



**CLARK COUNTY  
WASHINGTON**

**COMMUNITY DEVELOPMENT**

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

# Development News

Clark County Community Development

2019 Third 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 third quarter of 2019.

### Inside

Trend over last four quarters

Real Estate Sales Activity

Development Activity

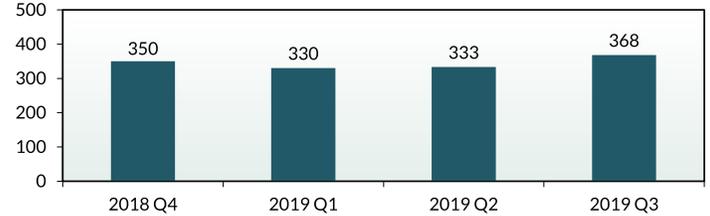
- Single Family Residential Permits
- Construction Valuations
- Land Division Lots

Year-to-date Activity

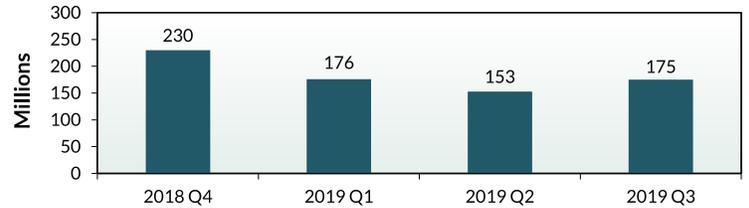
Public Service Center  
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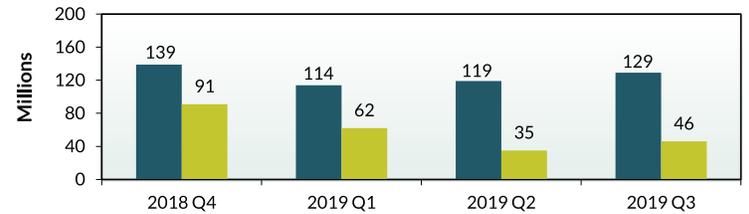
### Single Family Residential Permits



### Total Construction Valuation

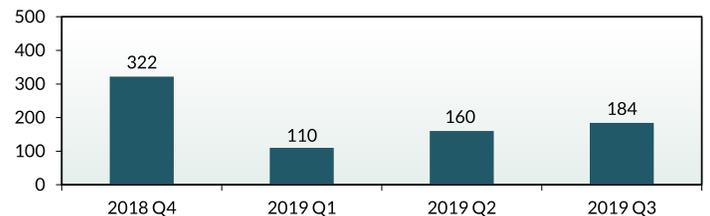


### Construction Valuation Mix



■ Residential ■ Commercial

### 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 September 2019, the average total market time was 47 days from listing to acceptance of an offer. In the Portland metro area, the average total market time was 52 days.

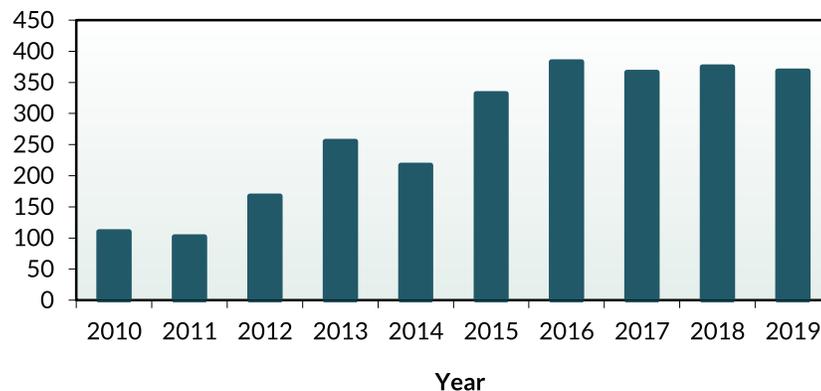
In Clark County, the average sales price increased 2 percent when comparing September 2018 to September 2019. In September 2018, it was \$401,000 compared to September 2018 when it was \$392,000. Comparing September 2019 with the same month in 2018, closed sales increased by 8 percent and pending sales increased 10 percent. New listings decreased by 5 percent. In Clark County, the least expensive homes were in Central Vancouver (\$288,000) while the most expensive homes were in Camas/Washougal (\$463,800).

