

Vancouver 98686

ZIP code · WA · Washington > Clark County > Vancouver

BALANCED MARKET

\$627K

MEDIAN SALE PRICE

+10.3%

1-YR CHANGE

490

SALES (12 MO)

\$581K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



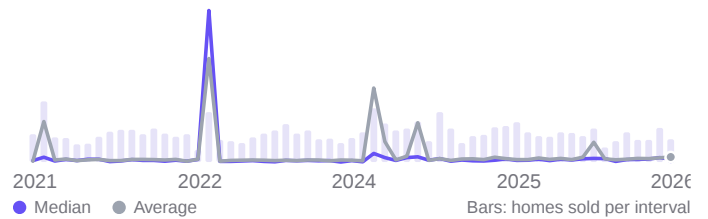
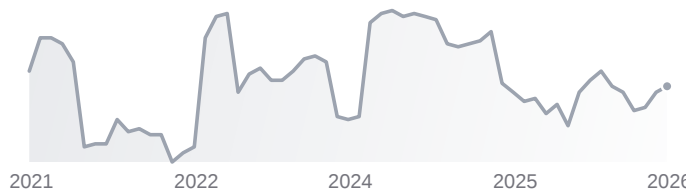
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$600K · Average \$698K

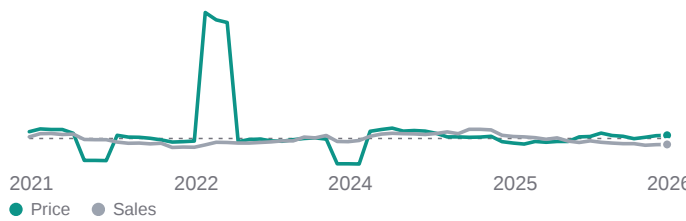


Growth (year over year)

Price +10.3% · Sales -19.1%

Price per square foot

\$297/ft²

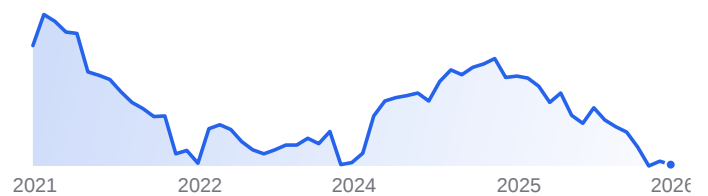
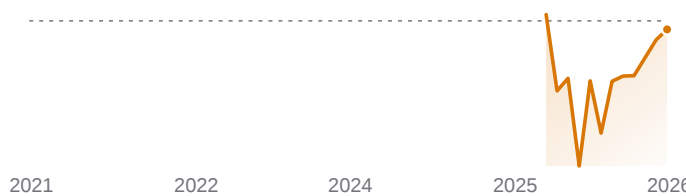


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

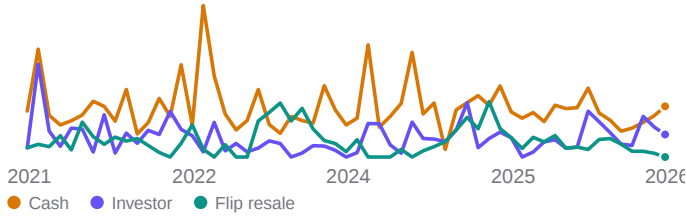
5.7%



BUYERS & OUTCOMES

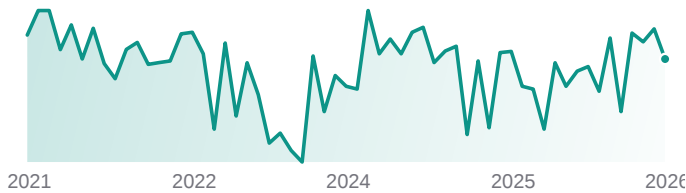
Buyer mix

Cash 25% · Investor 11% · Flip resale 0%



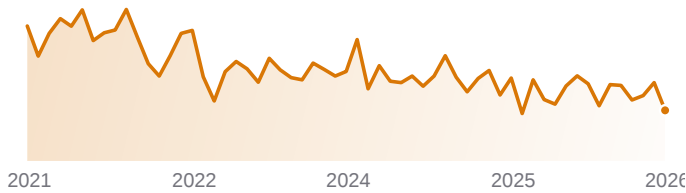
Sellers who sold at a gain

84%

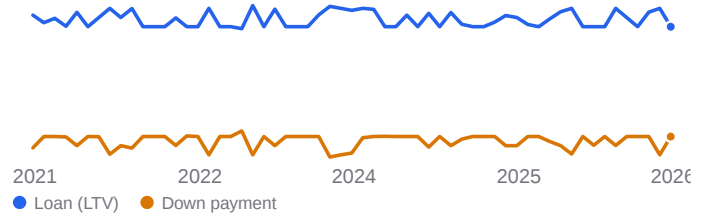


Median annualized return at resale

+3.5%

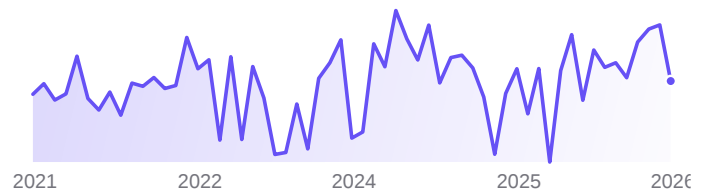


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



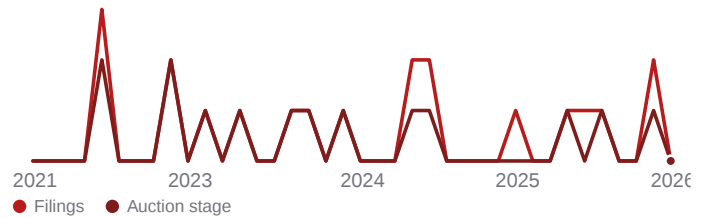
Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,536
Median value (AVM)	\$581K
Median size	1,868 ft²
Median bedrooms	3
Median year built	1999
Single family	92%
Condos	3.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.2%
Owner occupied	77%
Company owned	21%
Median loan-to-value	52%

Typical ownership tenure

9.0 yrs

COMMUNITY

Population	22,991
Density	1,996 / mi²
Median household income	\$103K
Average household income	\$123K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	181
Homes occupied	96%
Bachelor's or higher	23%
Poverty rate	5.0%
Unemployment	1.4%
Average temp	52°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.