

Vancouver 98660

ZIP code · WA · Washington > Clark County > Vancouver

BALANCED MARKET

\$550K

MEDIAN SALE PRICE

+6.7%

1-YR CHANGE

133

SALES (12 MO)

\$487K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



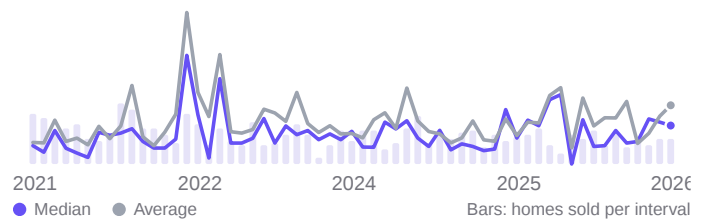
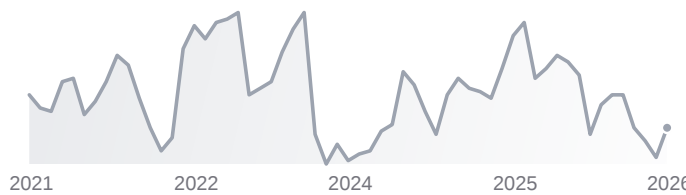
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$530K · Average \$651K

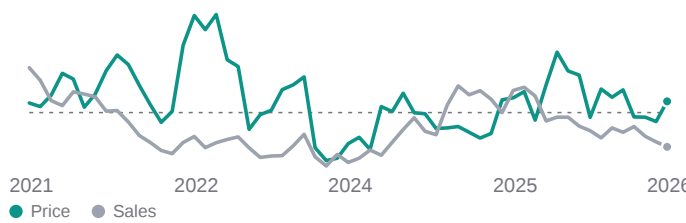


Growth (year over year)

Price +6.7% · Sales -20.4%

Price per square foot

\$406/ft²

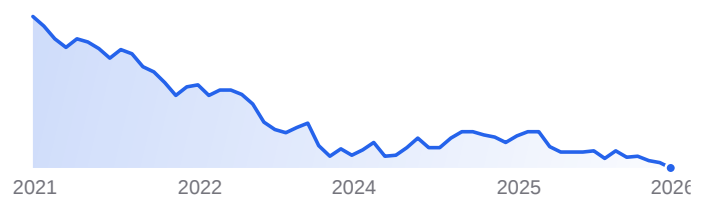
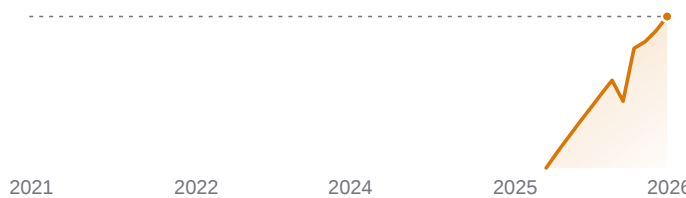


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

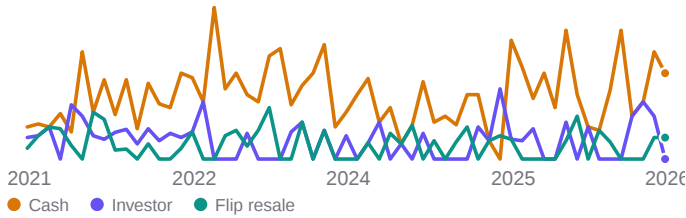
3.7%



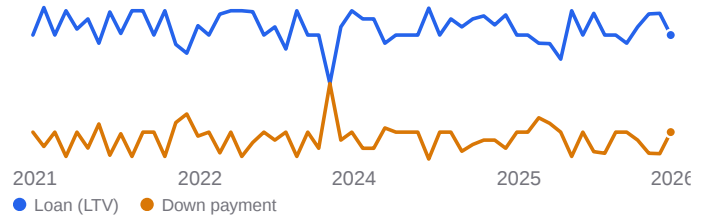
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 8.3%

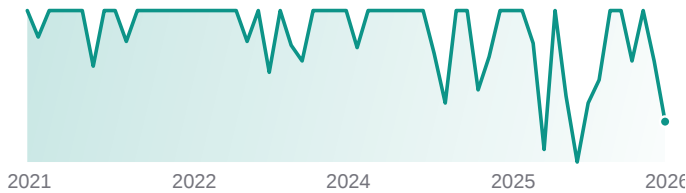


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



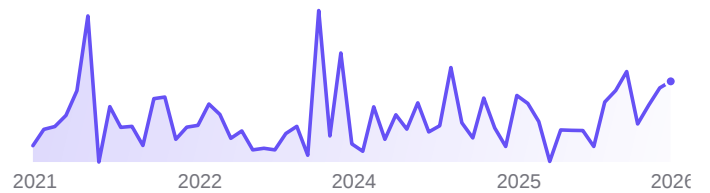
Sellers who sold at a gain

80%



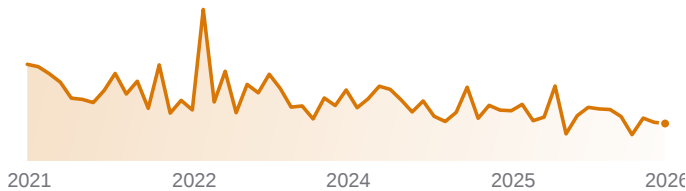
Typical hold before selling

11.7 yrs



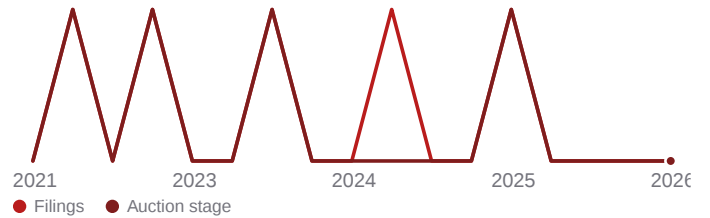
Median annualized return at resale

+4.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,552
Median value (AVM)	\$487K
Median size	1,196 ft²
Median bedrooms	3
Median year built	1943
Single family	78%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.2%
Owner occupied	65%
Company owned	20%
Median loan-to-value	43%

Typical ownership tenure

12.0 yrs

COMMUNITY

Population	13,396
Density	816 / mi²
Median household income	\$68K
Average household income	\$96K
Crime index (US avg 100)	167
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	183
Homes occupied	93%
Bachelor's or higher	24%
Poverty rate	16.1%
Unemployment	1.3%
Average temp	53°F
Annual precip	40 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.