



# Clark County Development News

Clark County Community Development

2015 Third Quarter



Marty Snell, director  
Clark County  
Community  
Development

Welcome! Our quarterly report will provide you with information about current development trends in Clark County.

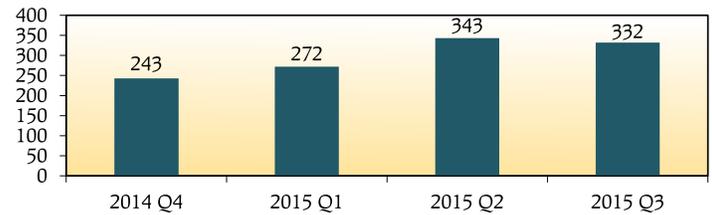
## Trend over the last four quarters

These charts show activity and valuation levels over the previous four quarters including the third quarter 2015.

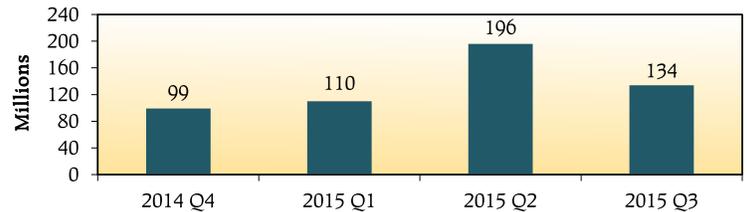
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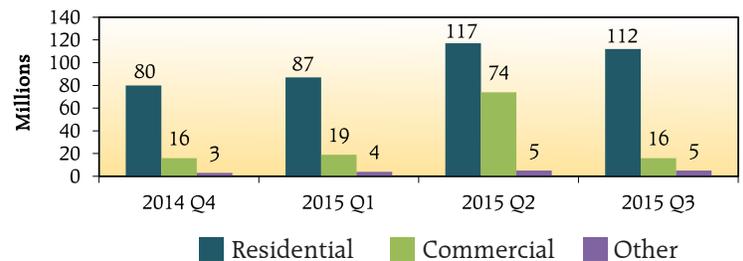
Single Family Residential Permits



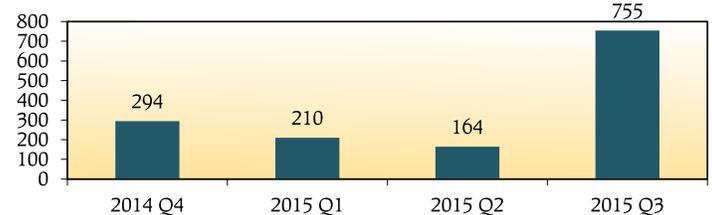
Total Construction Valuation



Construction Valuation Mix



Land Division Lots



## Real Estate Sales Activity

The Regional Multiple Listing Service "Market Action" report covers the Portland market as well as Clark County.

For September 2015, the average total market time in Clark County was 53 days from listing to acceptance of an offer. At the end of the third quarter 2014, the average total market time was 87 days. Average total market time was 46 days in the Portland metro area.

In Clark County, the average sales price increased 9 percent when comparing September 2014 to September 2015. In September 2015, it was \$299,300 compared to September 2014 when it was \$273,900.

Comparing September 2015 with the same month in 2014, closed sales increased by 5 percent and pending sales increased by 20 percent. New listings increased by 10 percent.

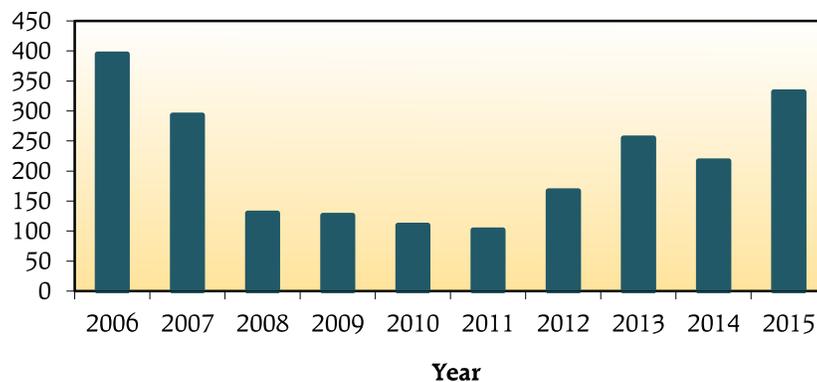
In Clark County the least expensive homes were in Central Vancouver (\$221,800) while the most expensive homes were in Camas/Washougal (\$355,000).

## Development activity

### Single Family Residential Permits

- In the third quarter 2015, there were 332 permits issued compared to 217 permits issued in the third quarter 2014. That is a 53 percent increase.
- The historical average for this quarter 2006 through 2015 is 213 permits.

