



Vancouver, Washington.

Current market data.

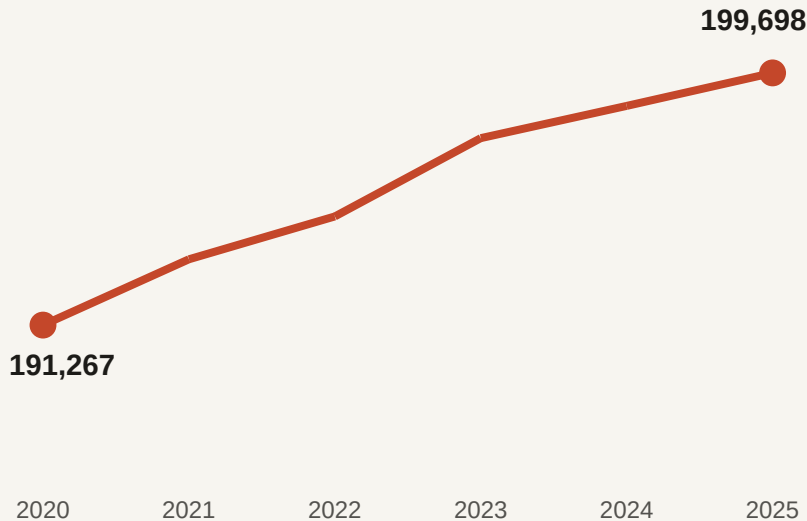
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.4% since 2020.

199,698

people, the 4th-largest of Washington's cities and towns.



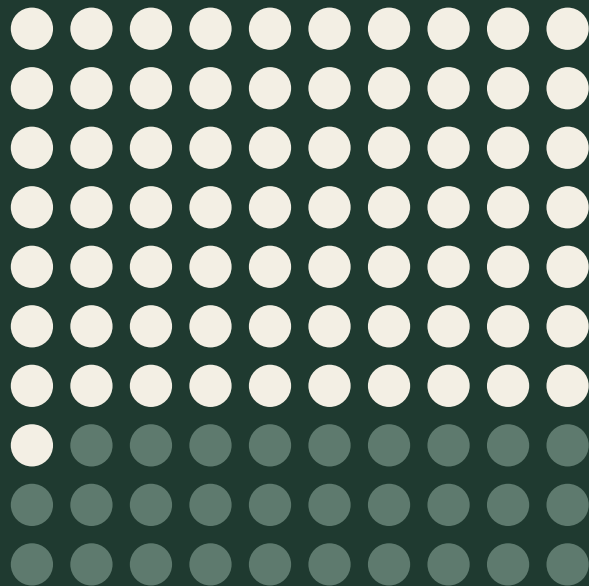
THE WORKDAY

7 in 10 jobs here go to
people who live somewhere
else.

70.8%

of 106,898 jobs located in Vancouver are filled by
in-commuters.

Source: Census LEHD LODES, 2023



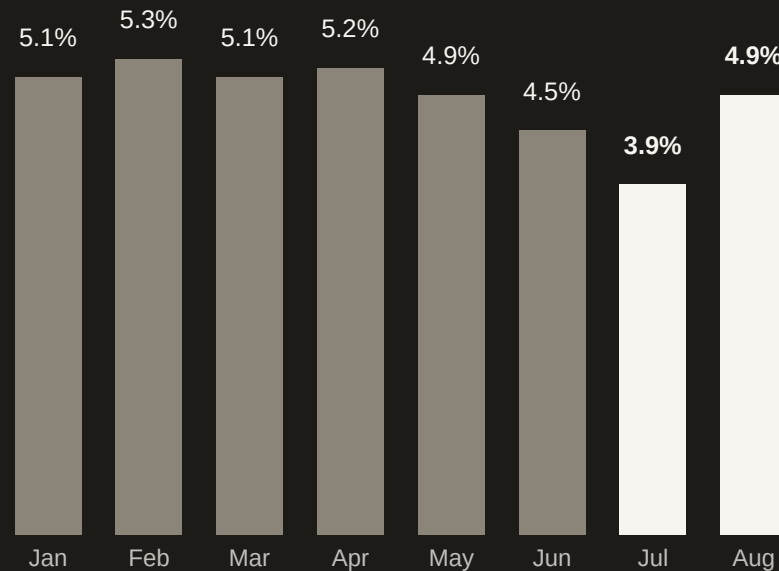
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in July:
3.9%.

4.9%

in August 2026, the latest month released. A year earlier it was 5.0%.

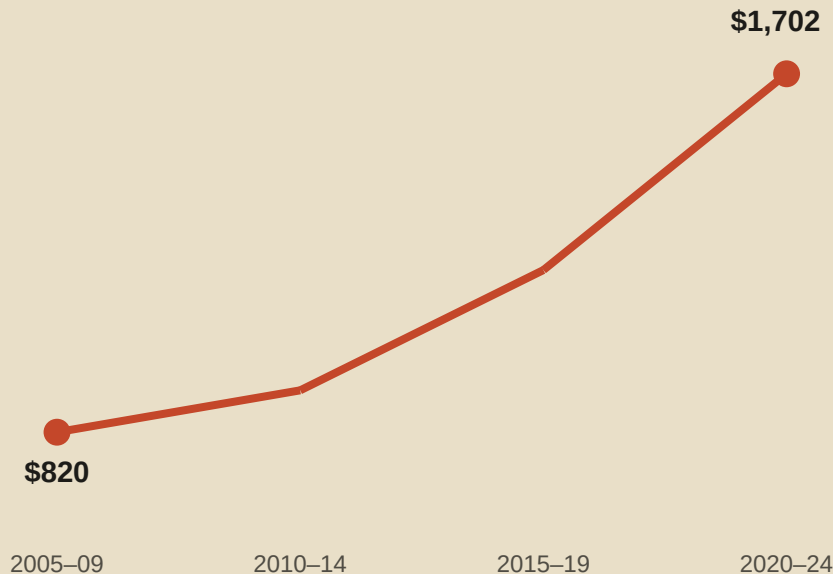


RENT

Median rent is up 108%
since the 2005–2009
survey, before inflation.

\$1,702

a month. Washington's median is \$1,760.





THE SEAM

Cross one tract line and median rent doubles.

A \$1,750 gap between neighbors, the sharpest rent edge between adjacent tracts in Clark County.

TRACT 410.05

\$1,185

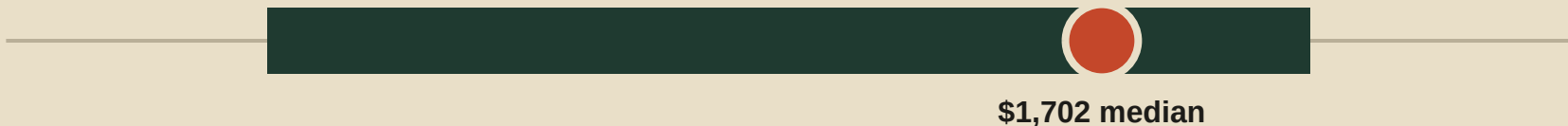
TRACT 403.04

\$2,935

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,216–\$1,823



is the monthly rent range local workforce wages support.

BUILDING

73% of the housing here was built before 2000.

13,941

homes permitted in ten years,
2016–2025

78%

of those were in multifamily
buildings

73%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.3% to the 85,421 homes here.

408–1,069

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 18%
less than Washington's.

\$462,400

median home value in Vancouver.

Vancouver



\$462,400

Washington



\$564,600

U.S.



\$332,700

THAT WAS VANCOUVER'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/wa/vancouver/

The Almanac · your hyper-diligent research partner