



# Clark County Development News

Clark County Community Development

2015 Fourth Quarter



Marty Snell, director  
Clark County  
Community  
Development

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

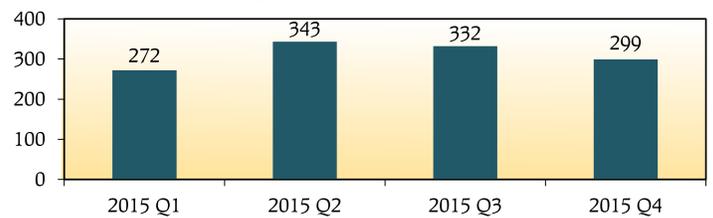
## Trend over the last four quarters

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

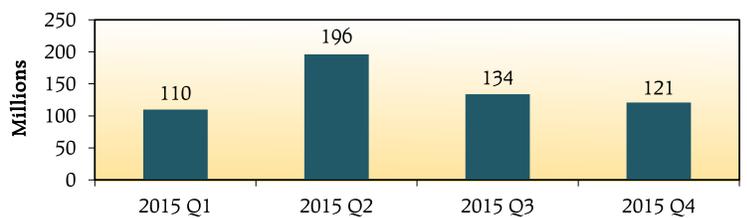
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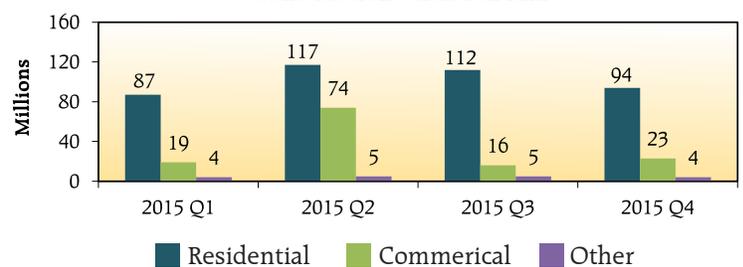
Single Family Residential Permits



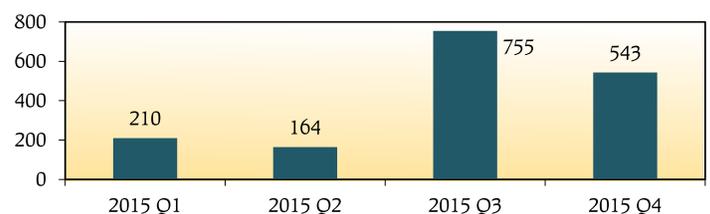
Total Construction Valuation



Construction Valuation Mix



Land Division Lots



## Real Estate Sales Activity

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

In December 2015 total market time was 71 days from listing to acceptance of an offer. At the end of the fourth quarter 2014 total market time was 98 days. In the Portland metro area total market time was 56 days.

In Clark County the average sales price was \$307,300 at the end of the fourth quarter. That is a 9 percent increase from December 2014 when it was \$282,400.

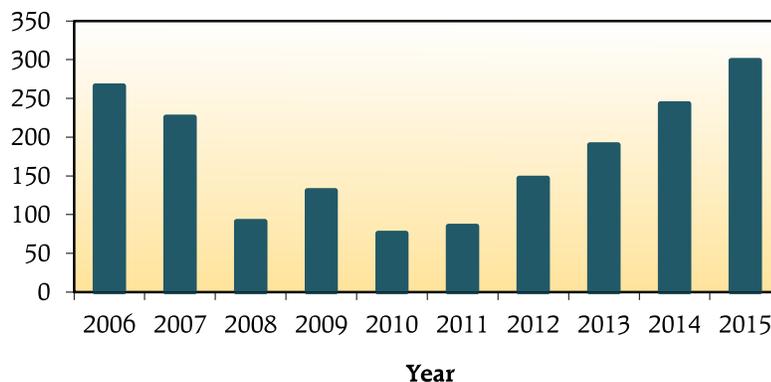
The least expensive homes in Clark County were in Central Vancouver (\$205,000) while the most expensive homes were in Camas/Washougal (\$380,000) and Ridgefield/La Center (\$362,100).

## Development activity

### Single Family Residential Permits

- In the fourth quarter 2015, 299 permits were issued. This represents a 23 percent increase compared to 243 permits issued in the fourth quarter 2014.
- The historical average is 175 permits for this quarter 2006 through 2015.

