

Lopez Island 98261

ZIP code · WA · Washington > San Juan County

BUYER'S MARKET

\$811K

MEDIAN SALE PRICE

-74.2%

1-YR CHANGE

42

SALES (12 MO)

\$829K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



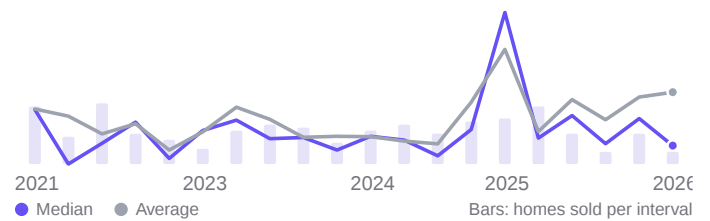
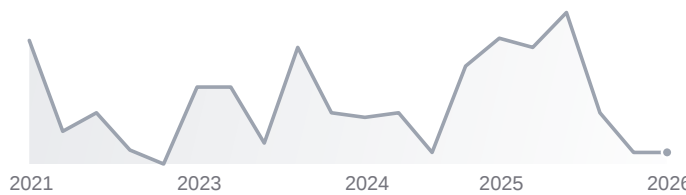
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

20 / 100

Sale prices

Median \$533K · Average \$1.2M

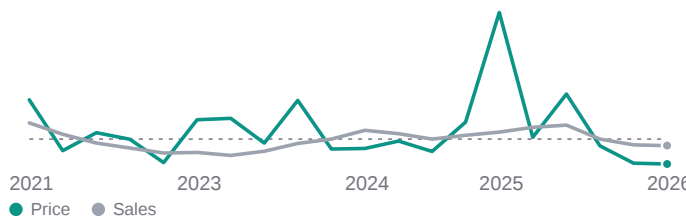


Growth (year over year)

Price -74.2% · Sales -19.2%

Price per square foot

\$506/ft²

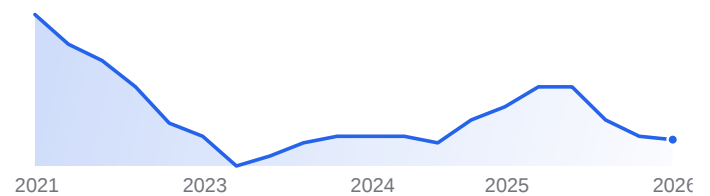


Sale premium vs estimated value

-5.5%

Annual turnover (share of homes sold)

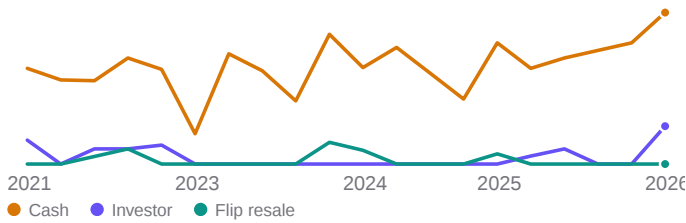
1.9%



BUYERS & OUTCOMES

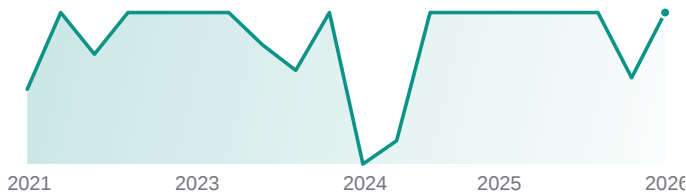
Buyer mix

Cash 100% · Investor 25% · Flip resale 0%



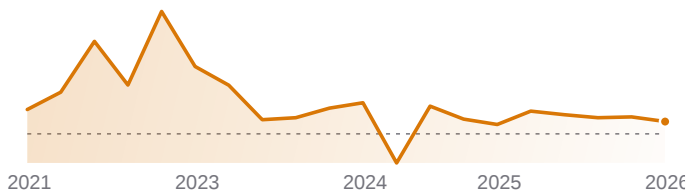
Sellers who sold at a gain

100%

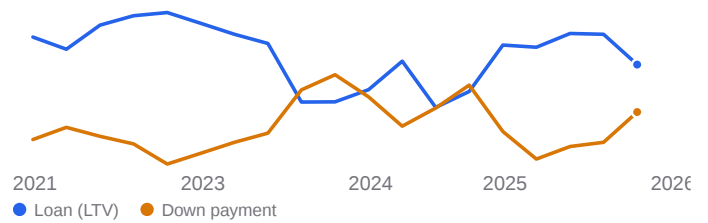


Median annualized return at resale

+3.8%

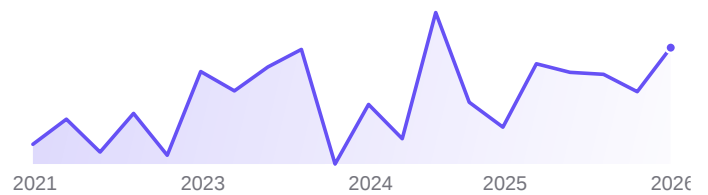


Financing (share of purchase price) Loan (LTV) 61% · Down payment 39%



Typical hold before selling

13.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,254
Median value (AVM)	\$829K
Median size	1,456 ft²
Median bedrooms	2
Median year built	1989
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	85%
Underwater (LTV 125% or more)	1.1%
Owner occupied	35%
Company owned	20%
Median loan-to-value	0%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	2,574
Density	41 / mi²
Median household income	\$70K
Average household income	\$108K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	233
Homes occupied	56%
Bachelor's or higher	34%
Poverty rate	13.6%
Unemployment	0.9%
Average temp	50°F
Annual precip	23 in
Sunshine	33%

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