



**CLARK COUNTY
WASHINGTON**

COMMUNITY DEVELOPMENT

*Working together. Securing your safety.
Protecting your investment.*

Development News

Clark County Community Development

2019 Second 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 second quarter of 2019.

Inside

Trend over last four quarters

Real Estate Sales Activity

Development Activity

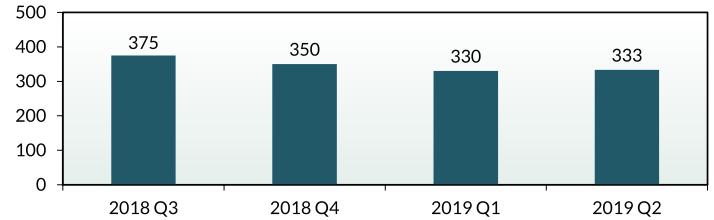
- Single Family Residential Permits
- Construction Valuations
- Land Division Lots

Year-to-date Activity

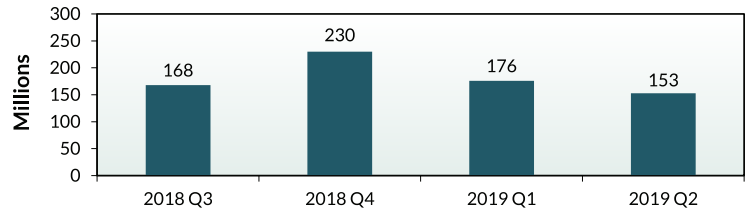
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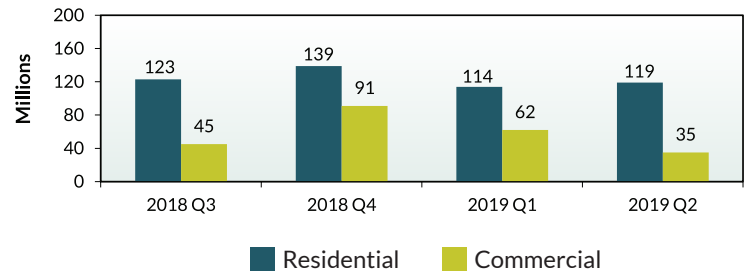
Single Family Residential Permits



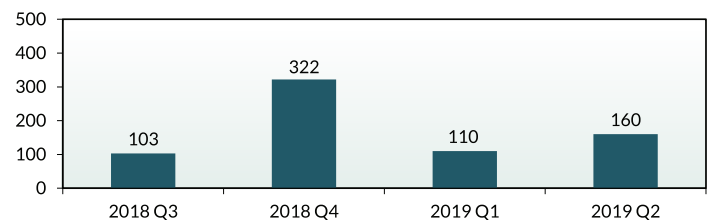
Total Construction Valuation



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 June 2019, the average total market time in Clark County was 48 days from listing to acceptance of an offer. In June 2018, it was 38 days.

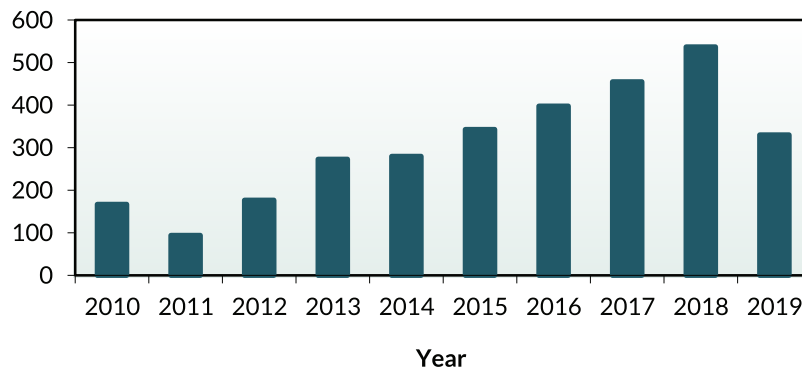
The average sales price was \$402,700 in Clark County in June 2019. This represents a 2 percent increase from June 2018 when it was \$395,500. Comparing June 2019 with June 2018, pending sales are down 1 percent and closed sales were even. New listings are down 11 percent from 1,232 in June 2018 to 1,102 in June 2019. The most expensive homes in Clark County were in North Clark County (\$449,000) and Ridgefield/La Center (\$447,500). The least expensive homes were in Central Vancouver (\$305,000).

Development Activity

Single Family Residential Permits

- In the second quarter 2019, there were 333 permits issued compared to 537 permits issued in the second quarter 2018. That is 38 percent decrease.
- The historical average for this quarter 2010 through 2019 is 305 permits.

