

Vancouver 98663

ZIP code · WA · Washington > Clark County > Vancouver

SELLER'S MARKET

\$557K

MEDIAN SALE PRICE

+13.0%

1-YR CHANGE

223

SALES (12 MO)

\$481K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

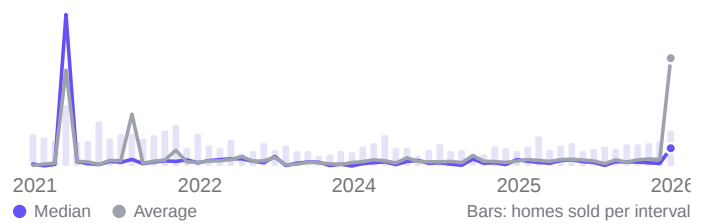
Market temperature (0–100)

78 / 100



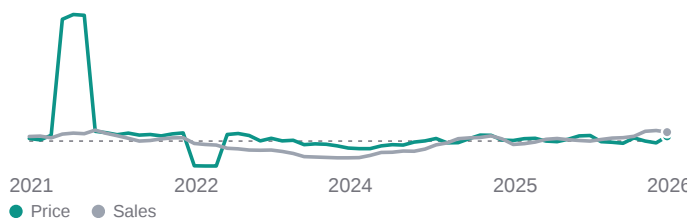
Sale prices

Median \$780K · Average \$2.8M



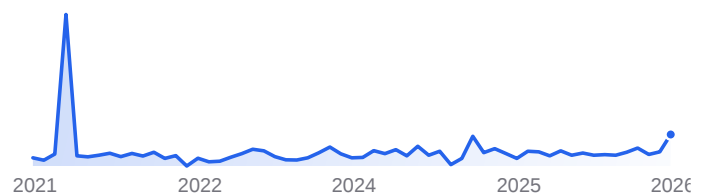
Growth (year over year)

Price +13.0% · Sales +24.6%



Price per square foot

\$515/ft²



Sale premium vs estimated value

+3.5%



Annual turnover (share of homes sold)

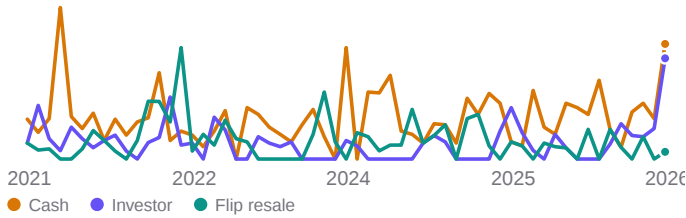
4.4%



BUYERS & OUTCOMES

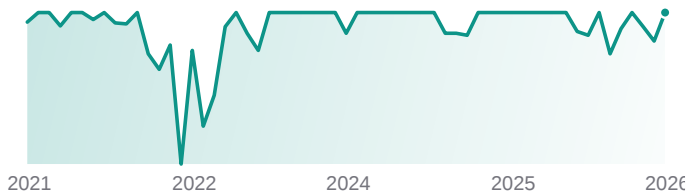
Buyer mix

Cash 52% · Investor 45% · Flip resale 3.2%



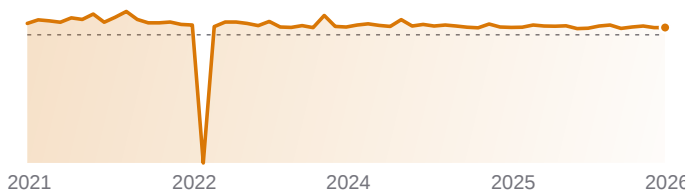
Sellers who sold at a gain

100%

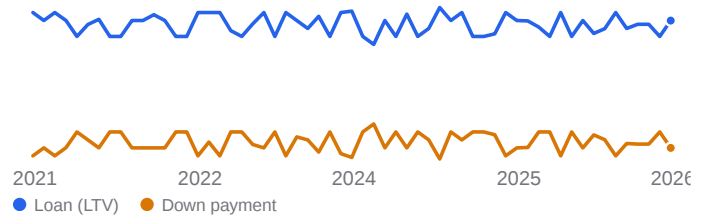


Median annualized return at resale

+4.7%

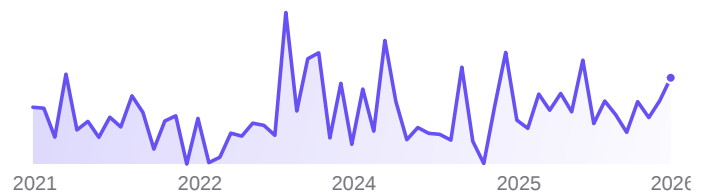


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



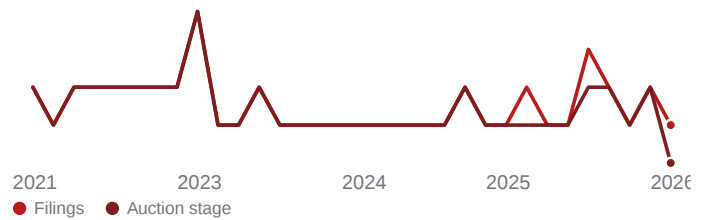
Typical hold before selling

11.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	5,072
Median value (AVM)	\$481K
Median size	1,384 ft²
Median bedrooms	3
Median year built	1960
Single family	89%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.6%
Owner occupied	71%
Company owned	17%
Median loan-to-value	48%

Typical ownership tenure

12.4 yrs

COMMUNITY

Population	17,058
Density	3,927 / mi²
Median household income	\$79K
Average household income	\$101K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	178
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	9.1%
Unemployment	1.5%
Average temp	53°F
Annual precip	41 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.