

# SAN JUAN ISLANDS

REAL ESTATE TAB | FEBRUARY 2026

## *In this Issue:*

### ARTICLES:

SAN JUAN COUNTY  
REAL ESTATE MARKET SUMMARY

### REAL ESTATE FOR SALE:

False Bay Waterfront Home

View Home on Acreage

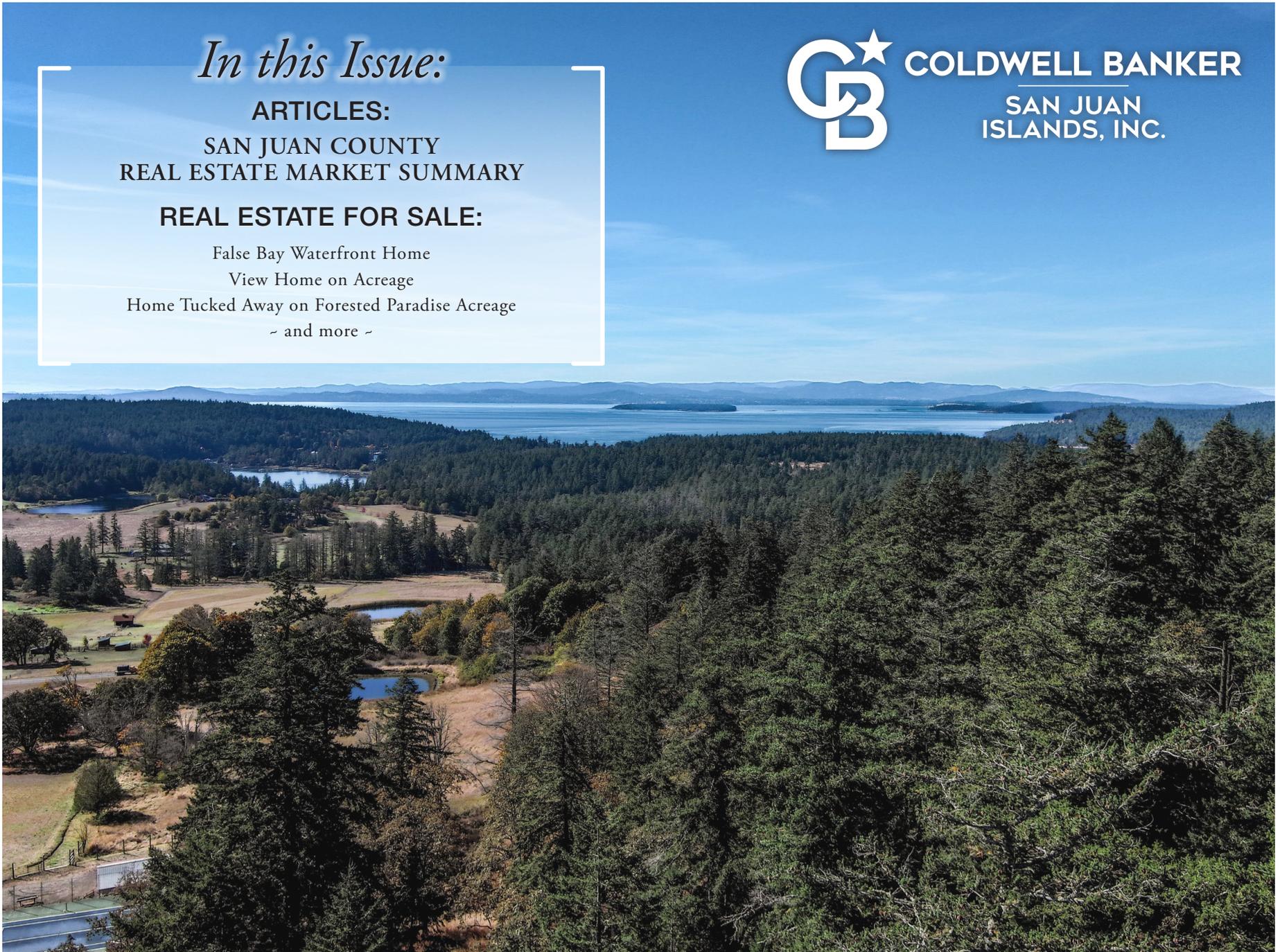
Home Tucked Away on Forested Paradise Acreage