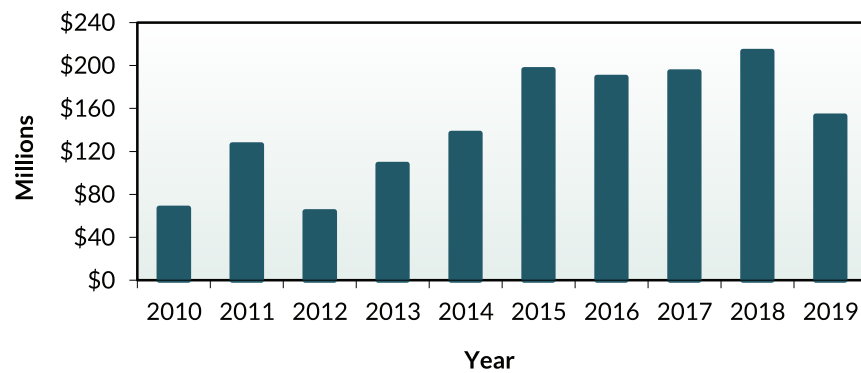
Q2 Single Family Residential Permits



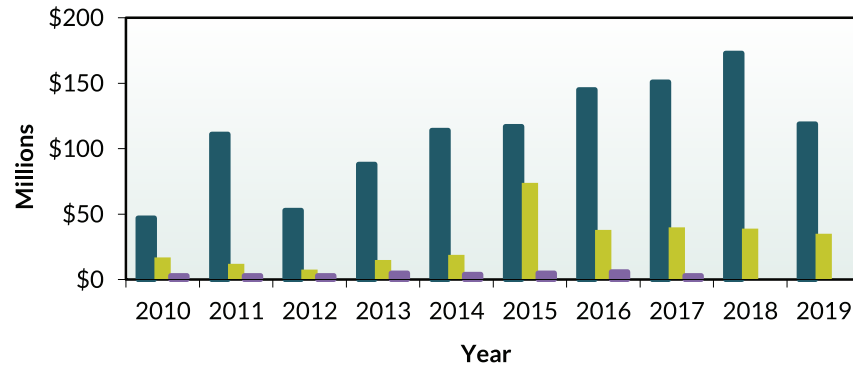
Construction Valuations

- Comparing second quarter 2019 with second quarter 2018, total construction valuation is down 28 percent. Valuation was \$153 million compared to \$213 million in the second quarter 2018. Historical average construction valuation for the second quarter 2010 through 2019 is \$145 million.
- Commercial construction valuation was \$35 million in the second quarter 2019. This is a 10 percent decrease from 2018 when commercial construction valuation was \$39 million. Twenty-three percent of the total construction valuation for this quarter was commercial projects.
- There was a 31 percent decrease in residential construction valuation when comparing second quarter 2019 to second quarter 2018. Residential construction valuation was \$119 million this quarter compared to \$173 million in the second quarter 2018.

Q2 Construction Valuation



Q2 Construction Valuation Mix



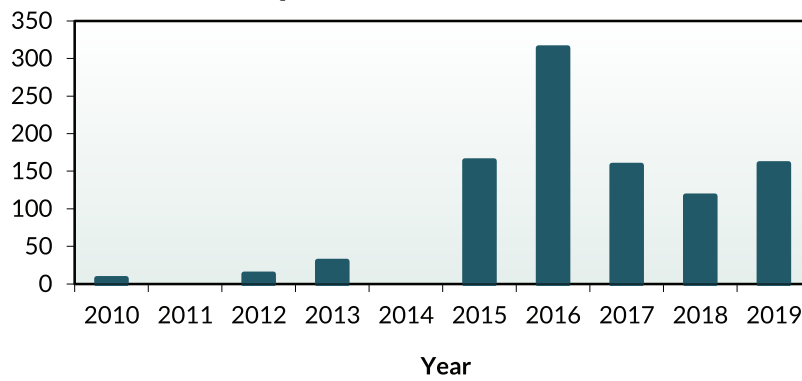
■ Residential ■ Commercial ■ Other

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 160 lots in the second quarter 2019 compared to 117 lots in the second quarter 2018. This was an increase of 37 percent.
- The historical average for the second quarter 2010 through 2019 is 96 lots.

Q2 Land Division Lots



Year-to-date Activity

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

Development Activity through Second Quarter 2019			
Year	Single Family Residential Permits	Commercial and Residential Construction Valuation (millions)	Land Division Lots
2019 YTD	663	\$330	270
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



For an alternate format, contact the Clark County ADA Compliance Office.
Phone: 564.397.2322
Relay: 711 or 800.833.6384
Email: ADA@clark.wa.gov

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.