

Vancouver 98685

ZIP code · WA · Washington > Clark County > Vancouver

BALANCED MARKET

\$603K

MEDIAN SALE PRICE

-0.6%

1-YR CHANGE

383

SALES (12 MO)

\$589K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



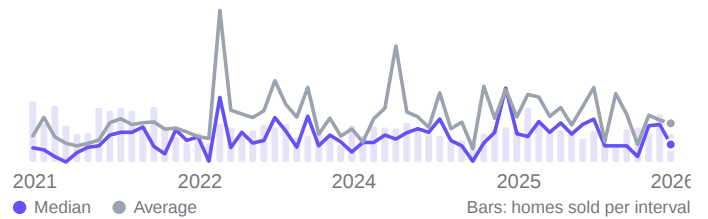
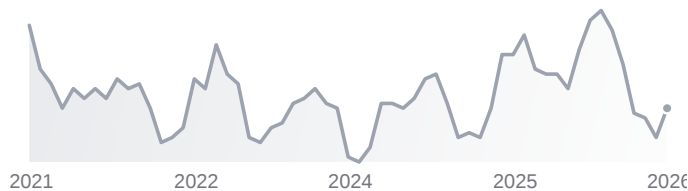
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$555K · Average \$634K

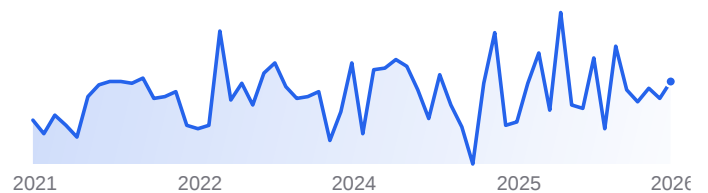
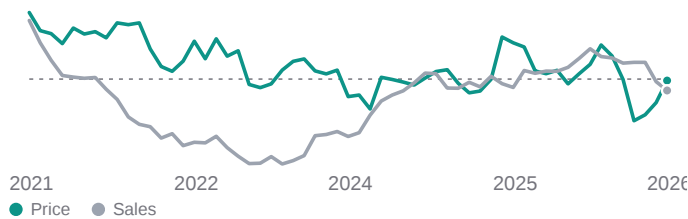


Growth (year over year)

Price -0.6% · Sales -4.5%

Price per square foot

\$305/ft²

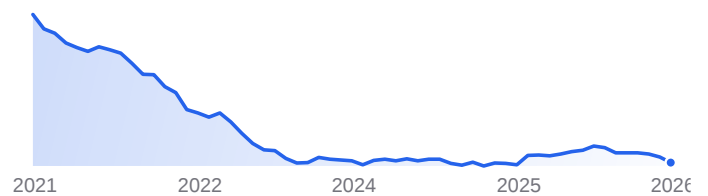
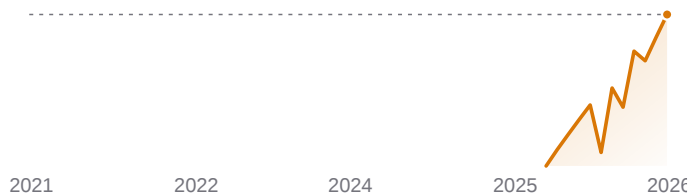


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

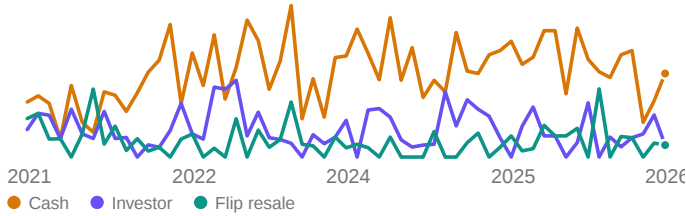
3.6%



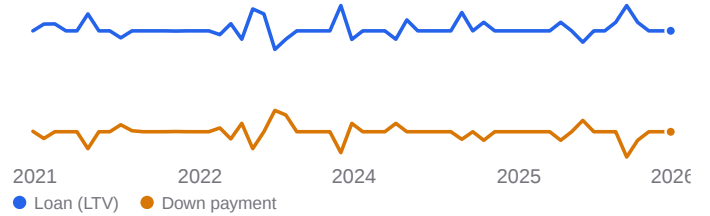
BUYERS & OUTCOMES

Buyer mix

Cash 23% · Investor 3.3% · Flip resale 3.3%

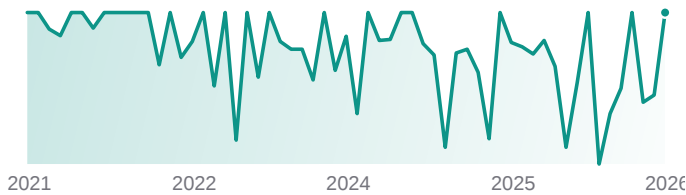


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



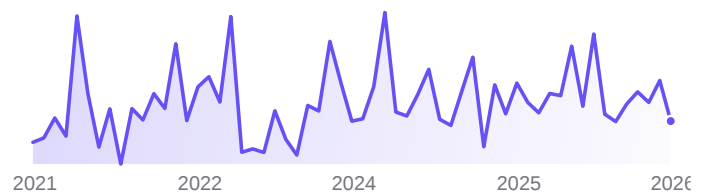
Sellers who sold at a gain

100%



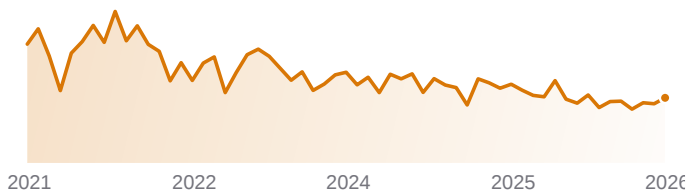
Typical hold before selling

7.3 yrs



Median annualized return at resale

+4.9%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	10,609
Median value (AVM)	\$589K
Median size	1,981 ft²
Median bedrooms	3
Median year built	1992
Single family	92%
Condos	4.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.4%
Owner occupied	79%
Company owned	19%
Median loan-to-value	47%

Typical ownership tenure

12.0 yrs

COMMUNITY

Population	29,113
Density	2,874 / mi²
Median household income	\$120K
Average household income	\$150K
Crime index (US avg 100)	52
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	178
Homes occupied	98%
Bachelor's or higher	26%
Poverty rate	3.6%
Unemployment	1.5%
Average temp	53°F
Annual precip	42 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.