$3,400
 - 1BR: \$4,100
 - 2BR: \$5,300
 - 3BR: \$7,100
 - o Where the heart is Assisted Living

As of 3/17/25, the Hamlet's Interest List has...

- 65 folks interested in 1BRs
- 121 folks interested in 2BRs

Market rate units 5% increase for 2025-26

Draft Letter	Unit #/Resident	Current rate	x .05, rounded to nearest dollar
	192/Petersen	\$2,228	(+\$111) \$2,239
	204/Sheridan	\$2,113	(+\$106) \$2,219
	218/Giedd-Clark	\$2,170	(+\$108) \$2,278
	224/Evans	\$2,304	(+\$115) \$2,419
3/20/25	239/Gregory	\$2,299	(+\$115) \$2,414
	245/Thomas	\$2,286	(+\$114) \$2,400
	257/Robinson	\$2,286	(+\$114) \$2,400
	Total	\$15,686	\$16,374
	Average	/7 = \$2,241	/7 = \$2,339 (+\$98/month)
	2025-26 increase		+\$8,244/year

1BR cottages: \$1,187 x .05 = \$59.35; New rate = \$1,246 (rounded to nearest dollar)

New resident rate: \$2,563

Others on Lopez (last updated September 2025):

4 bed, 2 bath on Pavey, furnished, no pets. \$2,300/mo.

2-bedroom in Lopez village, utilities included but no trash. No pets allowed. Fully furnished with washer and dryer. \$2,500/mo.

Elliott Rd: 2-bedroom freshly refurbished, semi-furnished mobile home. No utilities included except for internet. \$1,650/mo.

South end: 2-bedroom, unfurnished. Includes community beach access, water, and septic. No pets. \$1,800/month.

268 Tinkham Ln: 2 Br, 1.75 Bath. 2,100 Sq Ft 1.5 story house. 1 year lease. Pets considered. \$2,850 per month. Accessory building available for additional \$175. Workshop & storage ground floor only.