

Clark County, WA

County · WA · Washington

BALANCED MARKET

\$559K

MEDIAN SALE PRICE

+0.4%

1-YR CHANGE

7,404

SALES (12 MO)

\$543K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



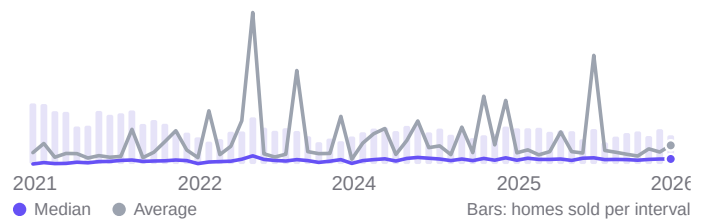
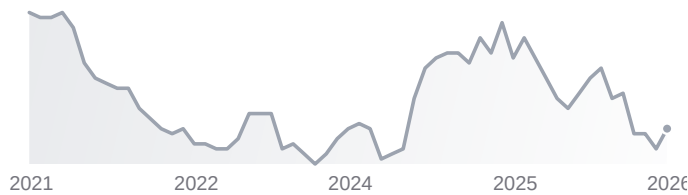
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$562K · Average \$783K

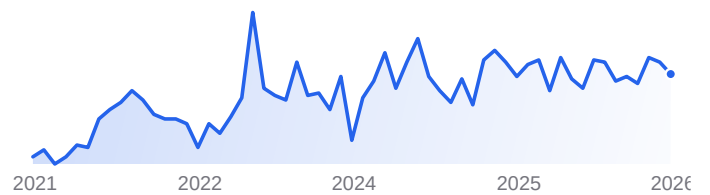
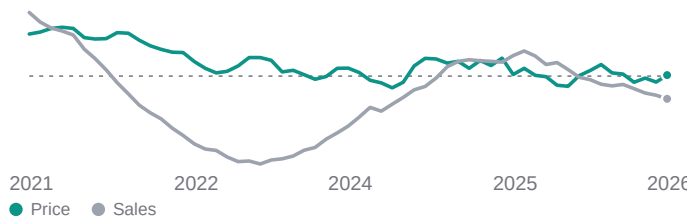


Growth (year over year)

Price +0.4% · Sales -9.1%

Price per square foot

\$313/ft²

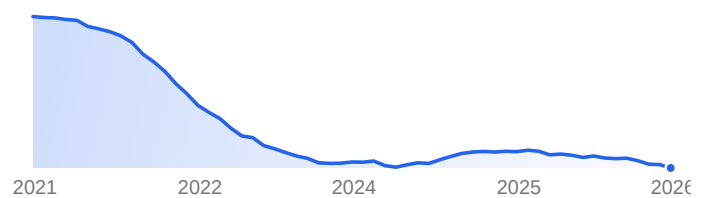
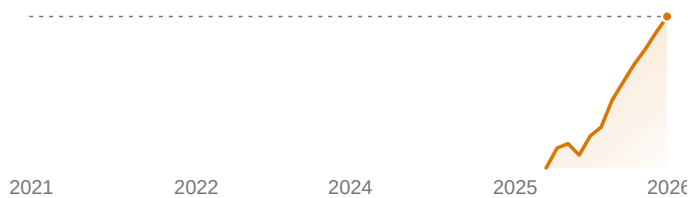


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

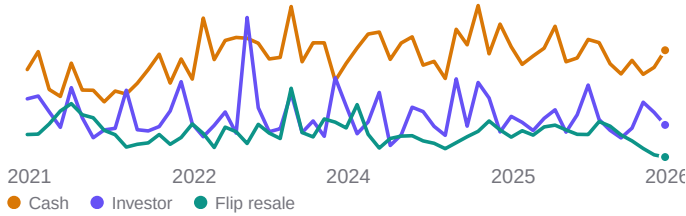
4.4%



BUYERS & OUTCOMES

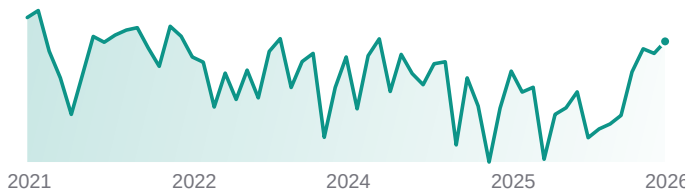
Buyer mix

Cash 26% · Investor 9.7% · Flip resale 2.9%



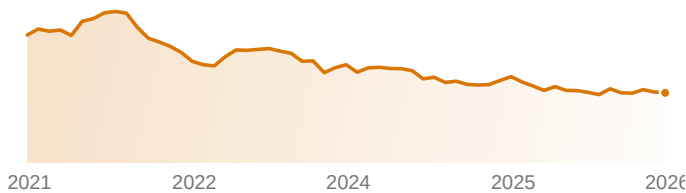
Sellers who sold at a gain

91%

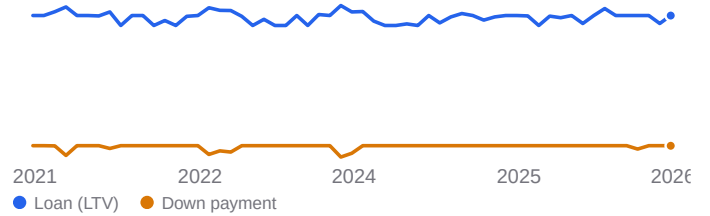


Median annualized return at resale

+4.8%

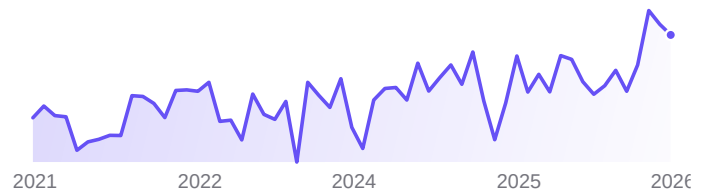


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 28 · Auction stage 20



HOUSING STOCK

Homes	167,067
Median value (AVM)	\$543K
Median size	1,753 ft²
Median bedrooms	3
Median year built	1995
Single family	88%
Condos	4.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.4%
Owner occupied	74%
Company owned	18%
Median loan-to-value	50%

Typical ownership tenure

11.0 yrs

COMMUNITY

Population	529,913
Density	843 / mi²
Median household income	\$90K
Average household income	\$116K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	176
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	7.5%
Unemployment	1.4%
Average temp	52°F
Annual precip	49 in
Sunshine	35%

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.