~ and more ~



**COLDWELL BANKER**

**SAN JUAN  
ISLANDS, INC.**



The Most Trusted and Productive Real Estate Brokerage in the San Juan Islands — Since 1960



MERRI ANN SIMONSON  
360.317.8668  
simonson@sanjuanislands.com

# SIMONSON & ZAMBROVITZ

YOUR INFORMATION SOURCE



TERRI ZAMBROVITZ  
360.375.5015  
terriz@sanjuanislands.com



## SAN JUAN COUNTY REAL ESTATE MARKET SUMMARY

The year-end numbers were encouraging; both San Juan County and San Juan Island show increases in dollar volume and number of transactions. However, even though the volume and transaction numbers were up, the median home price is still on a downward trend for San Juan Island. This is primarily due to the median being a lagging index and in a market our size, we use a 12-month period, which further elongates the market results.

Time Frame	Number of Transactions	\$ Volume
<b>San Juan County</b>		
2025	343	\$352,646,070
2024	309	\$295,384,321
2023	327	\$344,587,499
2022	375	\$379,831,737
<b>San Juan Island</b>		
2025	162	\$164,054,070
2024	136	\$129,304,955
2023	157	\$150,704,200
2022	171	\$172,673,985

In reviewing the results for 2025, the sales dollar volume for the real estate market in San Juan County, per the Northwest Multiple Listing Service, was \$352,646,070 which reflects an increase in dollar volume of 19% as compared to 2024 when the dollar volume was \$295,384,321. The County closed 348 transactions, which is an 11% increase from 2024. The average number of transactions per month was 29 compared to 25 last year.

Total dollar volume on San Juan Island in 2025 was \$164,054,070 as compared to \$129,304,955 in 2024. The increase was 27% in dollar Volume. The Island closed 162 transactions, which is a 19% increase. The average number of transactions per month was 13.5 compared to 11 last year. I love using the word INCREASE!

A returning segment to our market is the number of buyers for properties that are more than \$1m each. In 2025, San Juan County closed 114 sales in this category as compared to 96 in 2024. Of those sales, San Juan Island closed 49 as compared to 40 in 2024. In the County, 15 of those sales were more than \$3m each. This number of high-end buyers was not present in our market during the second half of 2022, all of 2023 and 2024. Some of the buyers for lower priced properties feel more confident in buying property when the high-end buyers are active in the market.

The current inventory level is brutal for all property types, but we assume that it will increase by Spring as it has done in past years. Sellers typically remove their properties from active marketing during the holidays

as they want to give the listing a break and they may want to entertain regularly, which is difficult while the property is on the market as your home must remain show ready. Most will consider listing again in the Spring after they can process the Winter clean up, so their curb appeal is high. Many hope to close during the Summer of 2026 and listing by Spring gives them that edge as the average days on the market plus the number of days to process the transaction equate to a Summer closing.

The expected market conditions for 2026 will continue to favor the buyers for at least the first 6 months. Even though inventory is down, which typically strengthens the seller's position, the interest rates have kept many buyers out of the market, so sellers at the current time must compete for the buyer's attention. The active buyers will be granted time during their transaction to process their financing, home inspection, feasibility study and even close a home that they have sold elsewhere. The typical transaction time is 45 days if financing is involved, and 30 days if not. Most sellers will not accept an offer contingent upon a home sale elsewhere unless we are in the shoulder seasons of our market such as Fall and Winter.

### Highlights of the Market:

The median home, condominium and manufactured housing price for a 12-month period ending December 2025 for San Juan Island was \$775,000 which is an 8% decrease from 2024 when it was \$842,000. The median home price for the same period for the County was \$887,500, which is a 4.5% increase from 2024 when it was \$850,000. For this index, the County has started to turn the corner. The median is a typical market price where half of the homes sold for more and half sold for less. Median price is not an...

