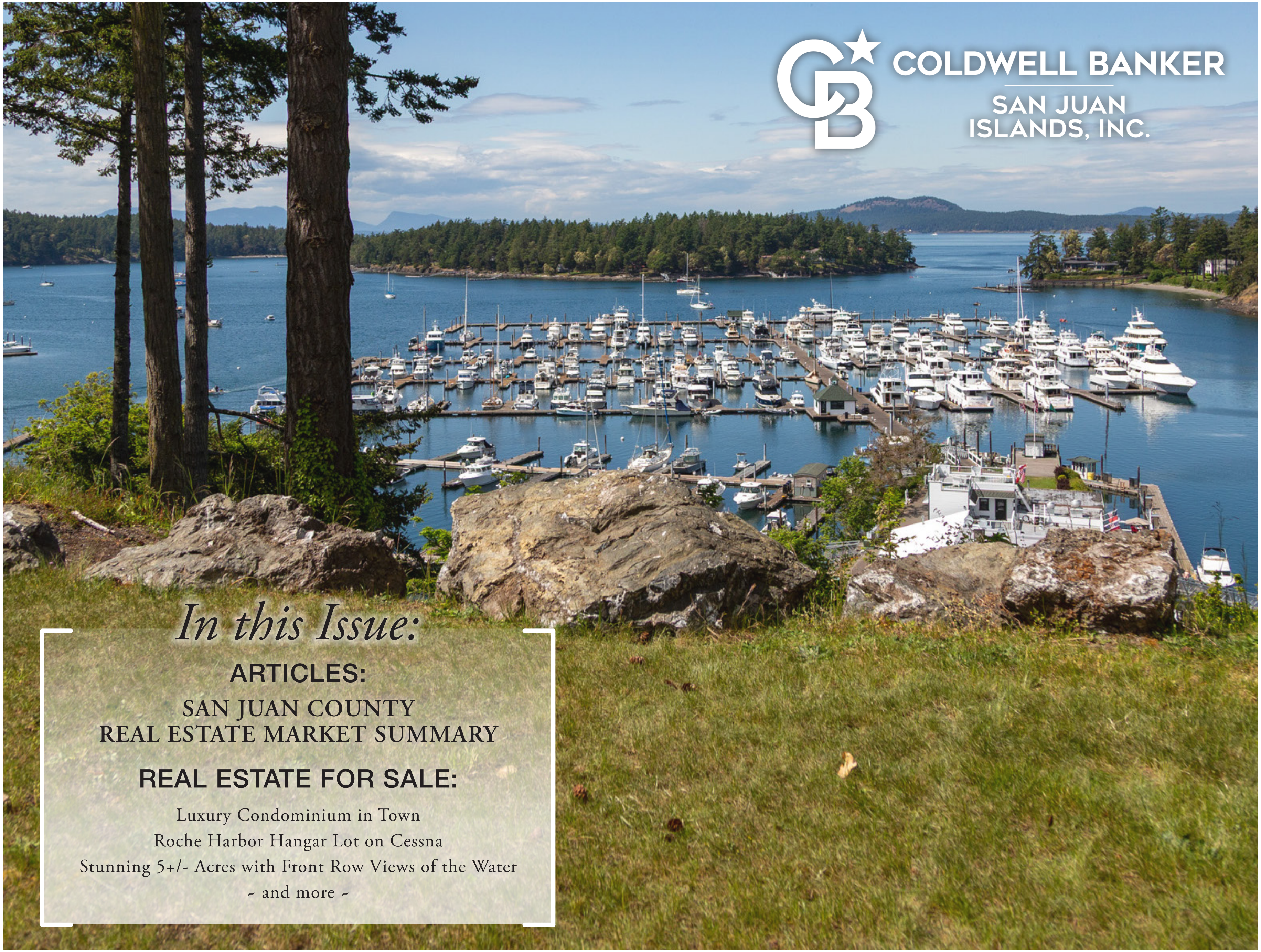
SAN JUAN ISLANDS

REAL ESTATE TAB | AUGUST 2026



In this Issue:

ARTICLES:

SAN JUAN COUNTY
REAL ESTATE MARKET SUMMARY

REAL ESTATE FOR SALE:

Luxury Condominium in Town
Roche Harbor Hangar Lot on Cessna
Stunning 5+/- Acres with Front Row Views of the Water
~ and more ~

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

SIMONSON & ZAMBROVITZ

YOUR INFORMATION SOURCE

MERRI ANN SIMONSON
360.317.8668
simonson@sanjuanislands.com

TERRI ZAMBROVITZ
360.375.5015
terriz@sanjuanislands.com

SAN JUAN COUNTY REAL ESTATE MARKET SUMMARY

The second quarter results, which complete the first half of the year, in San Juan County and on San Juan Island reflect stable dollar volume with a fewer number of sales. Per the NWMLS, the dollar volume for the first half of the year in San Juan County was $159,961,071 which is an increase of 30% as compared to the same 6-month period in 2025. The County closed 123 transactions as compared to 145 for the same period in 2025. This reflects a 15% decrease in number of transactions.

