

Ridgefield 98642

ZIP code · WA · Washington > Clark County > Ridgefield

BALANCED MARKET

\$651K

MEDIAN SALE PRICE

-1.0%

1-YR CHANGE

710

SALES (12 MO)

\$671K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



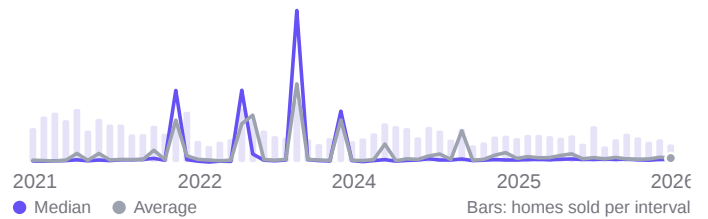
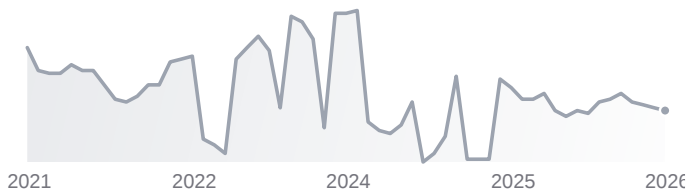
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$668K · Average \$783K

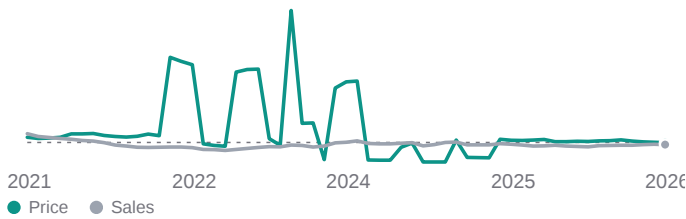


Growth (year over year)

Price -1.0% · Sales -9.6%

Price per square foot

\$277/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

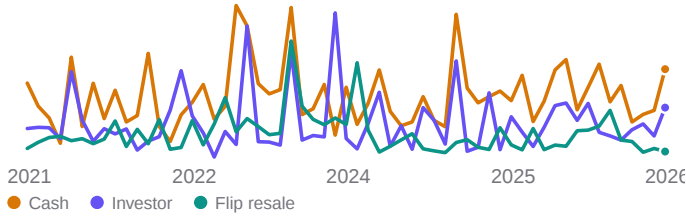
6.3%



BUYERS & OUTCOMES

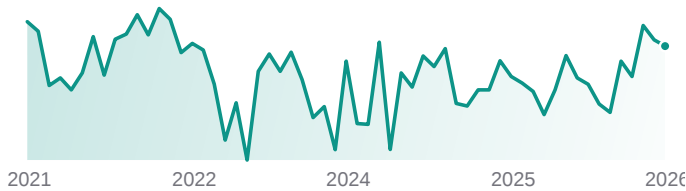
Buyer mix

Cash 36% · Investor 20% · Flip resale 2.3%



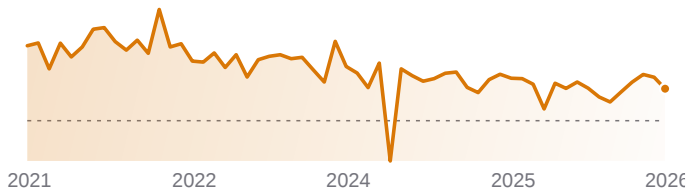
Sellers who sold at a gain

82%

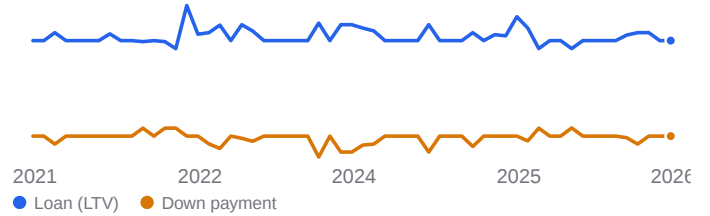


Median annualized return at resale

+4.0%

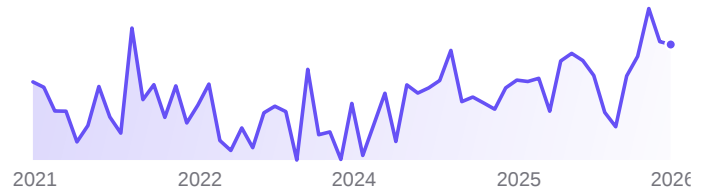


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



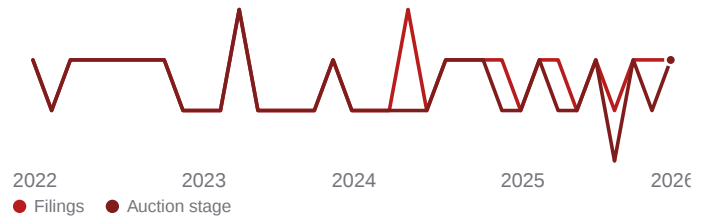
Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	11,341
Median value (AVM)	\$671K
Median size	2,114 ft²
Median bedrooms	3
Median year built	2012
Single family	92%
Condos	2.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.3%
Owner occupied	72%
Company owned	22%
Median loan-to-value	52%

Typical ownership tenure

7.3 yrs

COMMUNITY

Population	25,473
Density	407 / mi²
Median household income	\$111K
Average household income	\$143K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	180
Homes occupied	95%
Bachelor's or higher	25%
Poverty rate	4.3%
Unemployment	1.4%
Average temp	52°F
Annual precip	46 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.