

Camas

City · WA · Washington > Clark County

BALANCED MARKET

\$893K

MEDIAN SALE PRICE

+7.4%

1-YR CHANGE

733

SALES (12 MO)

\$747K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

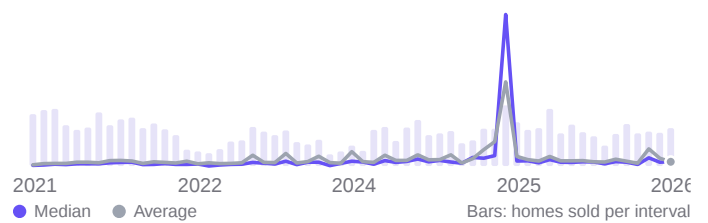
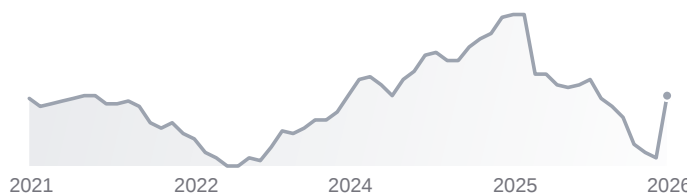
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$825K · Average \$820K

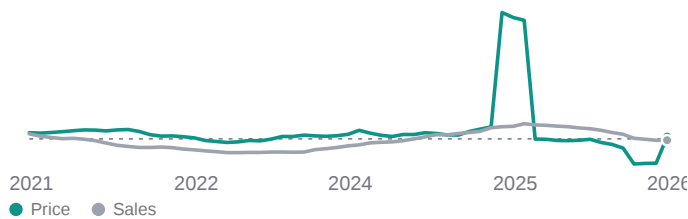


Growth (year over year)

Price +7.4% · Sales -4.2%

Price per square foot

\$362/ft²

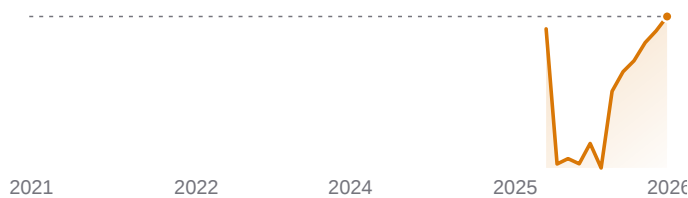


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

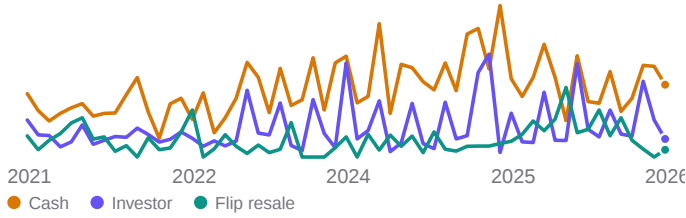
5.7%



BUYERS & OUTCOMES

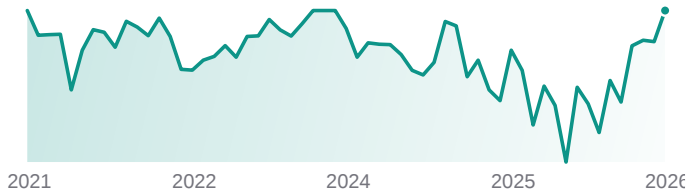
Buyer mix

Cash 31% · Investor 7.7% · Flip resale 3.1%



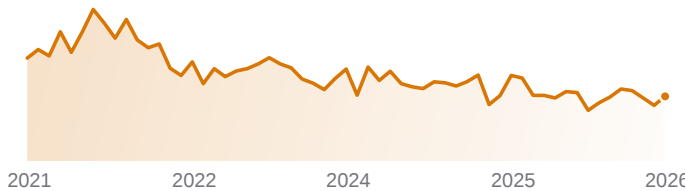
Sellers who sold at a gain

100%

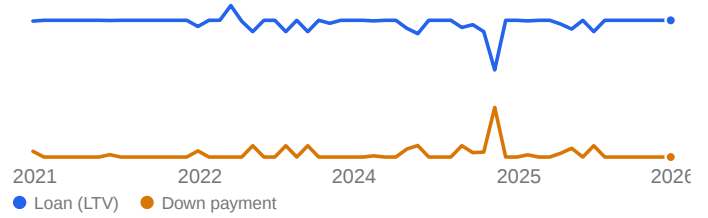


Median annualized return at resale

+5.5%

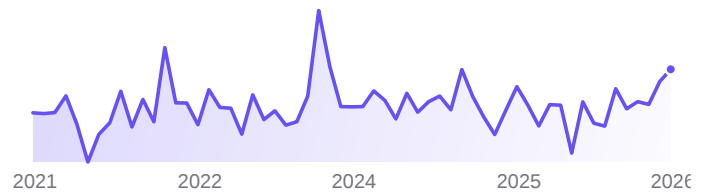


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



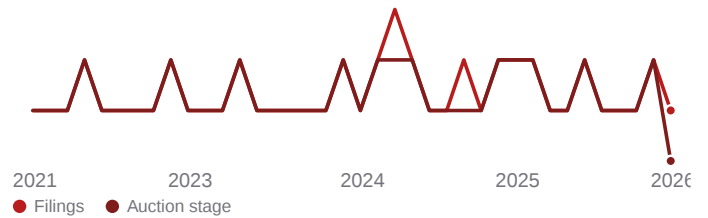
Typical hold before selling

8.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	12,892
Median value (AVM)	\$747K
Median size	2,248 ft²
Median bedrooms	3
Median year built	2001
Single family	93%
Condos	2.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.2%
Owner occupied	75%
Company owned	22%
Median loan-to-value	47%

Typical ownership tenure

9.8 yrs

COMMUNITY

Population	27,457
Density	1,951 / mi ²
Median household income	\$131K
Average household income	\$155K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	171
Homes occupied	97%
Bachelor's or higher	31%
Poverty rate	4.2%
Unemployment	1.4%
Average temp	53°F
Annual precip	50 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.