



Clark County Development News

Clark County Community Development

2016 Second Quarter



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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 2016.

Inside

Trend over last four quarters

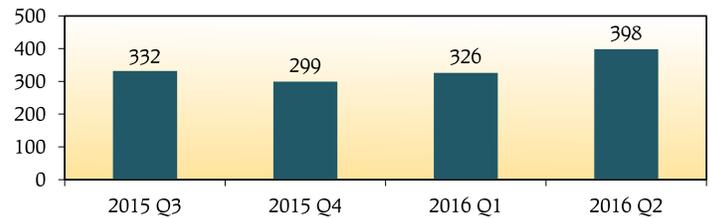
Real estate sales activity

Development activity

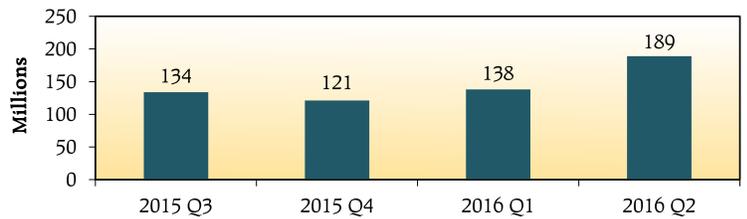
- Single family residential permits
- Construction valuations
- Land division lots

Year-to-date activity levels

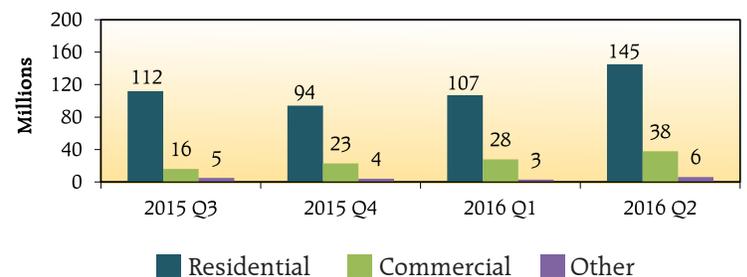
Single Family Residential Permits



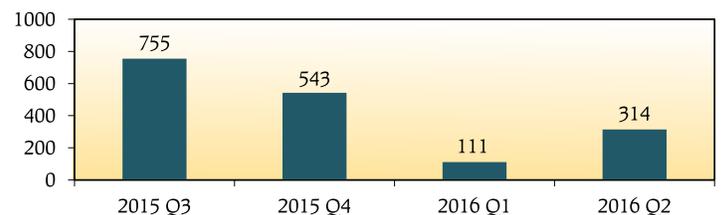
Total Construction Valuation



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 2016 was 45 days from listing to acceptance of an offer. The average total market time in the Portland metro area was 33 days.

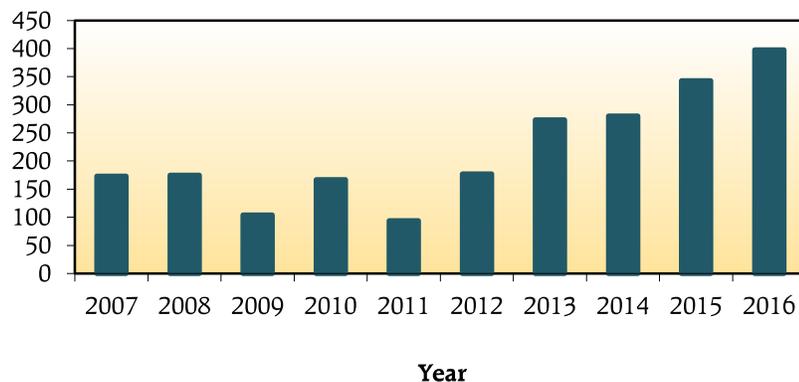
For June 2016, the average sales price was \$328,900. This is a 7 percent increase from June 2015 when it was \$307,800. Pending sales were up 4 percent in June 2016 when compared with June 2015, while closed sales were down 5 percent. New listings were up 8 percent in June 2016. The most expensive homes in Clark County were in Brush Prairie/Hockinson (\$371,400) and Camas/Washougal (\$390,000). The least expensive homes were in Central Vancouver (\$227,700).

Development activity

Single Family Residential Permits

- In the second quarter 2016, there were 398 permits issued compared to 343 permits issued in the second quarter 2015. That is a 16 percent improvement.
- The historical average for this quarter 2007 through 2016 is 218 permits.

