

Vancouver 98682

ZIP code · WA · Washington > Clark County > Vancouver

BALANCED MARKET

\$506K

MEDIAN SALE PRICE

+1.4%

1-YR CHANGE

844

SALES (12 MO)

\$495K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



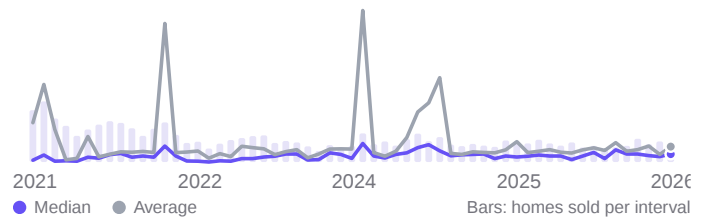
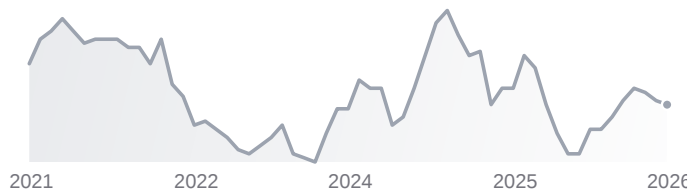
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$519K · Average \$590K

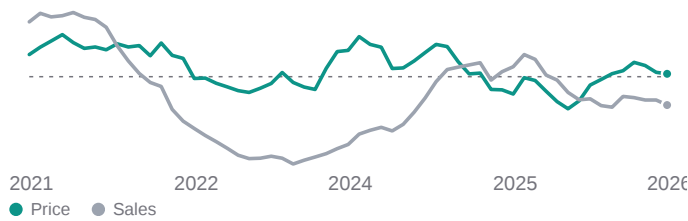


Growth (year over year)

Price +1.4% · Sales -14.0%

Price per square foot

\$313/ft²

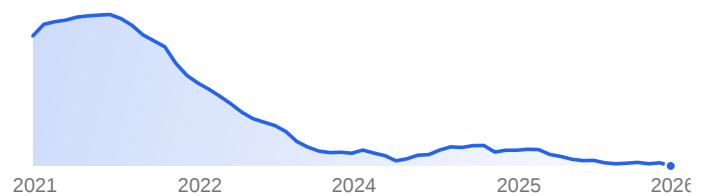
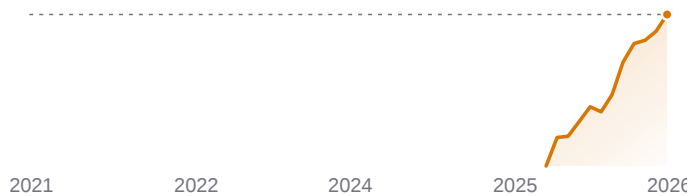


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

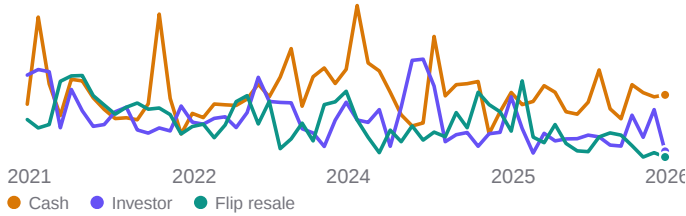
3.9%



BUYERS & OUTCOMES

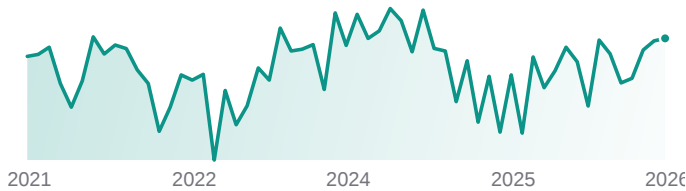
Buyer mix

Cash 17% · Investor 1.6% · Flip resale 0%



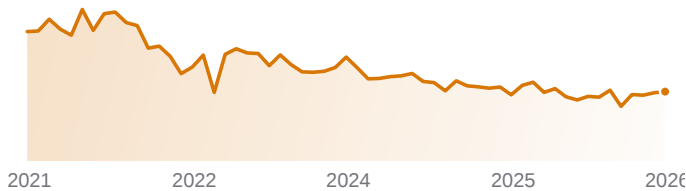
Sellers who sold at a gain

92%

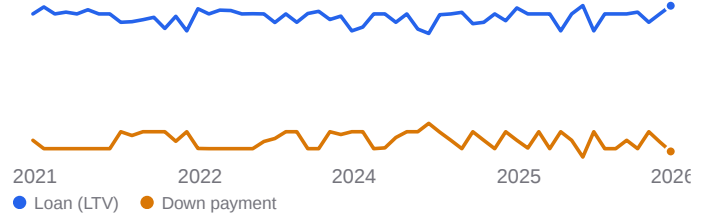


Median annualized return at resale

+5.0%

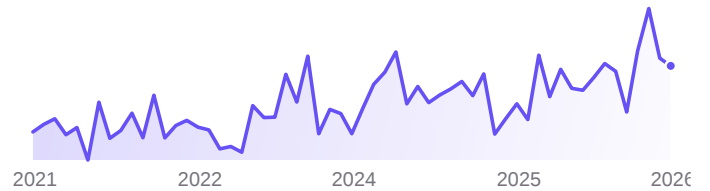


Financing (share of purchase price) Loan (LTV) 95% · Down payment 8.3%



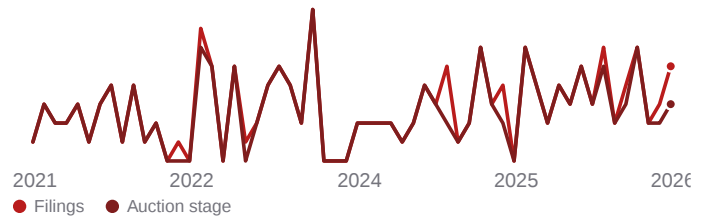
Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 6 · Auction stage 4



HOUSING STOCK

Homes	21,563
Median value (AVM)	\$495K
Median size	1,660 ft²
Median bedrooms	3
Median year built	1997
Single family	90%
Condos	2.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.3%
Owner occupied	77%
Company owned	14%
Median loan-to-value	54%

Typical ownership tenure

10.2 yrs

COMMUNITY

Population	68,976
Density	2,343 / mi²
Median household income	\$90K
Average household income	\$111K
Crime index (US avg 100)	78
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	175
Homes occupied	97%
Bachelor's or higher	18%
Poverty rate	9.5%
Unemployment	1.5%
Average temp	52°F
Annual precip	56 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.