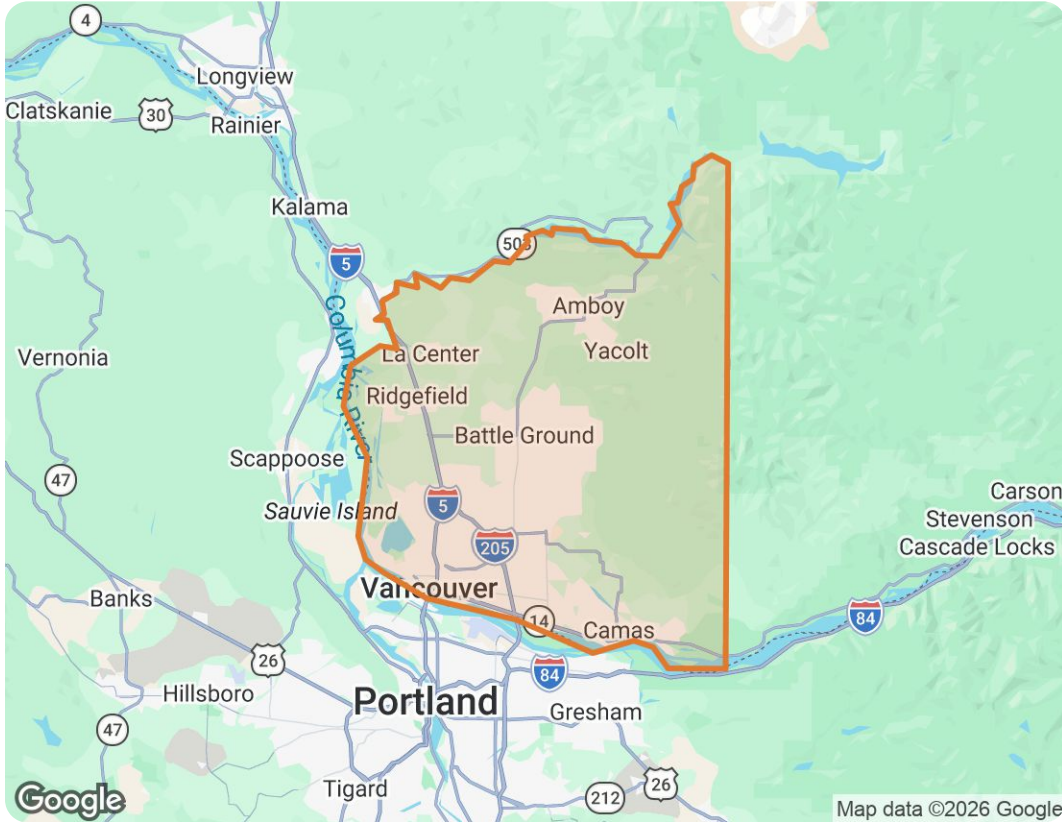


Clark County, Washington



Kalim Qamar

Real Estate Principal Broker

Arizona Real Estate License #BR627713000

Oregon Real Estate License #940200216

(888) 313-0001

kalim@usMetroRealty.com

www.usMetroRealty.com



US Metro Realty

Market Trends

Market Trends for Clark County, Washington

Single Family + Condo/Townhouse/Apt.

