

Vancouver 98683

ZIP code · WA · Washington > Clark County > Vancouver

BALANCED MARKET

\$558K

MEDIAN SALE PRICE

-2.1%

1-YR CHANGE

373

SALES (12 MO)

\$551K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



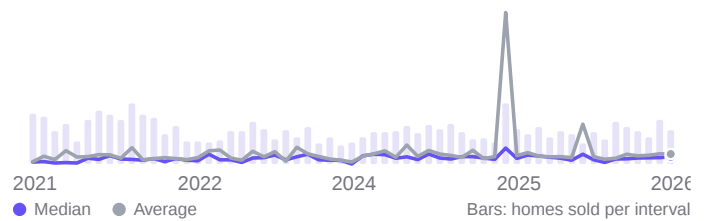
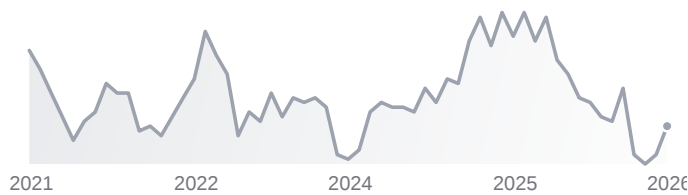
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$565K · Average \$604K

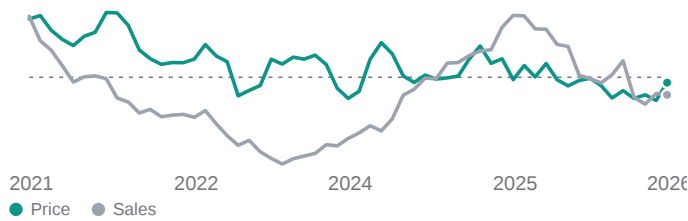


Growth (year over year)

Price -2.1% · Sales -6.8%

Price per square foot

\$320/ft²

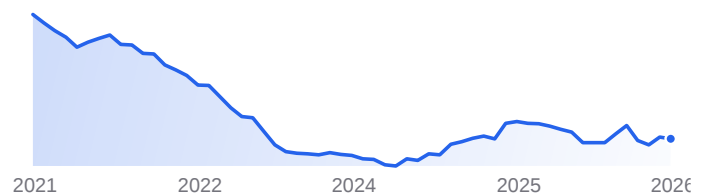
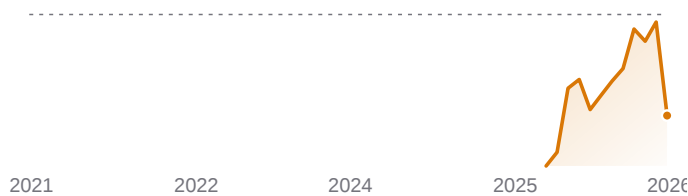


Sale premium vs estimated value

-1.3%

Annual turnover (share of homes sold)

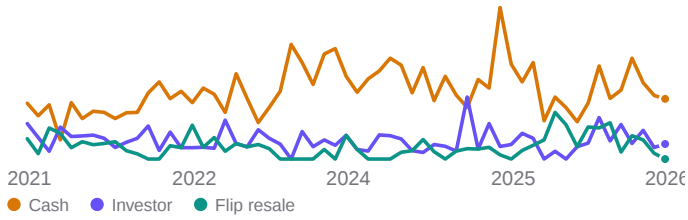
4.0%



BUYERS & OUTCOMES

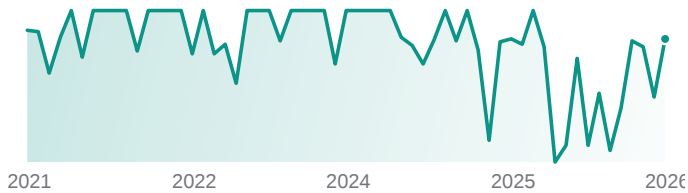
Buyer mix

Cash 24% · Investor 6.1% · Flip resale 0%



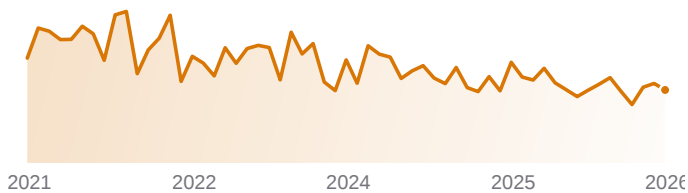
Sellers who sold at a gain

97%

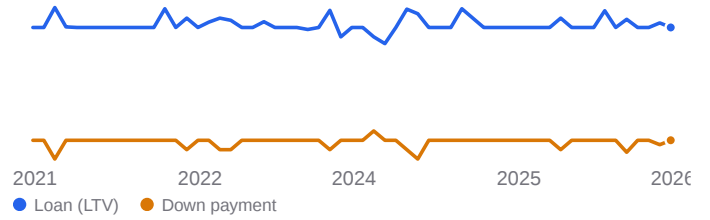


Median annualized return at resale

+4.7%

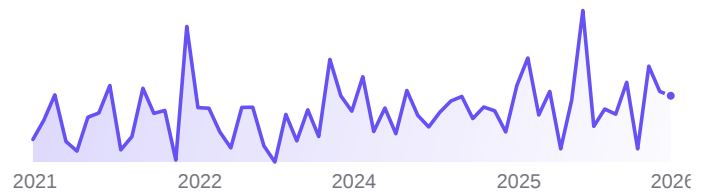


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

10.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,278
Median value (AVM)	\$551K
Median size	1,784 ft²
Median bedrooms	3
Median year built	1992
Single family	89%
Condos	6.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.6%
Owner occupied	77%
Company owned	21%
Median loan-to-value	44%

Typical ownership tenure

12.9 yrs

COMMUNITY

Population	34,352
Density	4,425 / mi²
Median household income	\$85K
Average household income	\$106K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	174
Homes occupied	96%
Bachelor's or higher	25%
Poverty rate	8.5%
Unemployment	1.4%
Average temp	53°F
Annual precip	45 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.