

Orcas 98280

ZIP code · WA · Washington > San Juan County

SELLER'S MARKET

\$23M

MEDIAN SALE PRICE

+1503.4%

1-YR CHANGE

59

SALES (12 MO)

\$1M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 75 / 100

Buyer's market

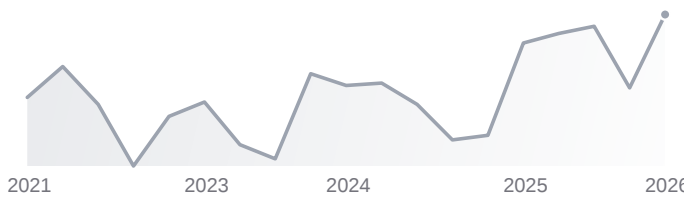
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

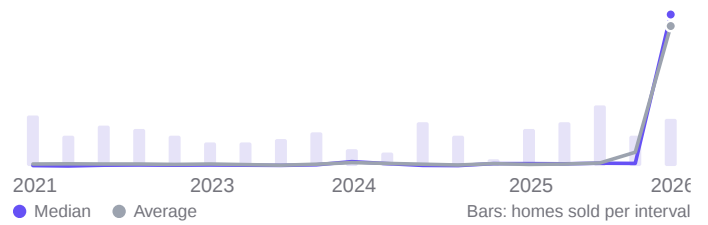
Market temperature (0–100)

75 / 100



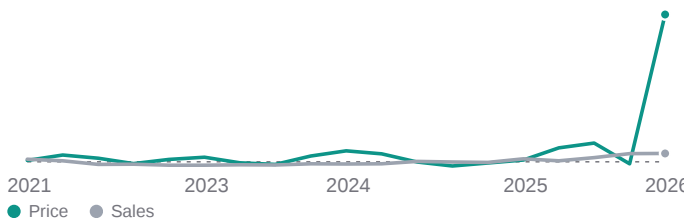
Sale prices

Median \$62M · Average \$57M



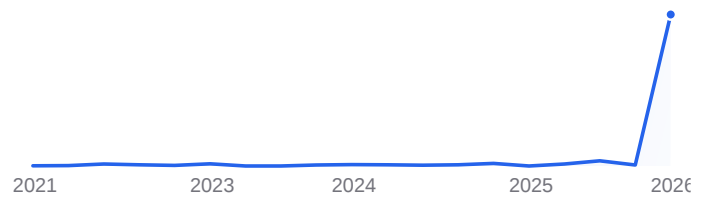
Growth (year over year)

Price +1503.4% · Sales +84.4%



Price per square foot

\$42826/ft²



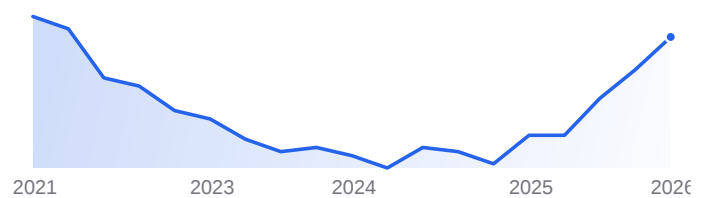
Sale premium vs estimated value

+6312.4%



Annual turnover (share of homes sold)

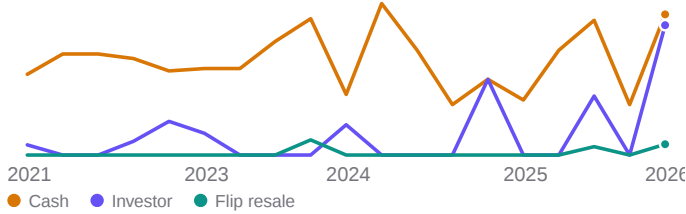
3.3%



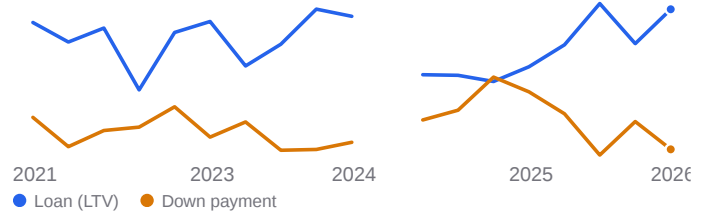
BUYERS & OUTCOMES

Buyer mix

Cash 93% · Investor 86% · Flip resale 7.1%

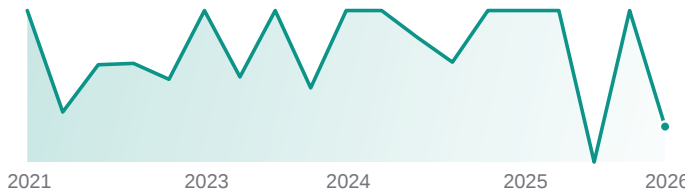


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



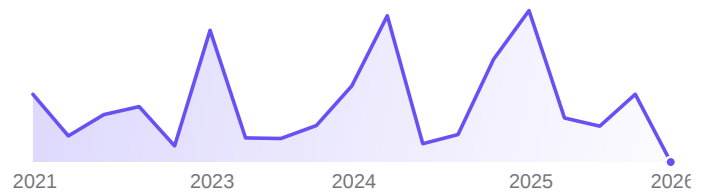
Sellers who sold at a gain

50%



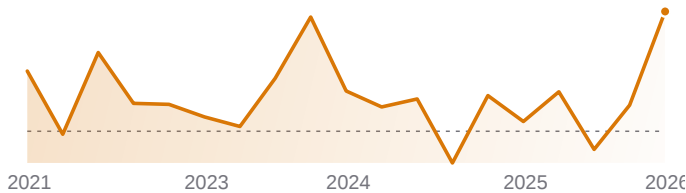
Typical hold before selling

0.6 yrs



Median annualized return at resale

+25.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,763
Median value (AVM)	\$1M
Median size	1,600 ft²
Median bedrooms	2
Median year built	1992
Single family	81%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	87%
Underwater (LTV 125% or more)	1.4%
Owner occupied	1.6%
Company owned	25%
Median loan-to-value	6%

Typical ownership tenure

8.8 yrs

COMMUNITY

Population	50
Density	56 / mi ²
Median household income	\$77K
Average household income	\$97K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	230
Homes occupied	75%
Bachelor's or higher	36%
Poverty rate	7.2%
Unemployment	1.1%
Average temp	50°F
Annual precip	30 in
Sunshine	33%

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