

Shaw Island 98286

ZIP code · WA · Washington > San Juan County

\$465K

MEDIAN SALE PRICE

4

SALES (12 MO)

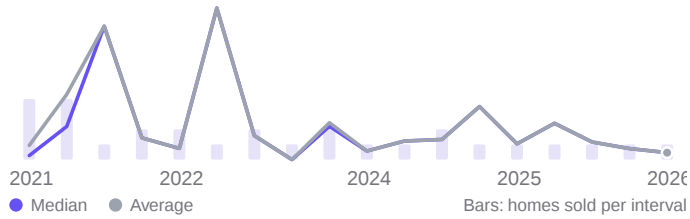
\$889K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

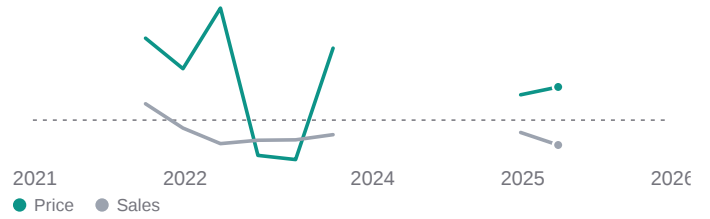
Sale prices

Median \$465K · Average \$465K



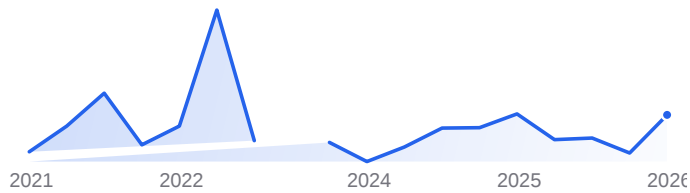
Growth (year over year)

Price +75.8% · Sales -57.1%



Price per square foot

\$1384/ft²



Sale premium vs estimated value

-44.5%



Annual turnover (share of homes sold)

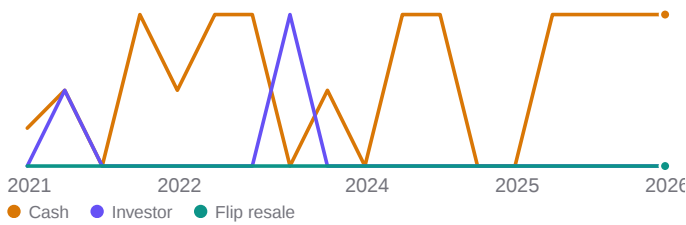
1.6%



BUYERS & OUTCOMES

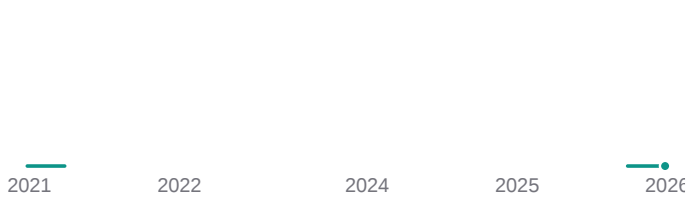
Buyer mix

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



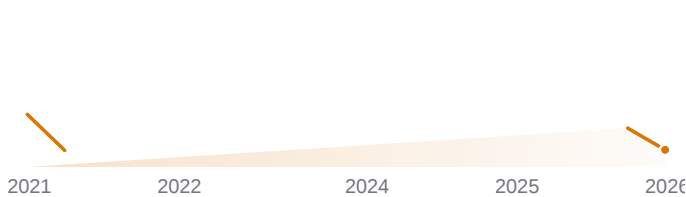
Sellers who sold at a gain

100%



Median annualized return at resale

+3.5%

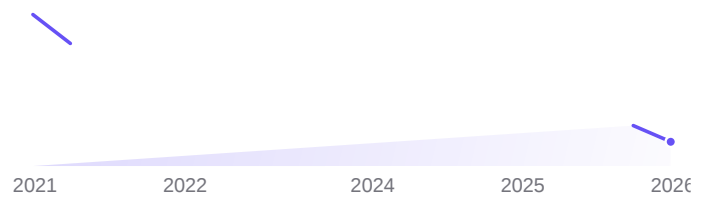


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

3.6 yrs



HOUSING STOCK

Homes	258
Median value (AVM)	\$889K
Median size	1,400 ft²
Median bedrooms	2
Median year built	1980
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	90%
Underwater (LTV 125% or more)	1.2%
Owner occupied	2.6%
Company owned	23%
Median loan-to-value	0%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	422
Density	23 / mi²
Median household income	\$75K
Average household income	\$110K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	232
Homes occupied	44%
Bachelor's or higher	30%
Poverty rate	11.7%
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.