

The Clark County Triad

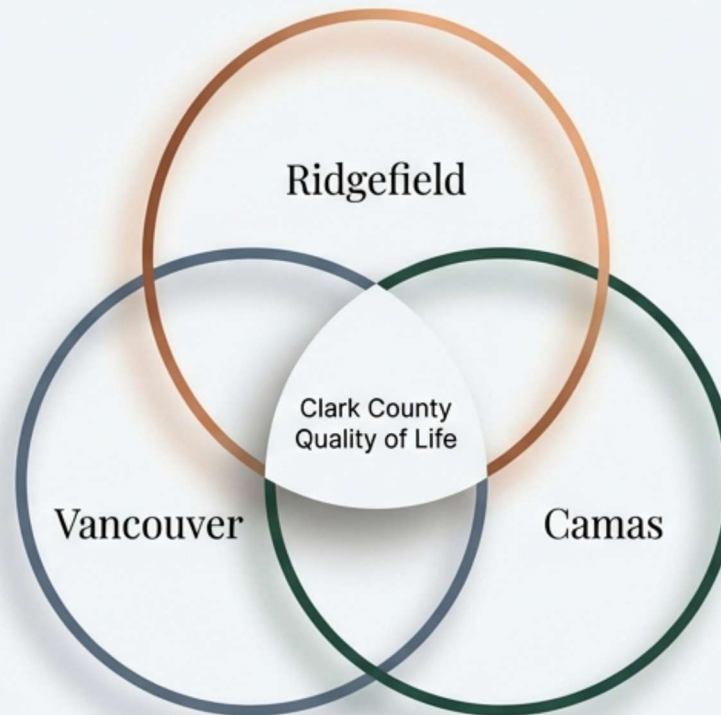
A Strategic Comparison of Vancouver, Camas, and Ridgefield.



Prepared by Real Estate Rob | Kinected Realty

Three cities. Three distinct identities. One county.

All three markets offer strong real estate demand and attractive amenities, but they are not interchangeable. While they share a location, they offer vastly different lifestyles.



Vancouver: The Economic & Infrastructure Hub

Inventory Spectrum



Entry-Level & Condos



Historic & Mid-Century



Luxury Estates & Acreage

As the largest city in the county, Vancouver delivers the widest price range and housing variety. From gated communities to modern townhomes, the options are vast.

The city of choice and flexibility.

The Commuter's Advantage



Highway Access

Direct access to I-5 and I-205 provides unmatched commuter flexibility to Portland.



Centralized Services

Home to major medical facilities, retail corridors, and business districts.



Lifestyle Amenities

Access to the Waterfront redevelopment and extensive trail systems.

Insight: Vancouver's size ensures liquidity. Properties attract broad buyer interest, supporting consistent resale stability.

Camas: Scenic Surroundings & Strong Value

A scenic landscape photograph showing a dense forest of evergreen trees covering rolling hills. A calm body of water, likely Lacamas Lake, is in the foreground, reflecting the surrounding greenery and the misty atmosphere. The sky is overcast with soft, diffused light.

A reputation built on
scenic surroundings and
strong property values.

Located east of Vancouver, Camas is defined by its topography—forested areas, Lacamas Lake, and elevated lots with territorial views.

Historically strong
price-per-square-foot
metrics driven by
limited land supply.

The Camas Aesthetic

Custom & Luxury



Inventory leans toward view properties, custom builds, and high-end finishes.

Community Feel



A compact footprint creates a centralized, small-town atmosphere.

Ideal For: Buyers prioritizing aesthetics, outdoor access, and premium finishes who are comfortable with a higher median price point for resale stability.

Ridgefield: The Future-Forward Contender

North of Vancouver, Ridgefield is the fastest-growing city in the county. If you want a home built with the last decade—or brand new—this is where you find the strongest inventory.



