



# Clark County Development News

Clark County Community Development

2016 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.

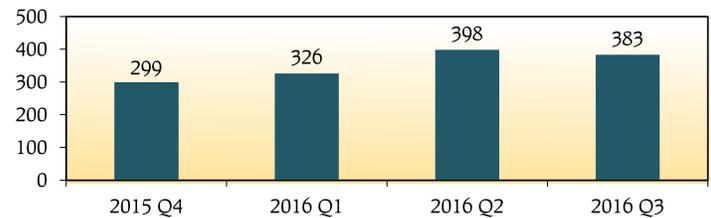
## Trend over the last four quarters

These charts show activity and valuation levels over the previous four quarters including the third quarter 2016.

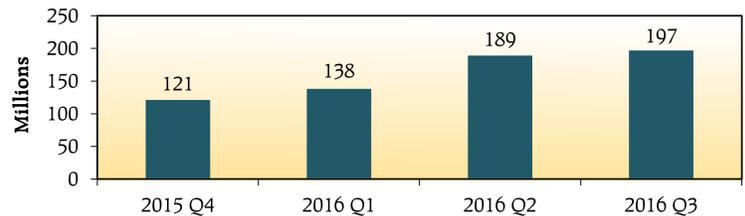
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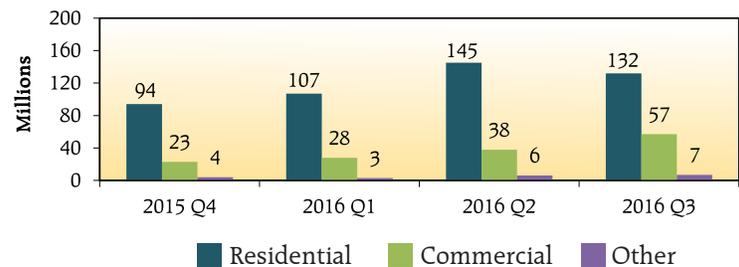
Single Family Residential Permits



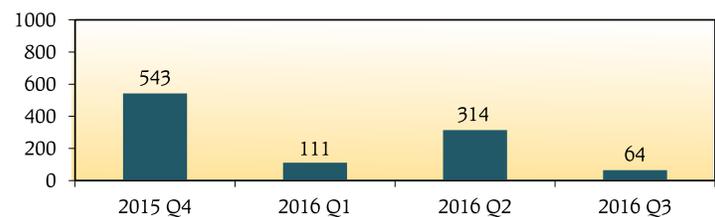
Total Construction Valuation



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 2016, the average total market time in Clark County was 42 days from listing to acceptance of an offer. At the end of the third quarter 2015, the average total market time was 53 days. Average total market time was 35 days in the Portland metro area.

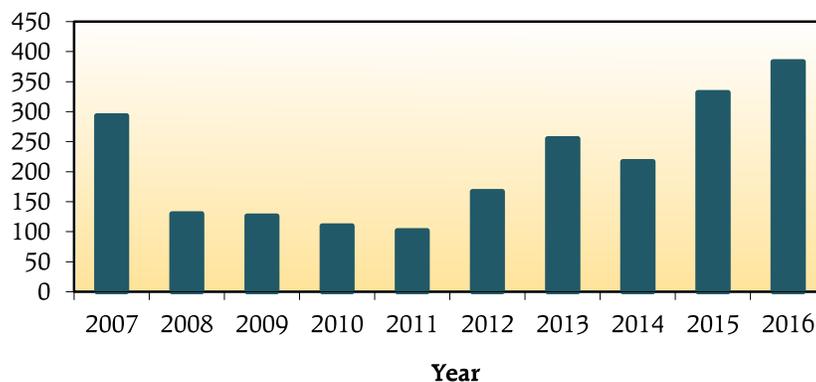
In Clark County, the average sales price increased 13 percent when comparing September 2015 to September 2016. In September 2016, it was \$336,800 compared to September 2015 when it was \$299,300. Comparing September 2016 with the same month in 2015, closed sales increased by 14 percent and pending sales stayed the same. New listings increased by 6 percent. In Clark County the least expensive homes were in Central Vancouver (\$230,100) while the most expensive homes were in Ridgefield/La Center (\$387,000).

## Development activity

### Single Family Residential Permits

- In the third quarter 2016, there were 383 permits issued compared to 332 permits issued in the third quarter 2015. That is a 15 percent increase.
- The historical average for this quarter 2007 through 2016 is 212 permits.

