



CLARK COUNTY
WASHINGTON

COMMUNITY DEVELOPMENT

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Development News

Clark County Community Development

2019 First Quarter



Mitch Nickolds, director

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 first quarter of 2019.

Inside

Trend over last four quarters

Real Estate Sales Activity

Development Activity

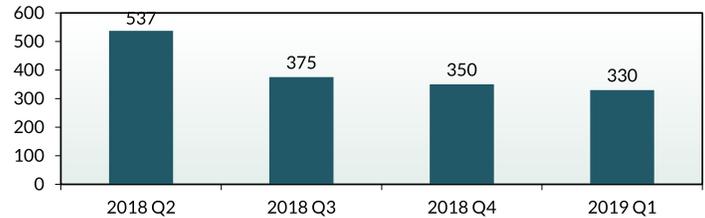
- Single Family Residential Permits
- Construction Valuations
- Land Division Lots

Year-to-date Activity

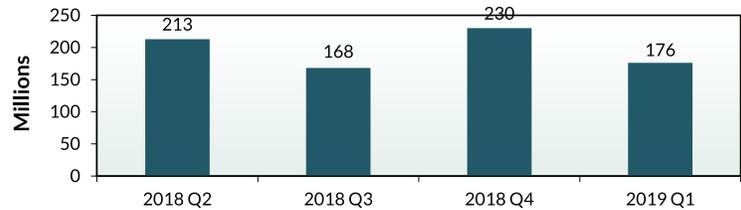
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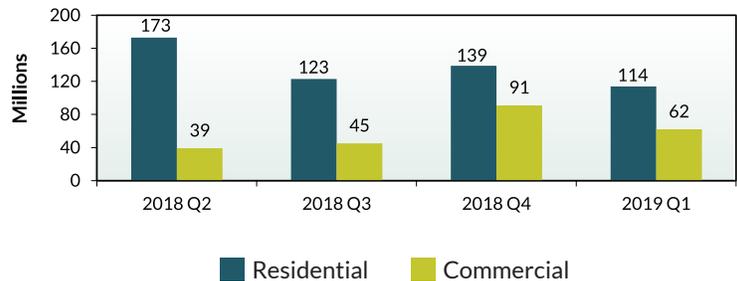
Single Family Residential Permits



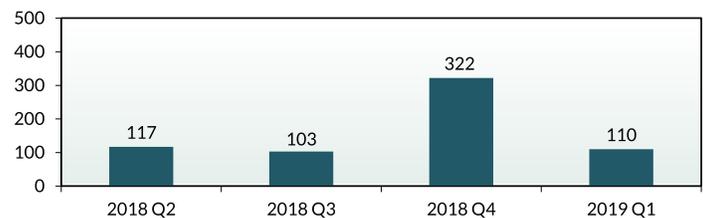
Total Construction Valuation



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 March 2019, the average total market time was 72 days from listing to acceptance of an offer. In the Portland metro area, the average total market time was 68 days.

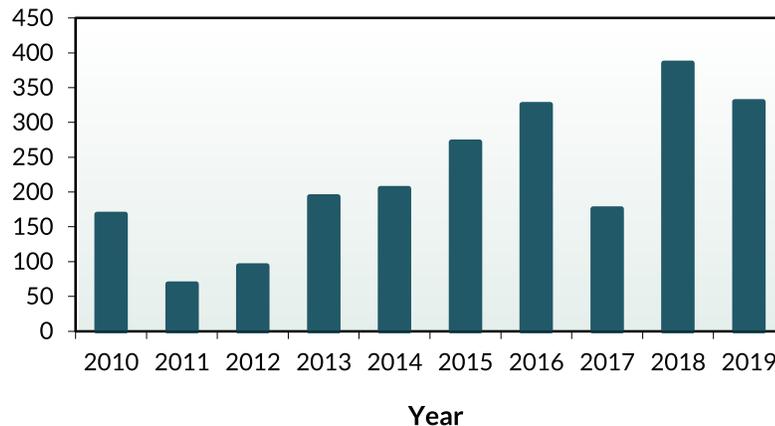
The average sales price was \$397,100 in Clark County in March 2019. This represents an 2 percent increase from March 2018 when it was \$389,900. Comparing March 2019 with March 2018, pending sales are up 2 percent and closed sales were down 5 percent. New listings are up 4 percent from 989 in March 2018 to 1,028 in March 2019. The most expensive homes in Clark County were in Brush Prairie/Hockinson(\$454,900) and Camas/Washougal (\$480,000). The least expensive homes were in Central Vancouver (\$325,300).

Development Activity

Single Family Residential Permits

- We saw a 14 percent decrease in the number of permits issued in the first quarter 2019. There were 330 permits issued compared to 385 permits issued in the first quarter 2018.
- The historical average for this quarter 2010 through 2019 is 222 permits.