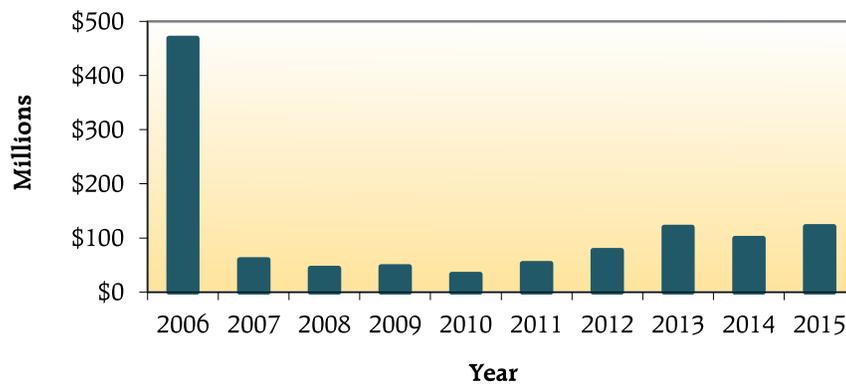
**Q4 Single Family Residential Permits**



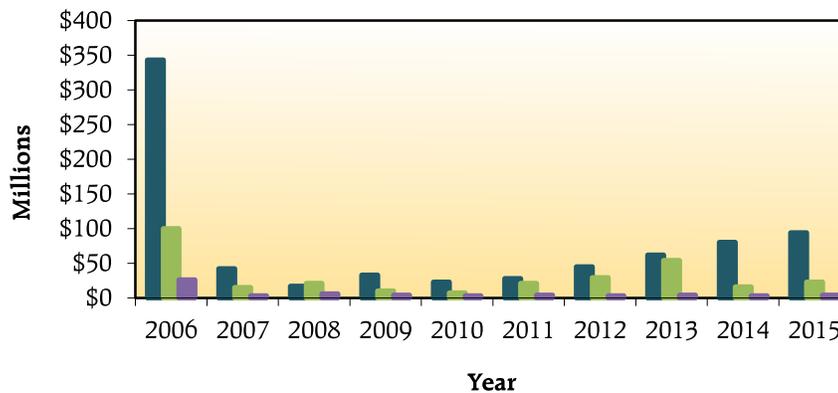
### Construction Valuations

- Total construction valuation was \$121 million in the fourth quarter 2015. This is up 22 percent from the fourth quarter 2014 when it was \$99 million. Historical construction valuation for the fourth quarter 2006 through 2015 is \$112 million.
- Commercial projects comprised 19 percent of the total valuation for this quarter. Fourth quarter commercial construction valuation was \$23 million. This indicates a 44 percent increase from 2014 when commercial construction valuation was \$16 million.
- Valuation for residential construction rose 18 percent in the fourth quarter 2015 when compared to the fourth quarter 2014. For the fourth quarter 2015, residential construction valuation totaled \$94 million while in the fourth quarter 2014 it was \$80 million.

**Q4 Construction Valuation**



**Q4 Construction Valuation Mix**

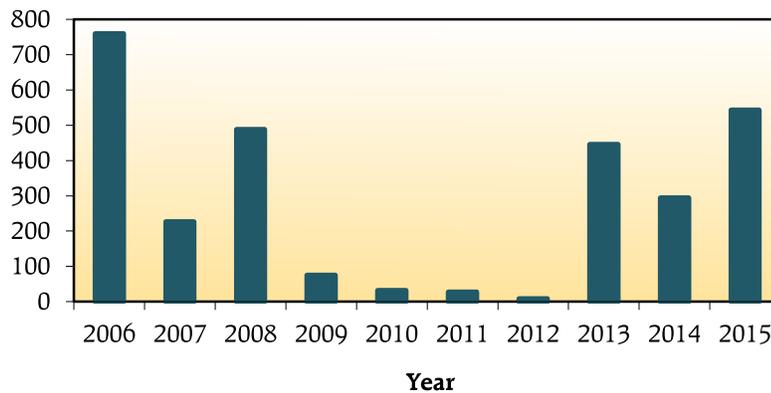


■ Residential   ■ Commercial   ■ Other

## Land Division Lots

- There was an increase in preliminarily approved land division lots in the fourth quarter when 543 new lots were preliminarily approved. This is 85 percent more than the fourth quarter of 2014 when 294 lots were preliminarily approved.
- The historical average for the fourth quarter 2006 through 2015 is 290 preliminarily approved lots.

**Q4 Land Division Lots**



## Year-to-date Activity

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

Development Activity through Fourth Quarter 2015			
Year	Single Family Residential Permits	Commercial and Residential Construction Valuation (millions)	Preliminarily Approved Lots
2015	1,246	\$561	1,672
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	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).