

Vancouver 98665

ZIP code · WA · Washington > Clark County > Vancouver

BALANCED MARKET

\$504K

MEDIAN SALE PRICE

-0.3%

1-YR CHANGE

294

SALES (12 MO)

\$491K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



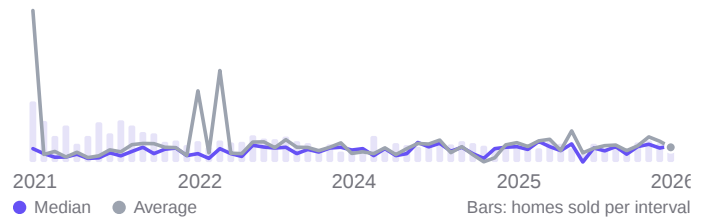
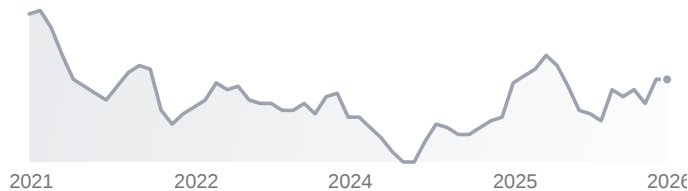
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$505K · Average \$495K

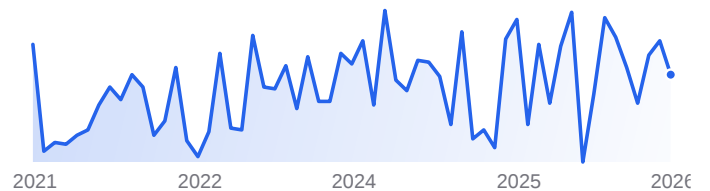
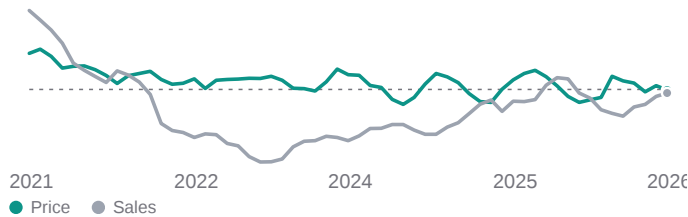


Growth (year over year)

Price -0.3% · Sales -2.0%

Price per square foot

\$289/ft²

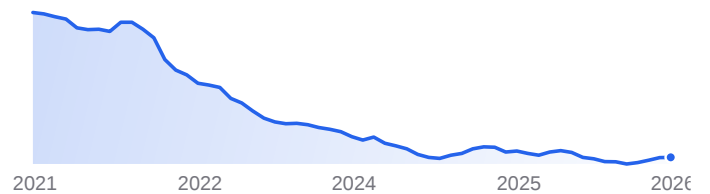
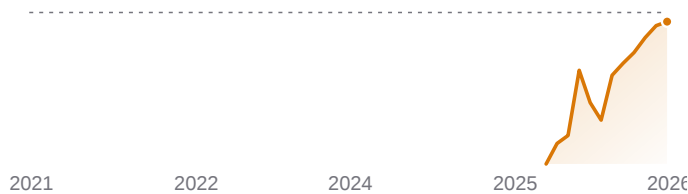


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

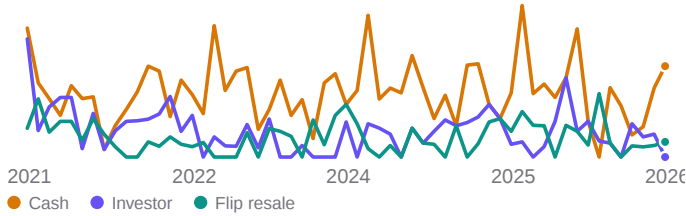
3.3%



BUYERS & OUTCOMES

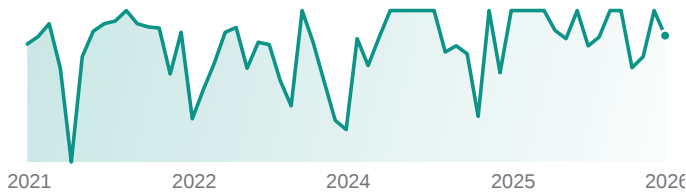
Buyer mix

Cash 27% · Investor 0% · Flip resale 4.5%



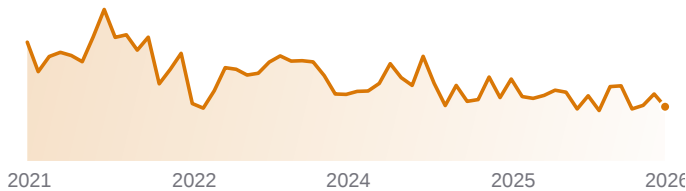
Sellers who sold at a gain

95%

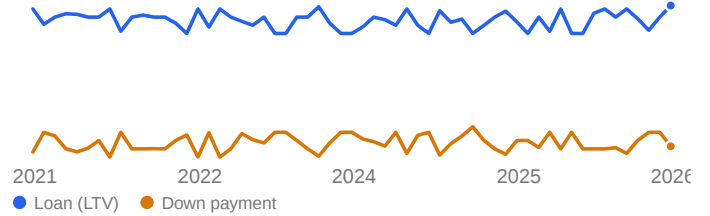


Median annualized return at resale

+4.2%

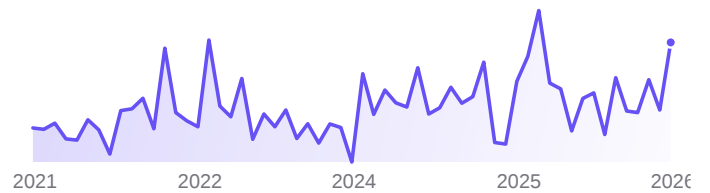


Financing (share of purchase price) Loan (LTV) 97% · Down payment 12%



Typical hold before selling

13.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	8,826
Median value (AVM)	\$491K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1988
Single family	86%
Condos	4.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.3%
Owner occupied	74%
Company owned	17%
Median loan-to-value	51%

Typical ownership tenure

12.0 yrs

COMMUNITY

Population	30,550
Density	2,447 / mi²
Median household income	\$80K
Average household income	\$98K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	184
Homes occupied	97%
Bachelor's or higher	20%
Poverty rate	7.3%
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.