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

please visit our website:

[www.sanjuanislandslifestyle.com/blog](http://www.sanjuanislandslifestyle.com/blog)

## 2026 Showcase of Listings Deadline

Coldwell Banker San Juan Islands, Inc. will be preparing our Showcase catalog of property listings for 2026 in the coming months. Each year, we print approximately 15,000 copies and distribute them as a free handout at local businesses, Roche Harbor Resort, and our Coldwell Banker Friday Harbor office, as well as on the Washington State Ferry system. We also provide an electronic page-flip version to email to prospective buyers working with agents in our office. This publication is one of the best tools available due to its wide print and technologically advanced distribution. **The deadline for inclusion in the showcase catalog is March 30, 2026.**

If you are considering selling your property in 2026 and would like an opinion of value for your property, please contact one of us. We can meet the deadline but delay marketing until May 1, if that is more convenient.



**FALSE BAY WATERFRONT HOME**  
\$3,300,000 - LISTING ID 2346749

Spectacular sunny West facing waterfront home. Close to town with privacy and space for all. Beautiful views of False Bay, Valley, Strait and Mountains beyond. Special places around every corner indoor and out. Quality 4809 SF home with spacious open floor plan, chefs kitchen, 4 beds, 3.25 baths, primary bedroom with en-suite bath, jetted tub and FP, office w/deck, loft and bonus room. Expansive patios with generous covered area, outdoor kitchen and fireplace, hot tub, garden and greenhouse. 3-car garage with guest area above. 3+ acres with lush trails to 659' of waterfront on False Bay with stairs to beach and boat shed. Radiant heat, solar power, EV car charger. Hiking trails and beaches nearby including American Camp and Eagle Cove Beach.



**VIEW HOME ON ACREAGE**  
\$1,200,000 - LISTING ID 2442781

Sunny, private and distant water view home on 4.13 park-like acres perched behind the 48-acre Twin Oaks Farm with graceful southwest pastoral views toward the Alpaca Farm and to Canada. The property borders the 696 acres of National Park including English Camp National Park, Young Hill and miles of hiking and riding trails. Spacious level entry home with lower level, 2944 Sq Ft with open plan, 2 fireplaces, large decks, covered car entry and garage with studio built in 1977 is ready for your personal touches. Includes water storage shed, garden shed and newer whole house generator and heating/ac system. Close to Westcott Bay Oyster Farm, Roche Harbor Resort w/marina, restaurants, groceries, retail, airport, art walk, and trails.





**COLDWELL BANKER**

**SAN JUAN  
ISLANDS, INC.**



**Nancy Young**

Managing Real Estate Broker

Global Luxury Specialist

(360) 317-1755

nancy@sanjuanislands.com

www.buysanjuanrealestate.com

105 Spring Street, P.O. Box 100, Friday Harbor, WA

Office: (360) 378-2101 · Toll Free: (800) 451-9054



**Listed for \$249,000 • Listing ID 2458690**

Affordable home at The Oaks offers a warm, cozy & welcoming feel with 3 bedrooms & 2 baths. Enjoy a comfortable room off the kitchen & living room, with open kitchen & dining area. Updated front & back decks.



**Listed for \$435,000 • Listing ID 2387732**

This stunning 5+/- acres offers a front-row seat to nature's finest performance - panoramic valley views paired with the majestic snow-capped presence of Mt. Baker. Includes power & metered water to the lot line.



**Listed for \$725,000 • Listing ID 2449272**

Tucked into a forested paradise on 4.6+/- private acres, this 2 bdrm/2.5 bath home w/ 1 bdrm/1bath guest space brims with character & charm. The unique home has a prep kitchen, an outdoor kitchen, & studio.



**COLDWELL BANKER**

**SAN JUAN  
ISLANDS, INC.**



105 Spring Street, PO Box 100, Friday Harbor, WA 98250 | 360.378.2101 | [property@sanjuanislands.com](mailto:property@sanjuanislands.com)