



San Juan County

Boasting some of the most quintessential Pacific Northwest waterfront views, opportunities, and scenery, a home on one of the many idyllic islands that comprise the San Juan Islands remains a major goal for many buyers. This is evidenced by the significant year-over-year increase in median sales price, leaping a notable 42.44% from \$1,537,500 to \$2,190,000 in San Juan County, proving that even during a year where many buyers paused their home-buying plans due to high interest rates and low inventory, the islands fared well and continued to beckon buyers to their iconic shorelines. One of the largest appeals of purchasing on one of the islands is the sheer amount of waterfront land you can own, with an average of 430 linear feet in 2023. The waterfront market is a large portion of the total market in this county, making up 21.24% of total sales.



TOP THREE WATERFRONT SALES IN 2023

- 1 **Lot #2, Henry Island**
MLS #1966524 | \$14,253,850
- 2 **158 Maddie Ln, Orcas Island**
MLS #2049449 | \$6,000,000
- 3 **209 Driftwood Dr, Blakely Island**
MLS #2069499 | \$5,550,000

MEDIAN SALES PRICE

Single-Family Homes ↑(42.44%)

\$2.19M | 2023 | **\$1.537M** | 2022

AVERAGE LINEAR WATERFRONT FOOTAGE

Single-Family Homes

430 FT.
2023

305 FT.
2022



AVERAGE DAYS ON MARKET

Showing Waterfront Data Over The Last Three Years

94
2023

58
2022

114
2021

AVERAGE PRICE PER SQ. FT.

Single-Family Homes ↑(1.32%)

\$1,037 SQ. FT.
2023

\$1,023 SQ. FT.
2022

CLOSED SALES IN 2023

Single-Family Homes

48
CLOSED
WATERFRONT SALES

226
TOTAL
CLOSED SALES

21.24%
PERCENTAGE OF
WATERFRONT VS TOTAL

