

Vancouver 98684

ZIP code · WA · Washington > Clark County > Vancouver

SELLER'S MARKET

\$537K

MEDIAN SALE PRICE

+7.1%

1-YR CHANGE

441

SALES (12 MO)

\$478K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

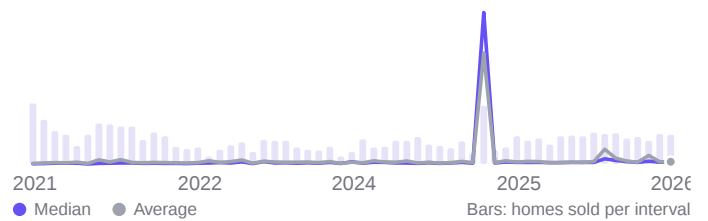
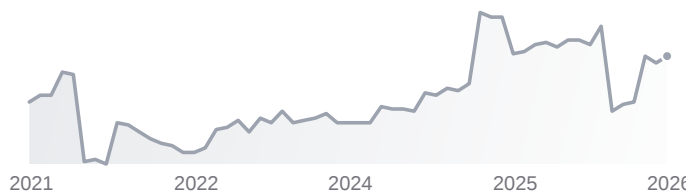
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$525K · Average \$541K

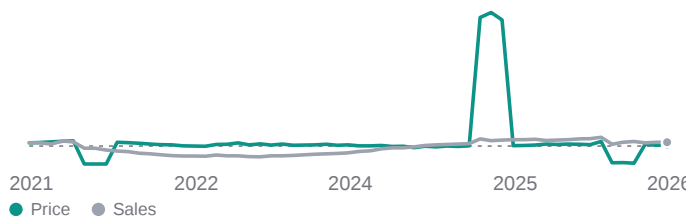


Growth (year over year)

Price +7.1% · Sales +18.9%

Price per square foot

\$289/ft²

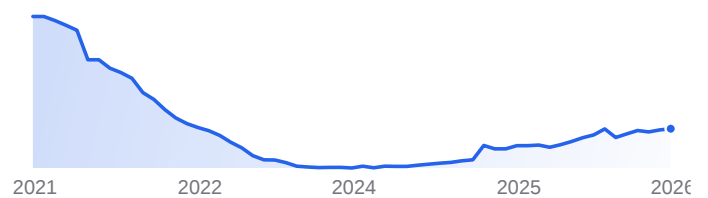
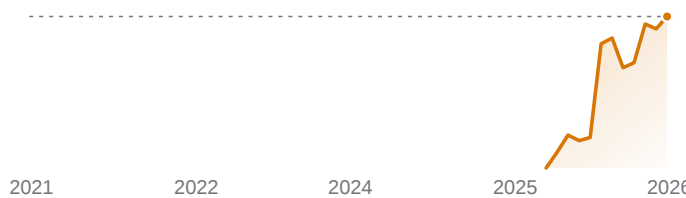


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

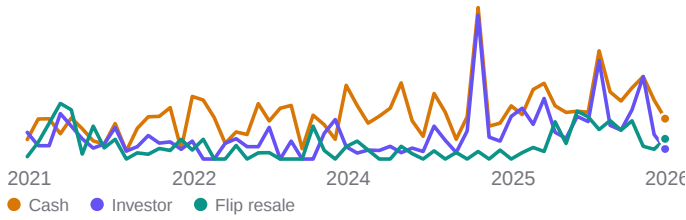
4.7%



BUYERS & OUTCOMES

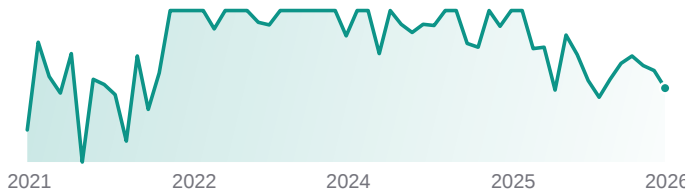
Buyer mix

Cash 21% · Investor 5.1% · Flip resale 10%



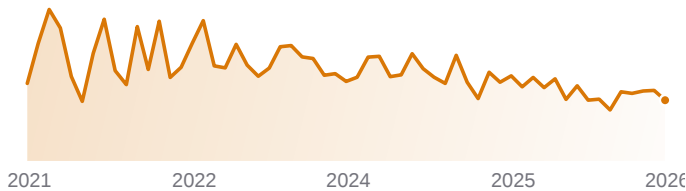
Sellers who sold at a gain

76%

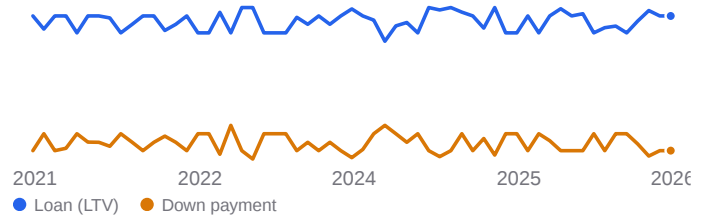


Median annualized return at resale

+4.1%



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



Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	9,305
Median value (AVM)	\$478K
Median size	1,606 ft²
Median bedrooms	3
Median year built	1993
Single family	89%
Condos	1.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.4%
Owner occupied	71%
Company owned	20%
Median loan-to-value	49%

Typical ownership tenure

12.9 yrs

COMMUNITY

Population	36,377
Density	5,103 / mi²
Median household income	\$85K
Average household income	\$109K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	176
Homes occupied	96%
Bachelor's or higher	19%
Poverty rate	8.9%
Unemployment	1.4%
Average temp	53°F
Annual precip	48 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.