September 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

3.82

3.29% MoM

Sold to List Price %

99.2%

0.04% MoM

Median Days in RPR

34

6.25% MoM

Median Sold Price

\$550,000

5.66% MoM

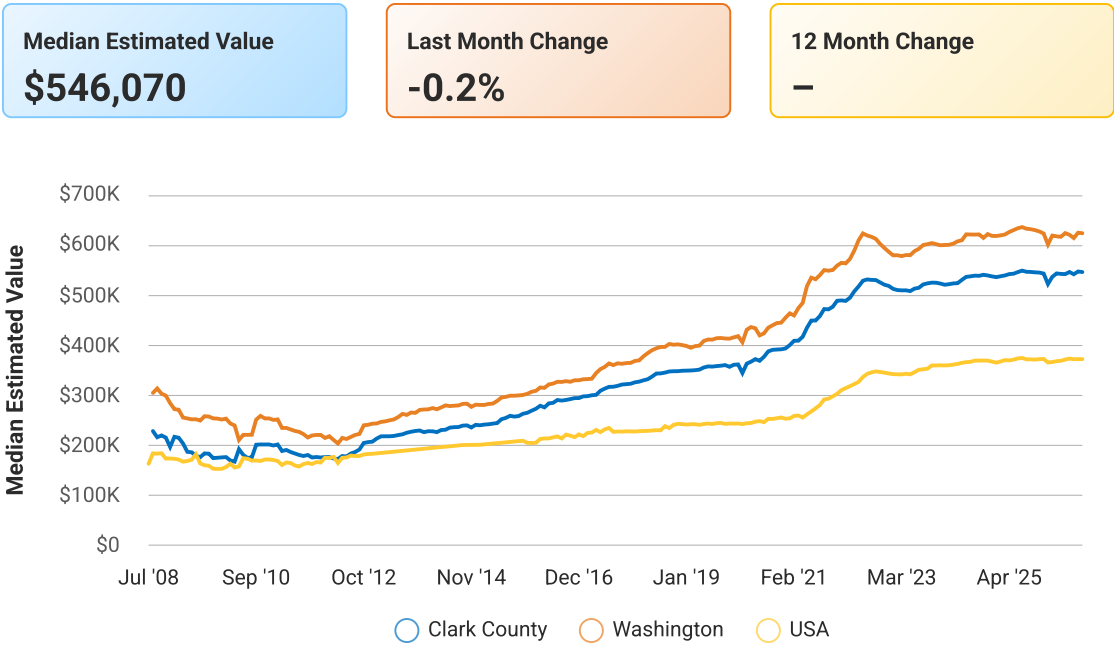
September 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



September 2026 Active Listings

Clark County, Washington

Single Family + Condo/Townhouse/Apt.

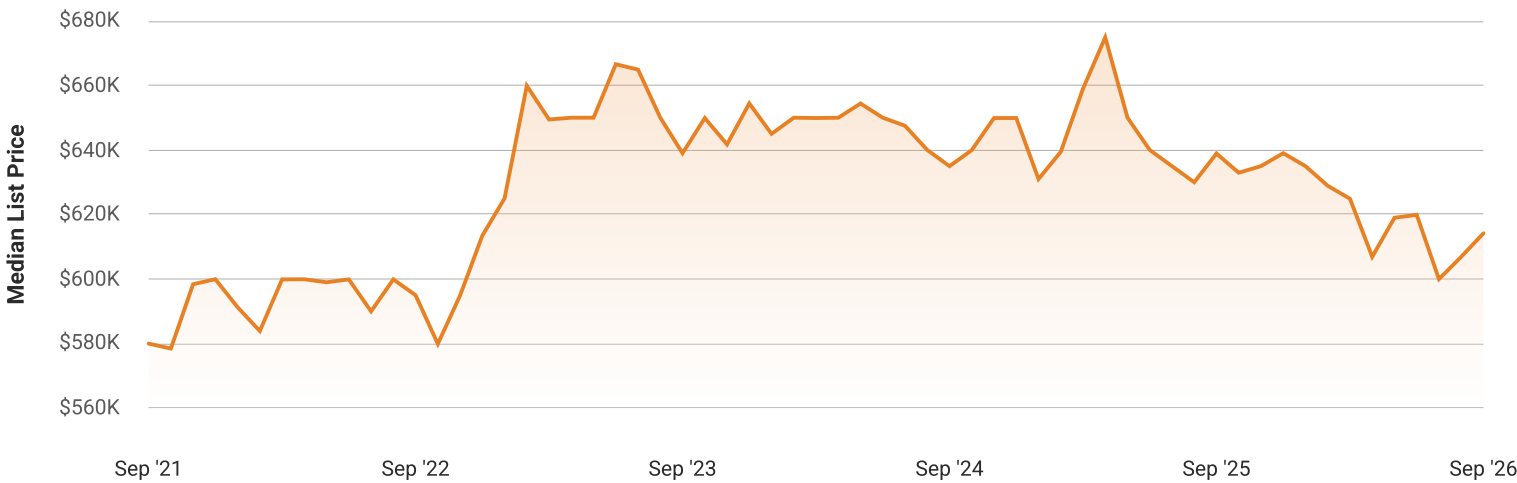
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$614,192