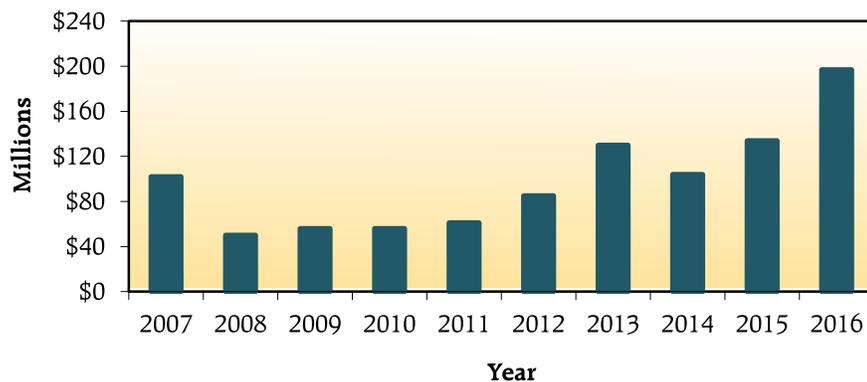
**Q3 Single Family Residential Permits**



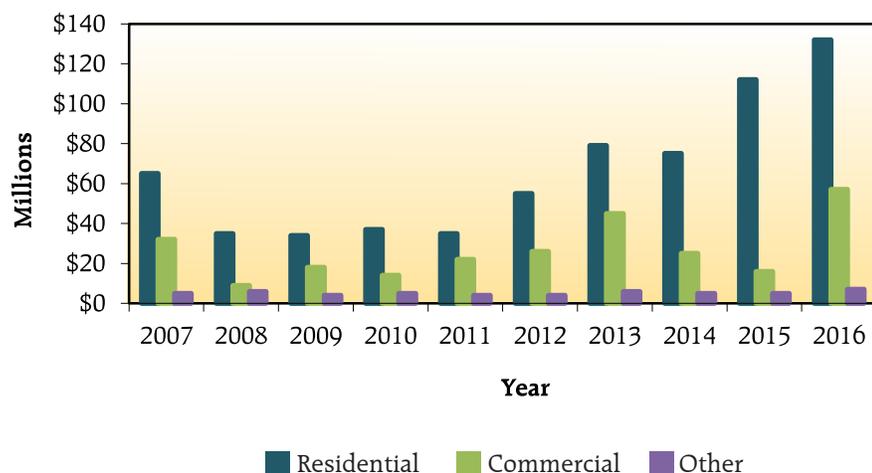
## Construction Valuations

- Total construction valuation for the third quarter 2016 was \$197 million compared to \$134 million in the third quarter 2015. This is a 47 percent increase. Historical construction valuation for the third quarter 2007 through 2016 is \$98 million.
- Twenty-nine percent of the total construction valuation for this quarter was for commercial projects. Commercial construction valuation was \$57 million in the third quarter 2016. This is a 256 percent increase from 2015 when commercial construction valuation was \$16 million.
- Residential construction valuation was \$132 million this quarter compared to \$112 million in the third quarter 2015. When comparing third quarter 2016 to third quarter 2015, there was a 18 percent increase in residential construction valuation.

### Q3 Construction Valuation



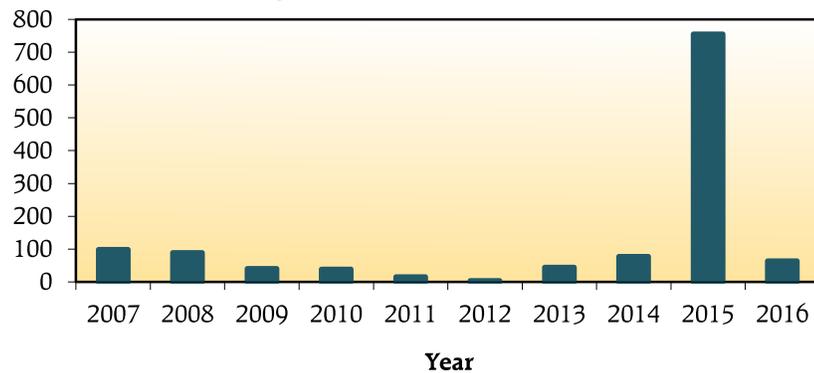
### Q3 Construction Valuation Mix



## Land Division Lots

- There were 64 lots preliminarily approved in the third quarter 2016 compared to 755 lots in the third quarter 2015. This was a decrease of 92 percent.
- The historical average for the third quarter 2007 through 2016 is 123 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 2016 |                                   |  |                             |
|---|-----------------------------------|--|-----------------------------|
| Year  | Single Family Residential Permits | Commercial and Residential Construction Valuation (millions) | Preliminarily Approved Lots |
| 2016 YTD  | 1,107                             | \$524  | 489                         |
| 2015  | 1,246                             | \$561  | 1,672                       |
| 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                       |

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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).