For San Juan Island, the dollar volume was $55,263,719 with a total of 53 transactions. This was a 3% decrease in dollar volume and a 27% decrease in the number of transactions. May 2026 was a very slow month; the County had 44% fewer sales, and San Juan island had 36% fewer sales as compared to May 2025. May was slow statewide as well.

Transaction Recap Report		
Time Frame	**Number of Transactions**	**$ Volume**
San Juan Island		
First Half of 2024	60	$55,843,780
First Half of 2025	73	$56,707,820
First Half of 2026	**53**	**$55,263,719**
San Juan County		
First Half of 2024	119	$116,398,679
First Half of 2025	145	$123,106,320
First Half of 2026	**123**	**$159,961,071**

When the number of transactions is lower with similar dollar volume it is due to higher average sales prices. For the County, the average sales price for all types of properties year-to-date was $1,300,500 as compared to $849,000 for the same period in 2025. For San Juan Island, the average price was $1,042,700 as compared to $776,800 in 2025. County wide year-to-date, 72 of the sales were under $1M with a total dollar volume of $39,337,967. There were 51 sales over $1M for a total dollar volume of $120,623,104. An average calculation is not appreciation.

The median home index is not an appreciation calculation either, but a trend. The median price in the County is currently $930,000 when calculated in the last 12-months. This is a 10% increase over the prior 12-month period. The median price for San Juan Island is $795,000 which is unchanged from last year.

For Washington State, the median home sales price was unchanged from May 2026 to June 2026. The state can calculate change on a month-to-month number as they have greater volume.

Orcas is contributing more than in years past. Their dollar volume for the first half of the year was $86,715,658 with a total of 50 transactions. This is more than 50% of the entire County's volume for the period. Orcas outperformed San Juan Island which is the County seat and has a greater population base. As compared to 2025 for the same period, Orcas reflects an equal number of transactions but this year's dollar volume reflects an increase of 67%. Go Orcas!!!! Granted they did have one very large transaction close during the first quarter, but they are keeping their momentum going during the second quarter.

This remains an unpredictable market due to national and global economic conditions that are caused by the global turmoil.

The most important takeaway from this data is buyers are finding good opportunities in our market and doing well during the negotiations. Inventory is at levels very similar to summer of 2025; however, the closing volume has increased. The buyer's market will most likely continue throughout the rest of 2026. With interest rates being so volatile, many buyers remain on the fence so the ones active in the market have great selection, minimal competition from other buyers, and good negotiation authority with the property owners.

In June 2026, the NWMLS **statewide** keybox activity on listed homes reflects a 9% decrease from May 2026 and decrease of 3.4% when comparing this June to June 2025. Inventory continues to increase across much of Washington State. Throughout the state, closed sales increased year-over-year and month-over-month on average. Buyers are touring a wider variety of available homes due to the large inventory selection in the state.

It is clear that buyers are hesitant to write offers and the showing activity level has been slow. When the buyers do write, they request that the sellers consider discounts below the year-to-date average percentage off list price. Most buyers are accepting some form of a counteroffer and the transactions come together...

To continue reading
San Juan County Real Estate Market Summary
please visit our website:
www.sanjuanislandslifestyle.com/blog

CONDOMINIUM IN TOWN
$1,190,000 - LISTING ID 2480726

LUXURY CONDO IN TOWN
$1,395,000 - LISTING ID 2479947


HANGAR LOT ON CESSNA
$1,050,000 - LISTING ID 2485601

ROCHE HARBOR VIEW LOT
$1,795,000 - LISTING ID 2534572

WATERFRONT HOME ON ACREAGE
$5,150,000 - LISTING ID 2477851

WESTSIDE VIEW ACREAGE
$635,000 - LISTING ID 2495125


THREE BEDROOM CONDOMINIUM
$1,040,000 - LISTING ID 2486373

BUILDING LOT
$325,000 - LISTING ID 2495071

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, Washington 98250
Office: (360) 378-2101 · Toll Free: (800) 451-9054

Listed for $1,075,000 · Listing ID 2505360
Immaculate & spacious home with partial views of the Straits, valleys, & sunrises. 3-bed, 3-bath layout supports easy main-floor living. Updated kitchen. Lower level has additional bedroom, bath, and large great room.

Listed for $1,999,500 · Listing ID 2493219
Understated elegance in this architecturally pleasing 2142 +/- SF Cape Cod beach home. Private setting on over 1 acre, with tranquil and everchanging views into False Bay and your own private beachfront.

Sold for $1,083,000
Charming single level waterfront home on peaceful Mitchell Bay, off the westside of San Juan Island. Set on 1.1 acres, this 2-bed, 2-bath home offers 1,756 SF and views of the salt water bay and access to shoreline.

Listed for $549,000 · Listing ID 2497114
Front row seat from this West Side waterfront parcel! Spectacular views of breaching whales, bald eagles, sunsets, and boating activity. Located in a fabulous neighborhood, a paved road leads to this parcel.

Listed for $389,000 · 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. A perfect canvas with incredible views.

105 Spring Street, PO Box 100, Friday Harbor, WA 98250 | 360.378.2101 | property@sanjuanislands.com