↑ 1.2% Month over Month



Clark County, Washington

September 2026 Sold Listings

Clark County, Washington

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$550,000

↓ 5.7% Month over Month



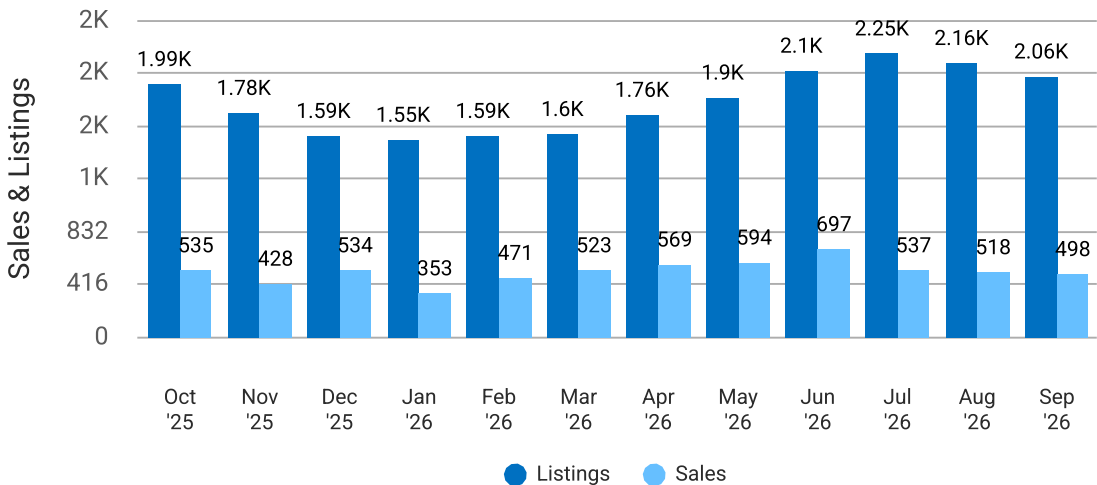
Total Sales and Active Listings in Clark County, Washington

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



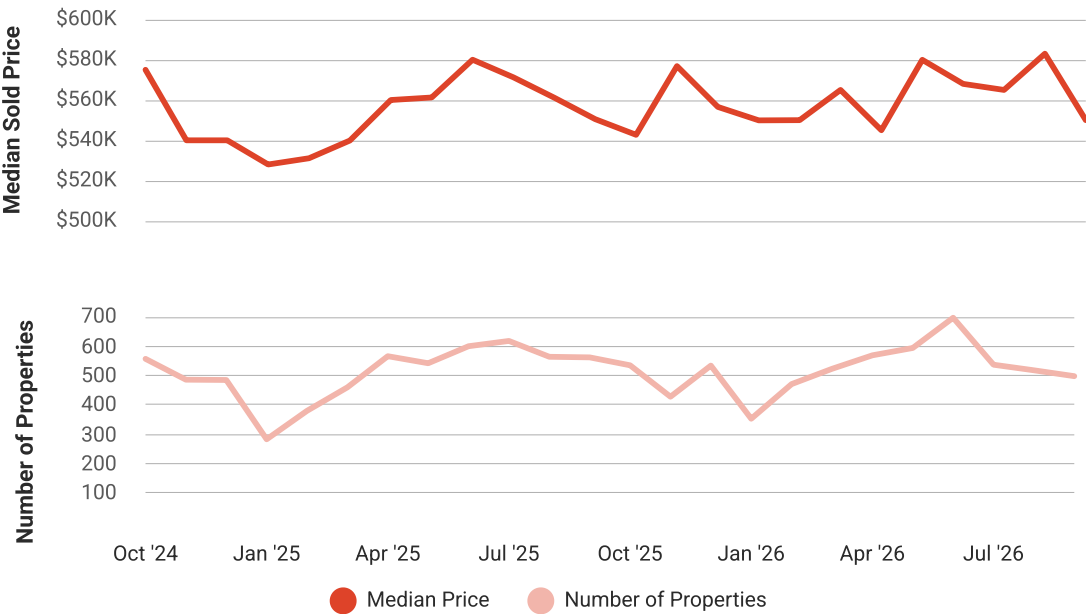
Median Sold Price vs Sold Listings in Clark County, Washington

