



Clark County Development News

Clark County Community Development

2015 Second 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 second quarter 2015.

Inside

Trend over last four quarters

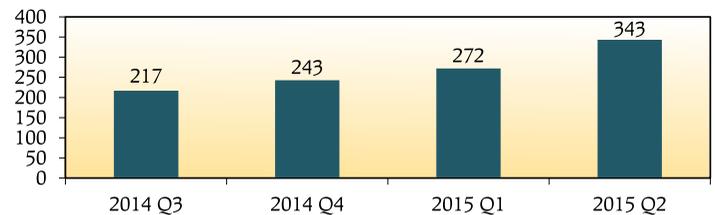
Real estate sales activity

Development activity

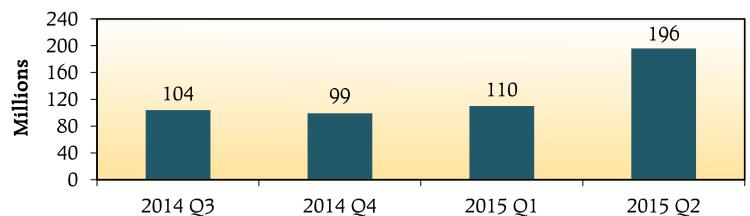
- Single family residential permits
- Construction valuations
- Land division lots

Year-to-date activity levels

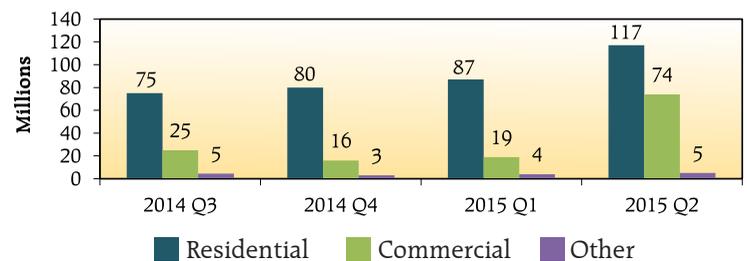
Single Family Residential Permits



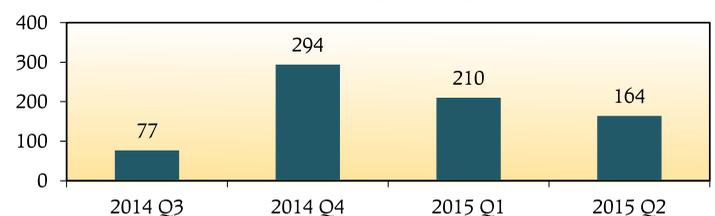
Total Construction Valuation



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.

In Clark County, the average total market time in June 2015 was 55 days from listing to acceptance of an offer. The average total market time in the Portland metro area was 44 days.

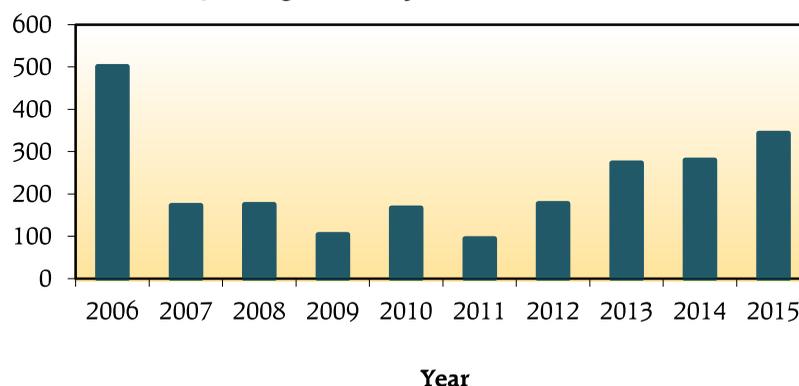
For June 2015, the average sales price was \$307,800. This is a 13 percent increase from June 2014 when it was \$272,700. Pending sales were up 25 percent in June 2015 when compared with June 2014, while closed sales were up 33 percent. New listings were down 2 percent in June 2015. The most expensive homes in Clark County were in Ridgefield/La Center (\$374,900) and Camas/Washougal (\$356,300). The least expensive homes were in Central Vancouver (\$207,000).

Development activity

Single Family Residential Permits

- In the second quarter 2015, there were 343 permits issued compared to 280 permits issued in the second quarter 2014. That is a 23 percent improvement.
- The historical average for this quarter 2006 through 2015 is 229 permits.

