

Battle Ground 98604

ZIP code · WA · Washington > Clark County > Battle Ground

BALANCED MARKET

\$579K

MEDIAN SALE PRICE

+0.8%

1-YR CHANGE

696

SALES (12 MO)

\$599K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



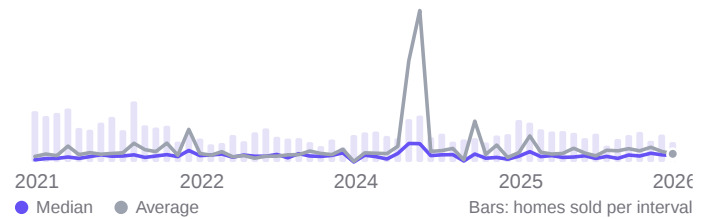
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$560K · Average \$592K

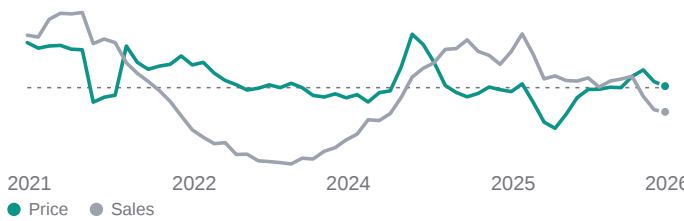


Growth (year over year)

Price +0.8% · Sales -13.1%

Price per square foot

\$288/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

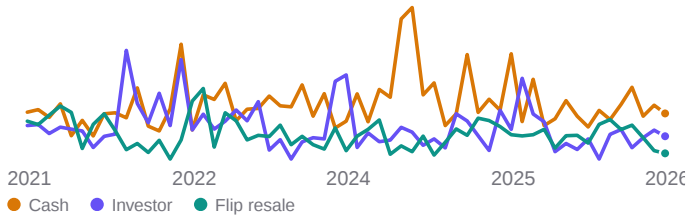
5.0%



BUYERS & OUTCOMES

Buyer mix

Cash 18% · Investor 8.9% · Flip resale 2.2%



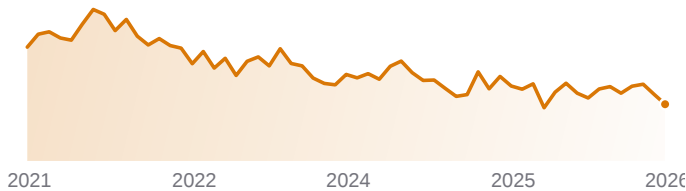
Sellers who sold at a gain

88%

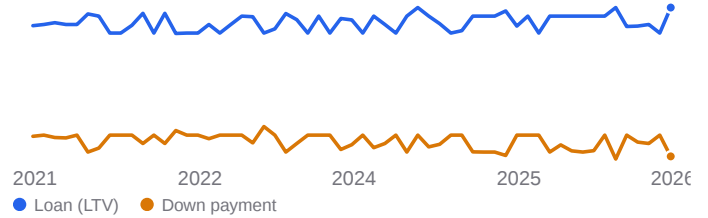


Median annualized return at resale

+4.3%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 7.5%



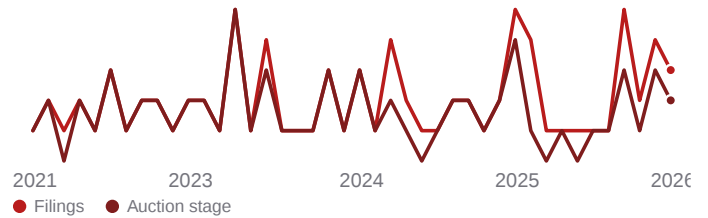
Typical hold before selling

9.8 yrs



Preforeclosure filings

Filings 3 · Auction stage 2



HOUSING STOCK

Homes	13,921
Median value (AVM)	\$599K
Median size	1,900 ft²
Median bedrooms	3
Median year built	1998
Single family	92%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.5%
Owner occupied	77%
Company owned	16%
Median loan-to-value	51%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	39,211
Density	546 / mi²
Median household income	\$103K
Average household income	\$123K
Crime index (US avg 100)	67
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	173
Homes occupied	97%
Bachelor's or higher	18%
Poverty rate	4.8%
Unemployment	1.4%
Average temp	51°F
Annual precip	73 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.