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



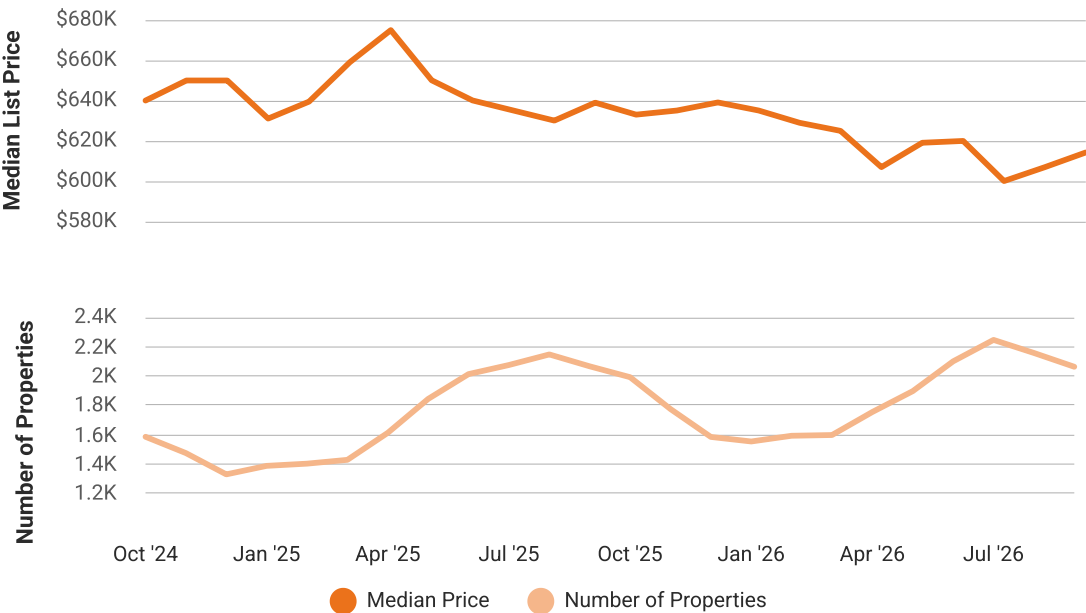
Median List Price vs Active Listings in Clark County, Washington

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 9/30/2026	\$546,070	\$547,190 -0.2%	\$546,190 -0.02%	\$546,270 -0.04%	\$538,530 +1.4%	\$523,530 +4.31%
Median Sold Price Last Updated: 9/30/2026	\$550,000	\$582,997 -5.66%	\$568,000 -3.17%	\$550,500 -0.09%	\$555,750 -1.03%	\$529,900 +3.79%
Median List Price Last Updated: 9/30/2026	\$614,192	\$606,900 +1.2%	\$619,900 -0.92%	\$638,900 -3.87%	\$634,980 -3.27%	\$639,000 -3.88%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.

Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

Sort Order: Recently updated

Maximum Properties Per Change Type: 10

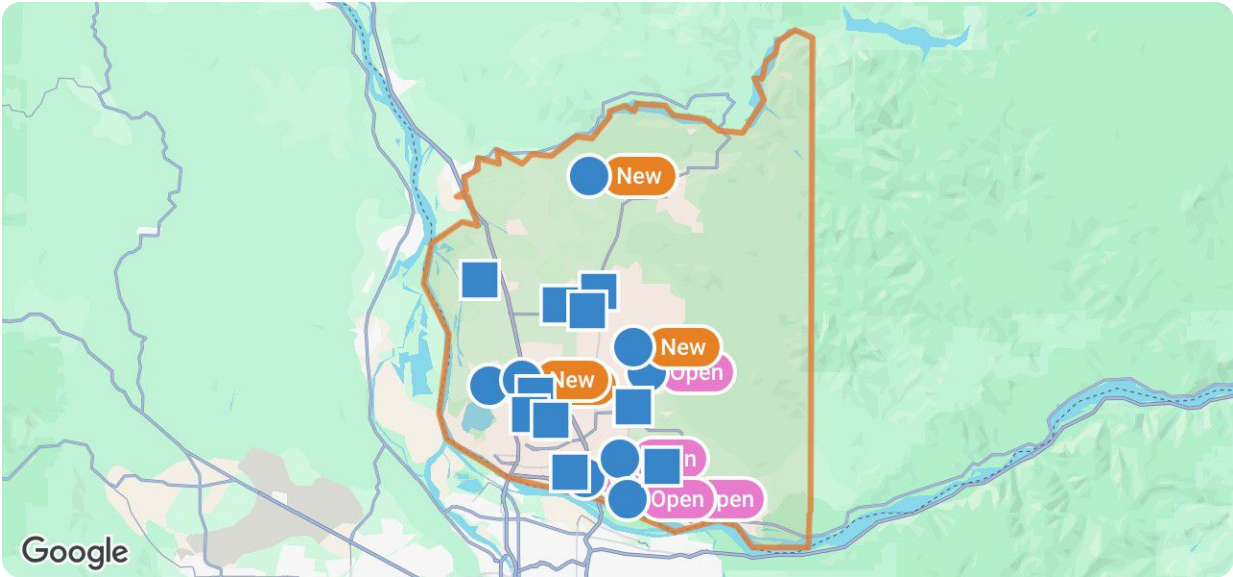
Change Types: New Listings, Price Change, Closed

