

Eastsound 98245

ZIP code · WA · Washington > San Juan County

SELLER'S MARKET

\$1.2M

MEDIAN SALE PRICE

+53.3%

1-YR CHANGE

68

SALES (12 MO)

\$963K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



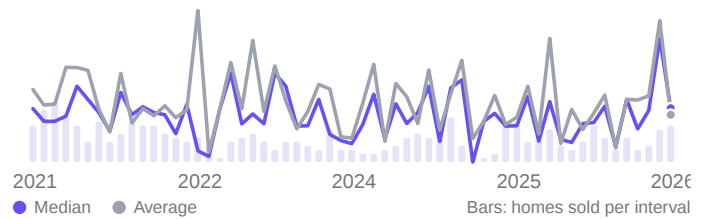
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$900K · Average \$826K

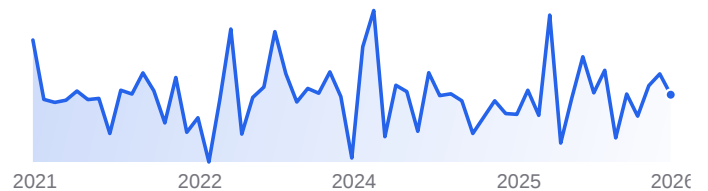
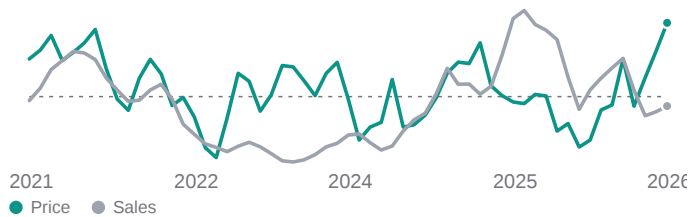


Growth (year over year)

Price +53.3% · Sales -6.8%

Price per square foot

\$514/ft²

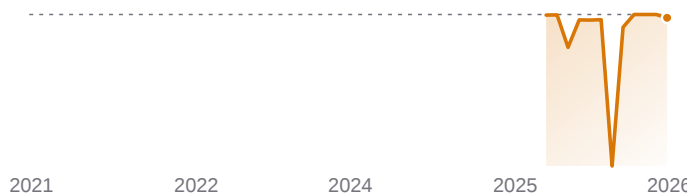


Sale premium vs estimated value

-1.3%

Annual turnover (share of homes sold)

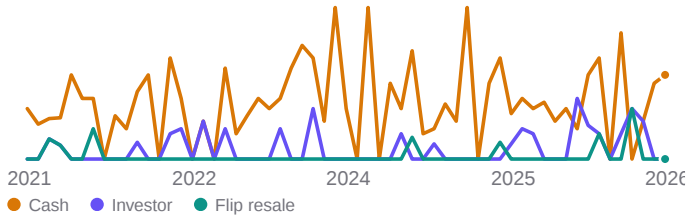
3.9%



BUYERS & OUTCOMES

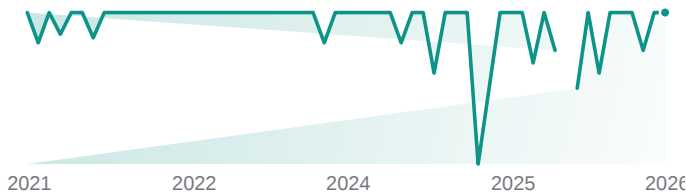
Buyer mix

Cash 56% · Investor 0% · Flip resale 0%



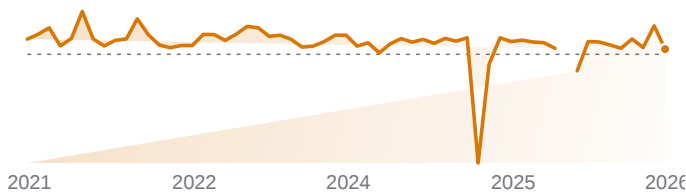
Sellers who sold at a gain

100%

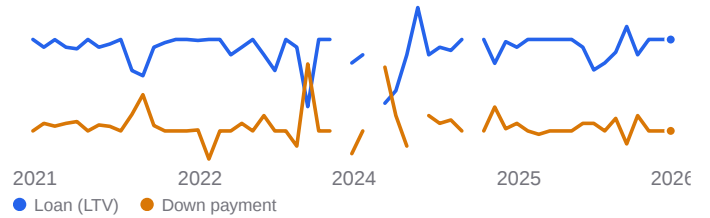


Median annualized return at resale

+3.1%

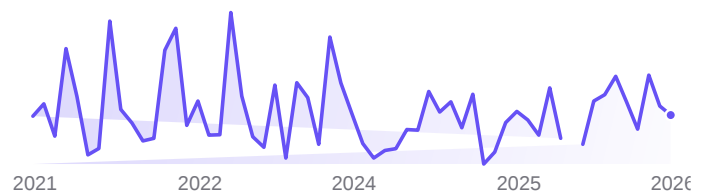


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



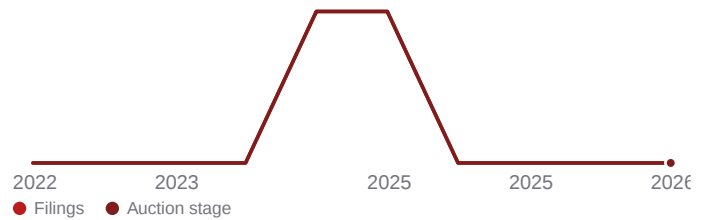
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,738
Median value (AVM)	\$963K
Median size	1,653 ft²
Median bedrooms	2
Median year built	1992
Single family	84%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.8%
Owner occupied	55%
Company owned	21%
Median loan-to-value	27%

Typical ownership tenure

8.4 yrs

COMMUNITY

Population	4,572
Density	68 / mi²
Median household income	\$74K
Average household income	\$104K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	232
Homes occupied	72%
Bachelor's or higher	35%
Poverty rate	10.5%
Unemployment	1.2%
Average temp	50°F
Annual precip	30 in
Sunshine	33%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.