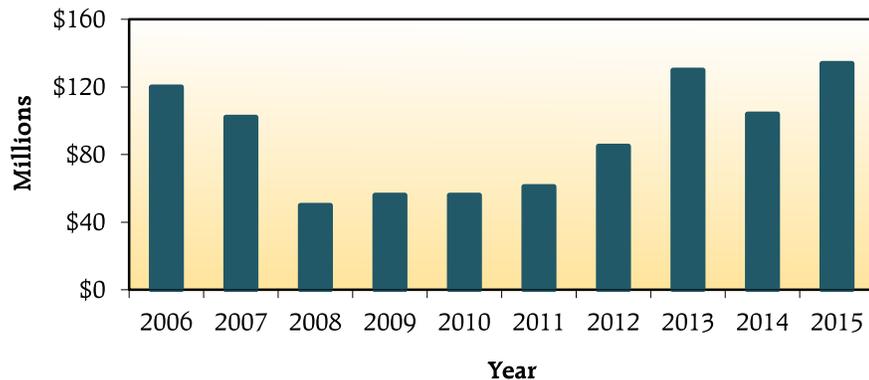
**Q3 Single Family Residential Permits**



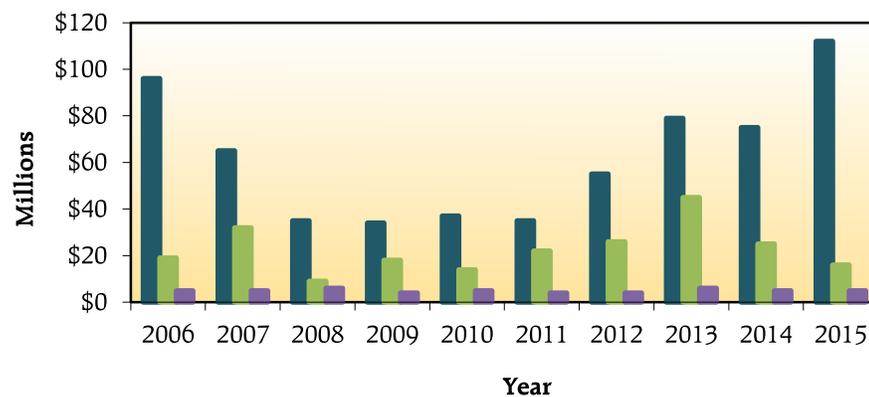
## Construction Valuations

- Total construction valuation for the third quarter 2015 was \$134 million compared to \$104 million in the third quarter 2014. This is a 29 percent increase. Historical construction valuation for the third quarter 2006 through 2015 is \$90 million.
- Twelve percent of the total construction valuation for this quarter was for commercial projects. Commercial construction valuation was \$16 million in the third quarter 2015. This is a 36 percent decrease from 2014 when commercial construction valuation was \$25 million.
- Residential construction valuation was \$112 million this quarter compared to \$75 million in the third quarter 2014. When comparing third quarter 2015 to third quarter 2014, there was a 49 percent increase in residential construction valuation.

### Q3 Construction Valuation



### Q3 Construction Valuation Mix

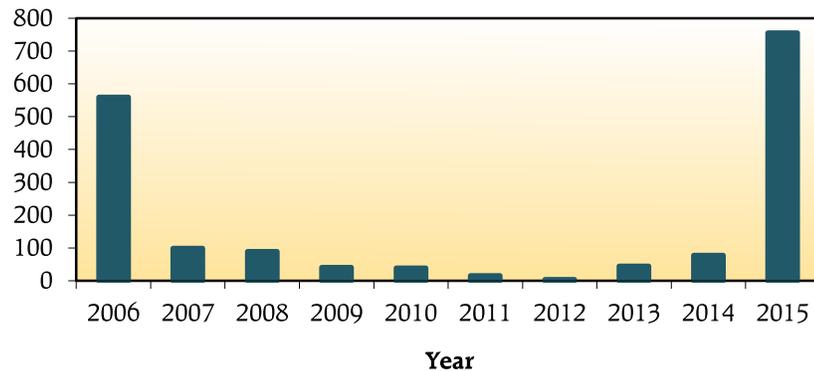


■ Residential ■ Commercial ■ Other

## Land Division Lots

- There were 755 lots preliminarily approved in the third quarter 2015 compared to 77 lots in the third quarter 2014. This was an increase of 881 percent.
- The historical average for the third quarter 2006 through 2015 is 172 preliminarily approved lots.

**Q3 Land Division Lots**



## Year-to-date Activity

This chart indicates our activity levels so far this year compared to years past.

Development Activity through Third Quarter 2015			
Year	Single Family Residential Permits	Commercial and Residential Construction Valuation (millions)	Preliminarily Approved Lots
2015 YTD	947	\$439	1,129
2014	683	\$303	263
2013	911	\$449	658
2012	585	\$269	25
2011	349	\$277	54
2010	515	\$247	103
2009	415	\$173	519
2008	592	\$235	1,023
2007	1,245	\$405	2,070
2006	1,551	\$469	2,535

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We hope you find this newsletter helpful and we are always open to suggestions on how to improve it. If you have questions, please contact Désirée de Monyé at (360) 397-2375 ext. 4165 or by email at [desiree.demonye@clark.wa.gov](mailto:desiree.demonye@clark.wa.gov).