Property Types: Single Family

Property Features: Sale Price: Any, Lease Price: Any, Beds: 3+, Baths: 2+, Living Area: Any, Lot Size: Any, Year Built: Any

Summary

For Sale Activity in the Last Week



Legend

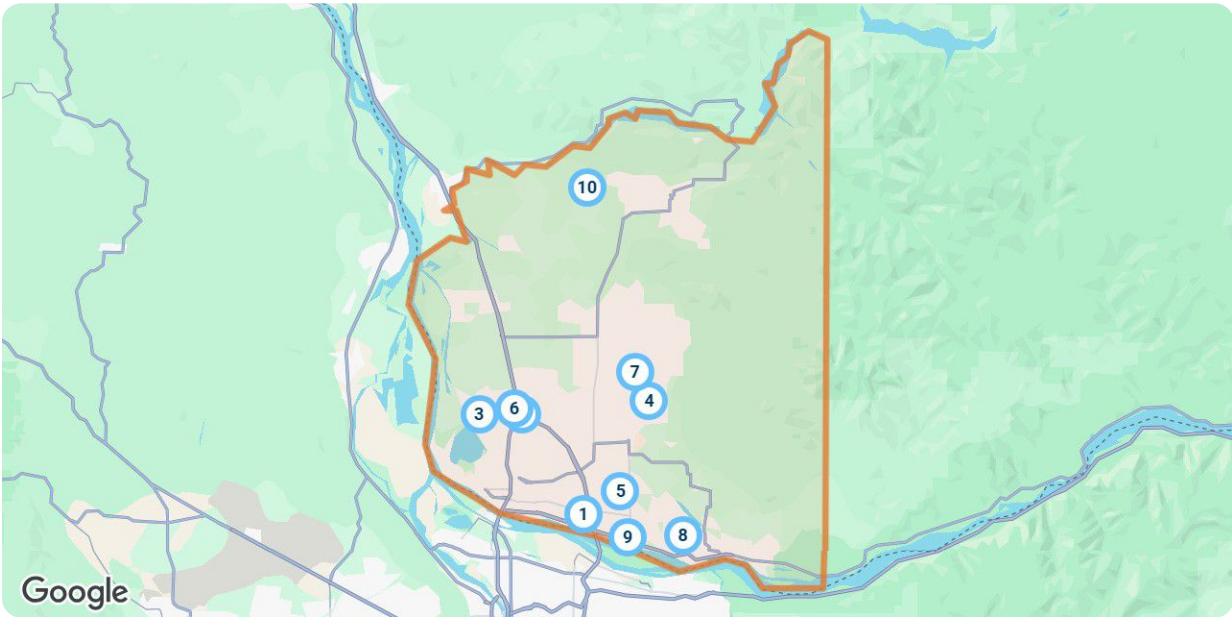
- For Sale
- Recently Closed

	New	Closed
Number of Properties	10	10
Lowest Listing Price / Est.Value	\$350,000	\$425,000
Median Listing Price / Est.Value	\$589,500	\$697,500
Highest Listing Price / Est.Value	\$1,295,000	\$1,121,092
Average Price / sqft	\$290	\$361
Median Price / sqft	\$285	\$355
Average Days in RPR	4	113
Median Days in RPR	3	60
Total Volume	\$6,467,600	\$7,087,562
Source	Listings	Public Records & Listings