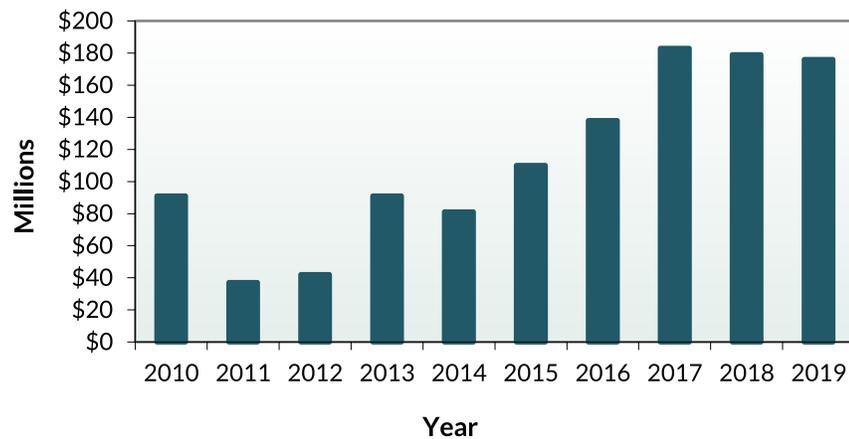
Q1 Single Family Residential Permits



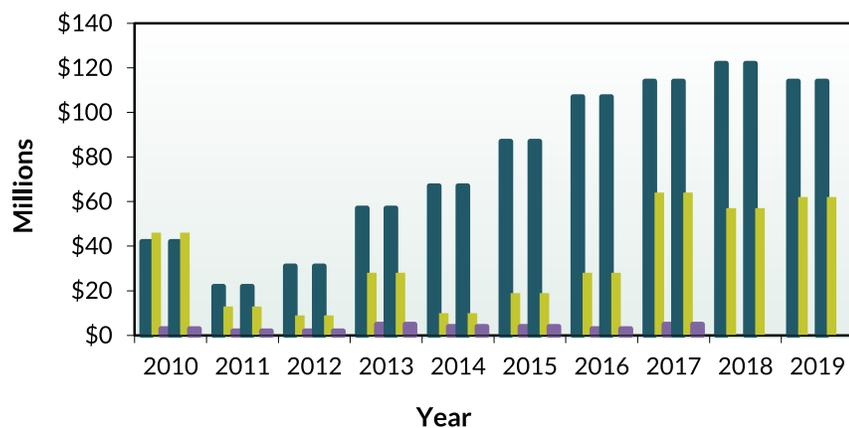
Construction Valuations

- Total construction valuation is down 2 percent in the first quarter of 2019. Valuation was \$176 million compared to \$179 million in the first quarter 2018. Historical construction valuation for the first quarter 2010 through 2019 is \$113 million.
- First quarter commercial construction valuation was \$62 million. This is a 9 percent increase from 2018 when commercial construction valuation was \$57 million. Commercial projects comprised 35 percent of the total valuation for this quarter.
- Residential construction valuation totaled \$114 million this quarter compared with the first quarter 2018 when it was \$122 million. This is a 7 percent decrease.

Q1 Construction Valuation



Q1 Construction Valuation Mix



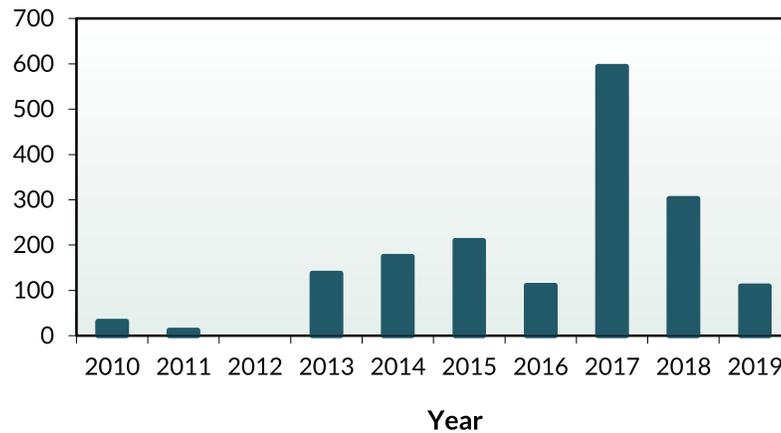
■ Residential ■ Commercial ■ Other

Beginning in 2018, all permits were categorized as either *Residential* or *Commercial*; therefore, the *Other* category is no longer applicable.

Land Division Lots

- The county received applications to create 110 lots in the first quarter 2019 compared to 303 lots in the first quarter 2018. This was an decrease of 64 percent.
- The historical average for the first quarter 2010 through 2019 is 169 lots.

Q1 Land Division Lots



Year-to-date Activity

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

Development Activity through First Quarter 2019			
Year	Single Family Residential Permits	Commercial and Residential Construction Valuation (millions)	Land Division Lots
2019 YTD	330	\$176	110
2018	1,647	\$791	845
2017	1,312	\$697	1,658
2016	1,504	\$722	589
2015	1,246	\$561	1,672
2014	926	\$402	557
2013	923	\$449	658
2012	585	\$269	25
2011	349	\$277	54
2010	515	\$247	103

We hope you find this newsletter useful and we are always open to suggestions on how to improve it. If you have questions, please contact Désirée de Monyé at 564.397.4165 or by email at desiree.demonye@clark.wa.gov.



For an alternate format, contact the Clark County ADA Compliance Office.
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