Master-Planned
Communities



Modern Energy-
Efficient Floorplans



Expanding Retail
& Infrastructure

Modern Living, Open Space



Modern Planning & New Construction



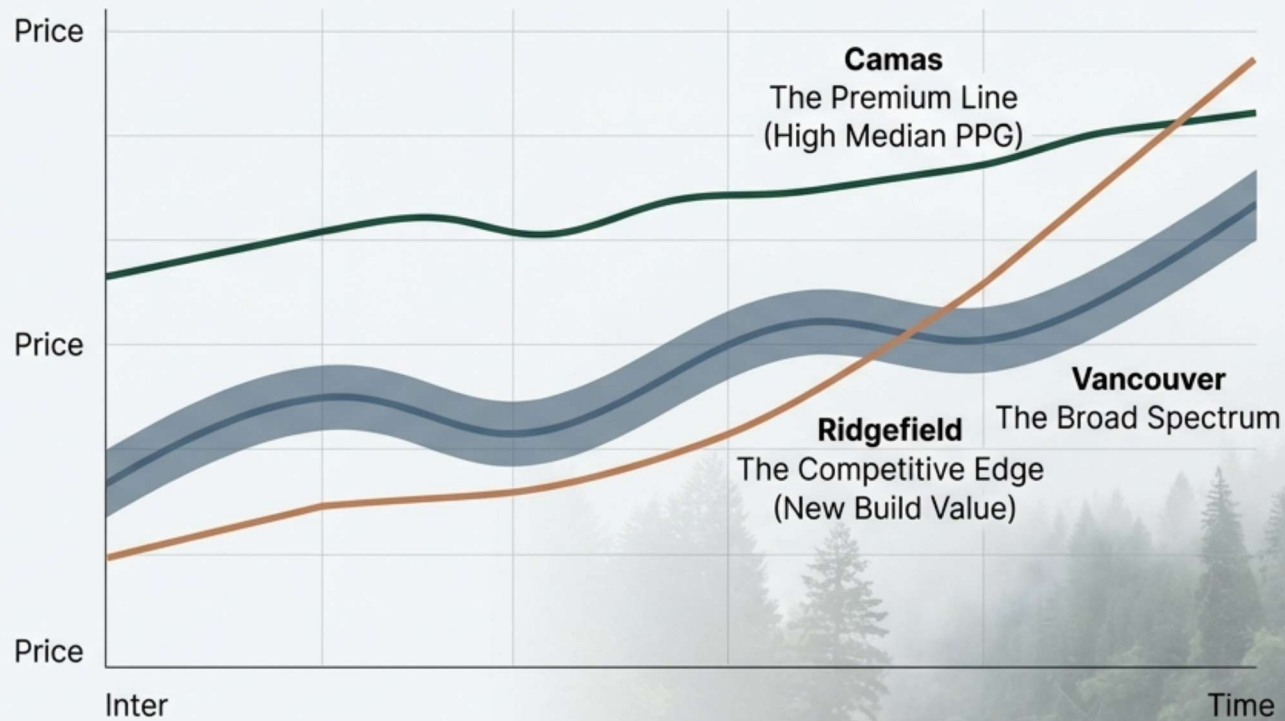
Access to Nature & Wildlife Refuge

Ridgefield maintains a quieter atmosphere than Vancouver's urban core, offering more separation between developments. A market with long-term expansion potential for those who value newness.

The Triad at a Glance

	Vancouver	Camas	Ridgefield
Inventory Mix	Broadest Mix (Condo to Estate)	Custom, Luxury, View Properties	New Construction & Master Plans
The Vibe	Urban, Diverse, Established	Scenic, Prestige, Historic	Modern, Open, Growing
Best For	Commuters & Maximum Choice	Aesthetics & Value Stability	Growth Potential & Newness
Density	High / Centralized	Compact / Hilly	Lower Density / Spreading

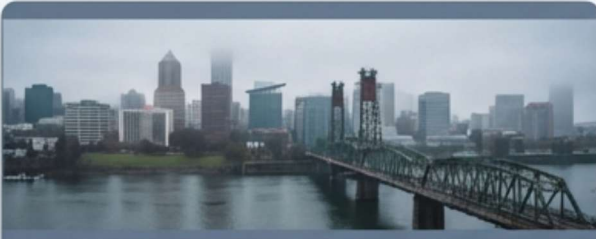
Price & Market Realities



Financial Note:

Your financing strategy and down payment structure matter just as much as location.

Which City Aligns With You?



Choose Vancouver If...

- You want maximum housing choice.
- You need commuter flexibility (I-5/I-205).
- You prefer established infrastructure.



Choose Camas If...

- You prioritize scenic surroundings.
- You value historic resale stability.
- You can manage a higher median price point.



Choose Ridgefield If...

- You prefer newer homes (0-10 years).
- You are interested in growth markets.
- You value modern community planning.

There is no universal 'best'—only the best alignment for your goals.

Let's Build Your Strategy



Buying in Clark County requires a smart, data-driven plan. Whether you need a side-by-side appreciation history or a competitive offer strategy, I am here to help.

Rob Mourton

Designated Broker, Kinected Realty

360-787-3675 | rob@realestaterob.house

www.realestaterob.house

Search Vancouver



Search Camas



Search Ridgefield