Market Activity Breakdown

New

Source: Listings



Legend

● Active For Sale

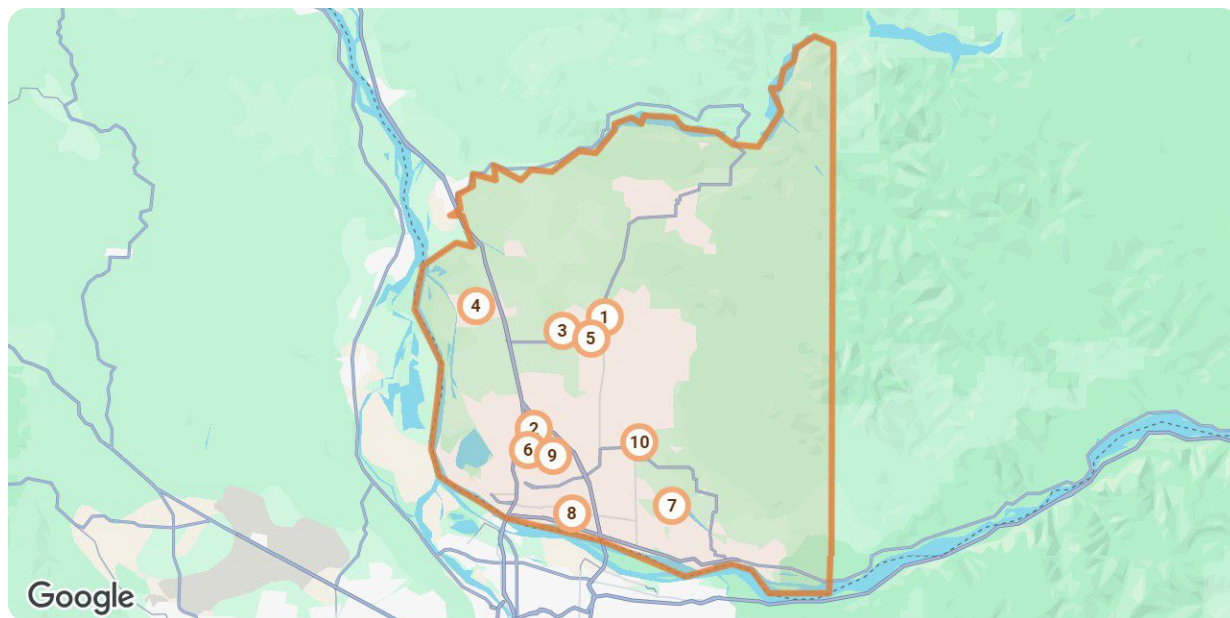
New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 508 W 21st St Vancouver, WA 98660 MLS ID: 172578597 ● Active / For Sale Listing Courtesy of Windermere Northwest Living	Single Family	3/2	2,858	6,969 sqft	1920	10/15/2026 3 days	\$885,000 \$310/sq ft
2	 116 S 4th Ave Ridgefield, WA 98642 MLS ID: 155610199 ● Active / For Sale Listing Courtesy of Discover Northwest Realty Group United Country	Single Family	4/2	2,368	0.29 acres	1908	10/15/2026 3 days	\$649,000 \$274/sq ft
3	 13909 NE 7th Ct Vancouver, WA 98685 MLS ID: 565900218 ● Active / For Sale Listing Courtesy of Call It Closed International Realty	Single Family	3/2	1,491	2,178 sqft	2003	10/14/2026 4 days	\$389,900 \$262/sq ft
4	 7123 NE 154th Ave Vancouver, WA 98682 MLS ID: 795440676 ● Active / For Sale Listing Courtesy of Lovejoy Real Estate Services	Single Family	3/2	1,472	3,049 sqft	2021	10/15/2026 3 days	\$350,000 \$238/sq ft
5	 8913 NE 164th Ave Vancouver, WA 98682 MLS ID: 226252604 ● Active / For Sale Listing Courtesy of Cascade Hasson Sotheby's International Realty	Single Family	3/2	1,851	6,969 sqft	2000	10/16/2026 2 days	\$530,000 \$286/sq ft