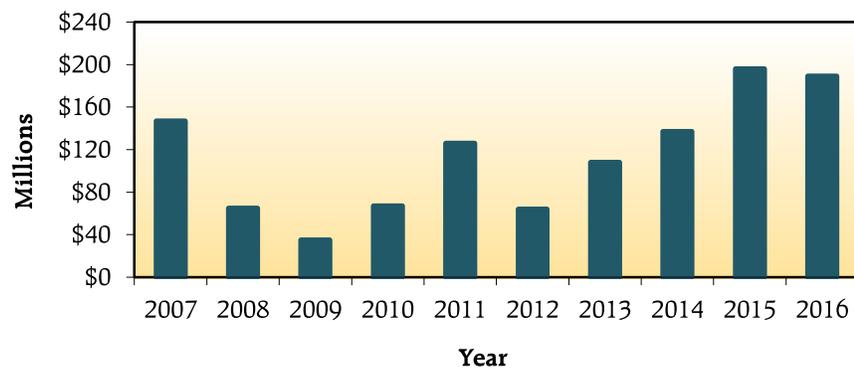
Q2 Single Family Residential Permits



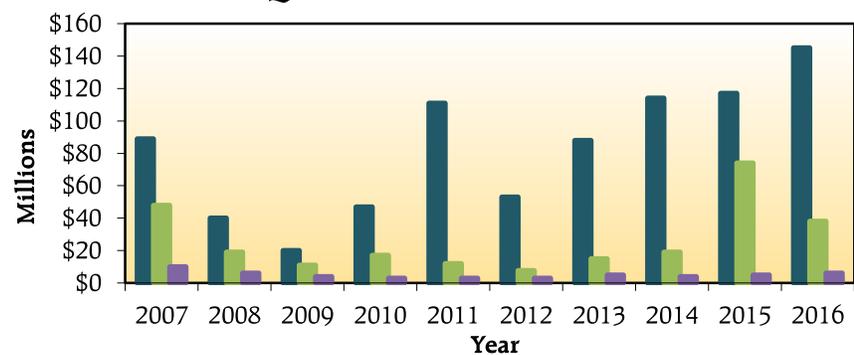
Construction Valuations

- Comparing second quarter 2016 with second quarter 2015, total construction valuation is down 4 percent. Valuation was \$189 million compared to \$196 million in the second quarter 2015. Historical average construction valuation for the second quarter 2007 through 2016 is \$113 million.
- Commercial construction valuation was \$38 million in the second quarter 2016. This is a 49 percent decrease from 2015 when commercial construction valuation was \$74 million. Twenty percent of the total construction valuation for this quarter was commercial projects.
- There was a 24 percent increase in residential construction valuation when comparing second quarter 2016 to second quarter 2015. Residential construction valuation was \$145 million this quarter compared to \$117 million in the second quarter 2015.

Q2 Construction Valuation



Q2 Construction Valuation Mix

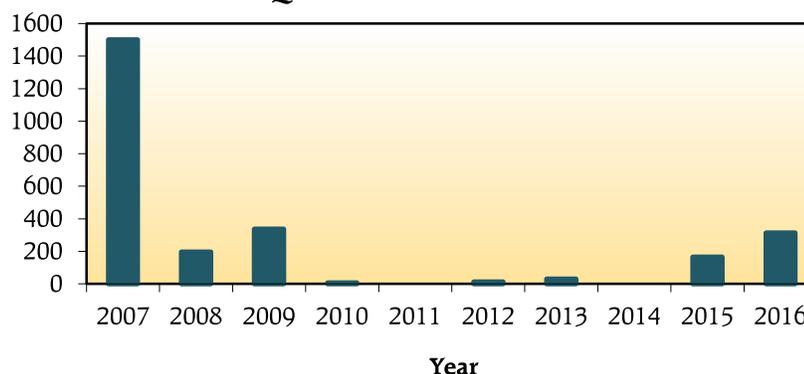


■ Residential ■ Commercial ■ Other

Land Division Lots

- There were 314 new lots preliminarily approved this quarter while 164 lots were approved in the second quarter 2015. That is an increase of 91 percent.
- The historical average for the second quarter 2007 through 2016 is 256 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 2016			
Year	Single Family Residential Permits	Commercial and Residential Construction Valuation (millions)	Preliminarily Approved Lots
2016 YTD	724	\$326	425
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	1023
2007	1245	\$405	2070

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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.