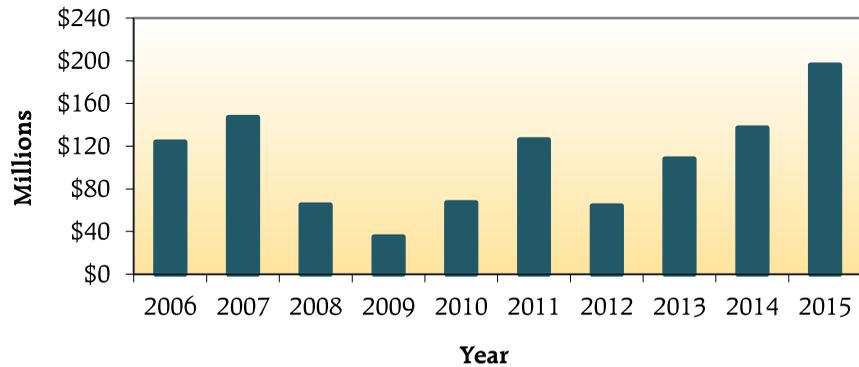
Q2 Single Family Residential Permits



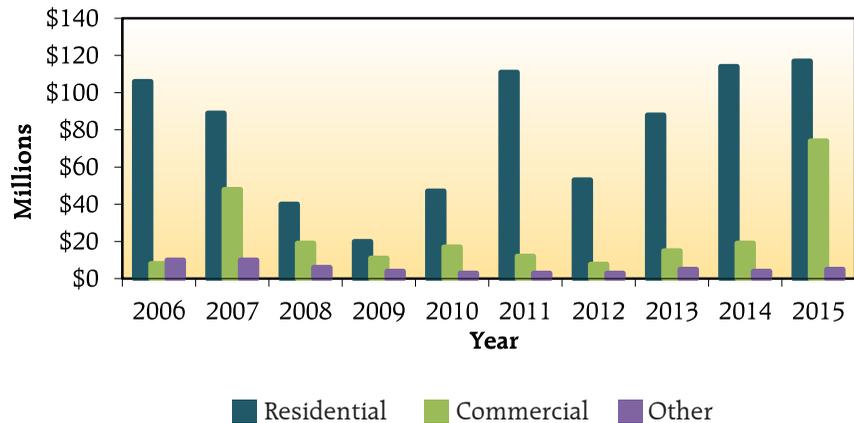
Construction Valuations

- Comparing second quarter 2015 with second quarter 2014, total construction valuation is up 43 percent. Valuation was \$196 million compared to \$137 million in the second quarter 2014. Historical average construction valuation for the second quarter 2006 through 2015 is \$107 million.
- Commercial construction valuation was \$74 million in the second quarter 2015. This is a 289 percent increase from 2014 when commercial construction valuation was \$19 million. Thirty-eight percent of the total construction valuation for this quarter was commercial projects.
- There was a 3 percent increase in residential construction valuation when comparing second quarter 2015 to second quarter 2014. Residential construction valuation was \$117 million this quarter compared to \$114 million in the second quarter 2014.

Q2 Construction Valuation



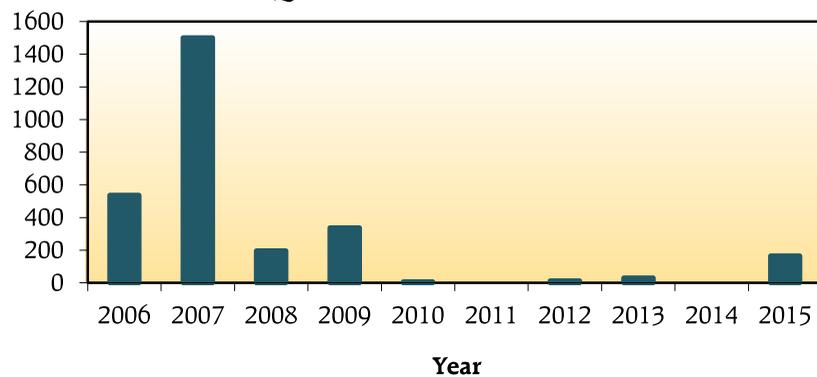
Q2 Construction Valuation Mix



Land Division Lots

- There were 164 new lots preliminarily approved this quarter while no lots were approved in the second quarter 2014. That is an increase of 100 percent.
- The historical average for the second quarter 2006 through 2015 is 278 preliminarily approved lots. However, the second quarter 2007 skews that average with a record breaking 1501 lots approved in one quarter.

Q2 Land Division Lots



Year-to-date Activity

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

Development Activity through Second Quarter 2015			
Year	Single Family Residential Permits	Commercial and Residential Construction Valuation (millions)	Preliminarily Approved Lots
2015 YTD	615	\$306	374
2014	926	\$402	557
2013	911	\$449	658
2012	585	\$269	25
2011	349	\$277	54
2010	515	\$247	103
2009	415	\$173	519
2008	592	\$235	1023
2007	1245	\$405	2070
2006	1551	\$469	2535

Public Service Center
1300 Franklin St.
First and Third Floors
Vancouver, Washington

(360) 397-2375
commdev@clark.wa.gov
www.clark.wa.gov/
development



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Relay: 711 or (800) 833-6384
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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.