Clark County, Washington

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6	 7903 NE 174th Ave Vancouver, WA 98682 MLS ID: 581641763 ● Active / For Sale	Single Family	4/3	2,492	6,969 sqft	2018	10/11/2026 7 days	\$725,000 \$291/sq ft
Listing Courtesy of Washington First Properties								
7	 3921 NE Tacoma Ct Camas, WA 98607 MLS ID: 102320487 ● Active / For Sale	Single Family	3/2	2,561	4,791 sqft	2016	10/16/2026 2 days	\$728,800 \$285/sq ft
Listing Courtesy of Windermere Northwest Living								
8	 10813 NE 119th Pl Vancouver, WA 98662 MLS ID: 488115183 ● Active / For Sale	Single Family	3/2	1,946	2,178 sqft	2021	10/15/2026 3 days	\$470,000 \$242/sq ft
Listing Courtesy of Keller Williams Realty								
9	 1005 NE 152nd Ave Vancouver, WA 98684 MLS ID: 411014800 ● Active / For Sale	Single Family	4/5	4,477	0.25 acres	2011	10/15/2026 3 days	\$1,295,000 \$289/sq ft
Listing Courtesy of John L. Scott Real Estate								
10	 409 E Alexander St Yacolt, WA 98675 MLS ID: 414933447 ● Active / For Sale	Single Family	3/2	1,054	0.27 acres	1993	10/13/2026 5 days	\$444,900 \$422/sq ft
Listing Courtesy of John L. Scott Real Estate								

Closed

Source: Public Records and Listings



Legend

 Closed

Closed: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1	 3110 NW Kent St Camas, WA 98607 MLS ID: 726492556 Closed / For Sale Courtesy of Keller Williams Realty <td>Single Family</td> <td>3/2</td> <td>1,992</td> <td>8,712 sqft 1979</td> <td>10/15/2026 39 days</td> <td>\$665,000 \$334/sq ft</td> <td>↓ 11.33%</td>	Single Family	3/2	1,992	8,712 sqft 1979	10/15/2026 39 days	\$665,000 \$334/sq ft	↓ 11.33%
2	 1614 NW 120th Cir Vancouver, WA 98685 MLS ID: 625635307 Closed / For Sale Courtesy of D. R. Horton <td>Single Family</td> <td>3/2</td> <td>1,458</td> <td>0.3 acres 2026</td> <td>10/15/2026 100 days</td> <td>\$519,995 \$357/sq ft</td> <td>–</td>	Single Family	3/2	1,458	0.3 acres 2026	10/15/2026 100 days	\$519,995 \$357/sq ft	–
3	 4200 N 12th Way Ridgefield, WA 98642 MLS ID: 762862068 Closed / For Sale Courtesy of Pacific Lifestyle Homes <td>Single Family</td> <td>3/2</td> <td>2,205</td> <td>6,969 sqft 2026</td> <td>10/14/2026 413 days</td> <td>\$831,515 \$377/sq ft</td> <td>↑ 3.1%</td>	Single Family	3/2	2,205	6,969 sqft 2026	10/14/2026 413 days	\$831,515 \$377/sq ft	↑ 3.1%
4	 1835 NE 196th Ave NE Vancouver, WA 98684 MLS ID: 334016406 Closed / For Sale Courtesy of Pacific Lifestyle Homes <td>Single Family</td> <td>4/2</td> <td>2,500</td> <td>– 2026</td> <td>10/16/2026 – days</td> <td>\$1,121,092 \$448/sq ft</td> <td>–</td>	Single Family	4/2	2,500	– 2026	10/16/2026 – days	\$1,121,092 \$448/sq ft	–
5	 4002 NE 91st St Vancouver, WA 98665 MLS ID: 698874091 Closed / For Sale Courtesy of RE/MAX Equity Group <td>Single Family</td> <td>3/2</td> <td>1,809</td> <td>3,484 sqft 2004</td> <td>10/16/2026 235 days</td> <td>\$425,000 \$235/sq ft</td> <td>↓ 5.56%</td>	Single Family	3/2	1,809	3,484 sqft 2004	10/16/2026 235 days	\$425,000 \$235/sq ft	↓ 5.56%
6	 5403 N 93rd Ave Camas, WA 98607 MLS ID: 205682945 Closed / For Sale Courtesy of SEKISUI HOUSE PNW, INC. <td>Single Family</td> <td>3/2</td> <td>1,800</td> <td>6,969 sqft 2026</td> <td>10/16/2026 – days</td> <td>\$769,960 \$428/sq ft</td> <td>–</td>	Single Family	3/2	1,800	6,969 sqft 2026	10/16/2026 – days	\$769,960 \$428/sq ft	–
7	 5155 N Benton Dr Camas, WA 98607 MLS ID: 551556473 Closed / For Sale Courtesy of Toll Brothers Real Estate Inc <td>Single Family</td> <td>3/2</td> <td>1,937</td> <td>6,534 sqft 2026</td> <td>10/15/2026 27 days</td> <td>\$889,000 \$459/sq ft</td> <td>↓ 1.11%</td>	Single Family	3/2	1,937	6,534 sqft 2026	10/15/2026 27 days	\$889,000 \$459/sq ft	↓ 1.11%
8	 6314 NE 126th St Vancouver, WA 98686 MLS ID: 769215625 Closed / For Sale Courtesy of Real Broker LLC <td>Single Family</td> <td>3/2</td> <td>2,061</td> <td>5,662 sqft 2023</td> <td>10/13/2026 9 days</td> <td>\$730,000 \$354/sq ft</td> <td>↑ 0.69%</td>	Single Family	3/2	2,061	5,662 sqft 2023	10/13/2026 9 days	\$730,000 \$354/sq ft	↑ 0.69%
9	 3431 SE 8th Ave Battle Ground, WA 98604 MLS ID: 196588890 Closed / For Sale Courtesy of Windermere Northwest Living <td>Single Family</td> <td>4/2</td> <td>1,900</td> <td>4,791 sqft 2025</td> <td>10/16/2026 80 days</td> <td>\$555,000 \$292/sq ft</td> <td>↓ 3.14%</td>	Single Family	4/2	1,900	4,791 sqft 2025	10/16/2026 80 days	\$555,000 \$292/sq ft	↓ 3.14%
10	 9811 NE 83rd St Vancouver, WA 98662 MLS ID: 438705654 Closed / For Sale Courtesy of Keller Williams Realty <td>Single Family</td> <td>3/2</td> <td>1,792</td> <td>0.47 acres 1991</td> <td>10/16/2026 4 days</td> <td>\$581,000 \$324/sq ft</td> <td>↑ 3.38%</td>	Single Family	3/2	1,792	0.47 acres 1991	10/16/2026 4 days	\$581,000 \$324/sq ft	↑ 3.38%

Looking for a Real Estate Agent?



LET ME INTRODUCE MYSELF

I have been successfully selling Real Estate for the past 24+ years. My goal is focused to serve you. I appreciate people trusting me with their single most valuable asset. It's a responsibility I take very seriously.

I give 110% because I know you have a choice in selecting another Real Estate agent. I thank you for being your choice.

CAREER HIGHLIGHTS

- Principal and Managing Broker in Oregon
- Successfully Selling Real Estate Since 1994 - Experience Counts
- Real Estate Broker position since year 2002
- Featured on Zillow, Trulia, Realtor.com, Homes.com, MLSs and more.
- National Agent Network Professional
- Relocation Agent Network Professional
- Short-Sale and Bank Owned (REO) Expert
- Marketing and Social Media Expert
- **Reliability:** You can rely on my experience. I keep my promises.
- **Extra Mile:** I strive to exceed my client's expectations.
- **Enthusiasm and Pleasant Personality:** I commit to honesty and integrity.
- **Action:** I am known to communicate and respond promptly.

THE OFFER

- Fair Commission: 2.5% - 5.5% to sell, 0% to purchase
- Dual Representation Commission Discount
- Luxury Home Listing Package
- Unique Website for Your Home
- State-Of-The-Art Online/Offline Marketing
- Increased Marketing: Over 100,000+ online views on average per listing!
- Home Warranty – No Charge to Sellers
- Social Media Marketing Campaigns
- Fast Lead Response: 5 Minute response time
- Professional Photography and Professional Home Staging*
- Home Value and Competitive/Comprehensive Market Analysis
- Proactive Investment Opportunities
- Cancel Anytime for No Charge



Kalim Qamar

Principal Broker

Phone: 888-313-0001 x100

Cell. 503-880-9889

Email: kalim@usMetroRealty.com

Website: www.usMetroRealty.com