## Development Activity

### Single Family Residential Permits

- In the third quarter 2019, there were 368 permits issued compared to 375 permits issued in the third quarter 2018. That is a 2 percent decrease.
- The historical average for this quarter 2010 through 2019 is 268 permits.

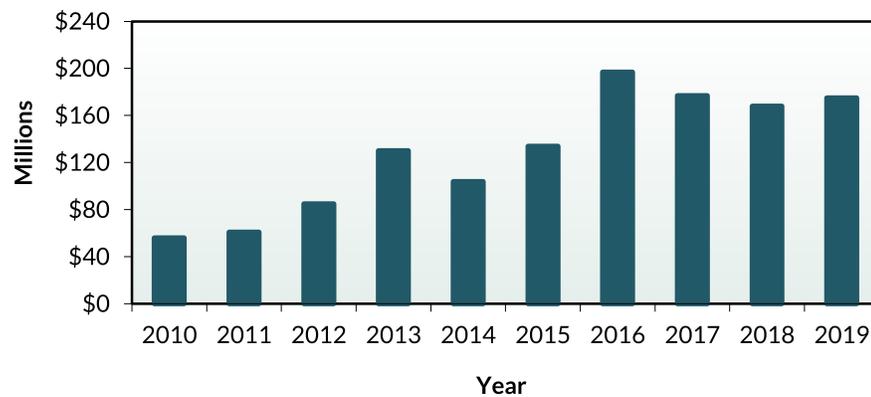
Q3 Single Family Residential Permits



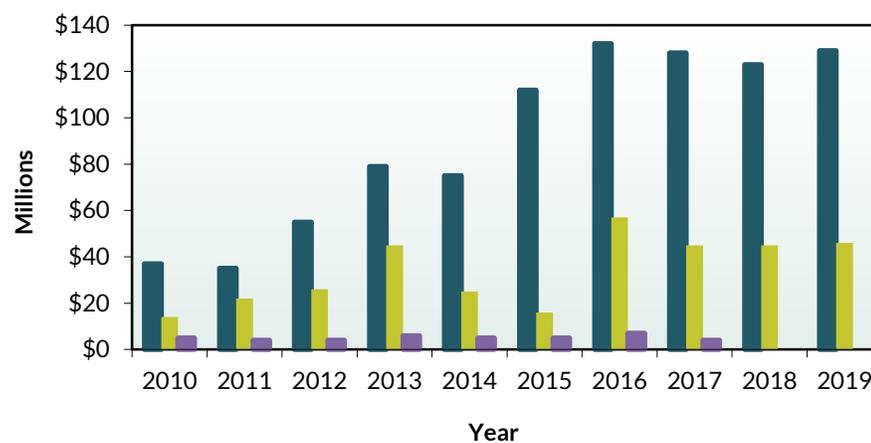
## Construction Valuations

- Total construction valuation for the third quarter 2019 was \$175 million compared to \$168 million in the third quarter 2018. This is a 4 percent increase. Historical construction valuation for the third quarter 2010 through 2019 is \$129 million.
- Twenty-six percent of the total construction valuation for this quarter was for commercial projects. Commercial construction valuation was \$46 million in the third quarter 2019. This is 2 percent increase from 2018 when commercial construction valuation was \$45 million.
- Residential construction valuation was \$129 million this quarter compared to \$123 million in the third quarter 2018. When comparing third quarter 2019 to third quarter 2018, there was a 5 percent increase in residential construction valuation.

### Q3 Construction Valuation



### Q3 Construction Valuation Mix



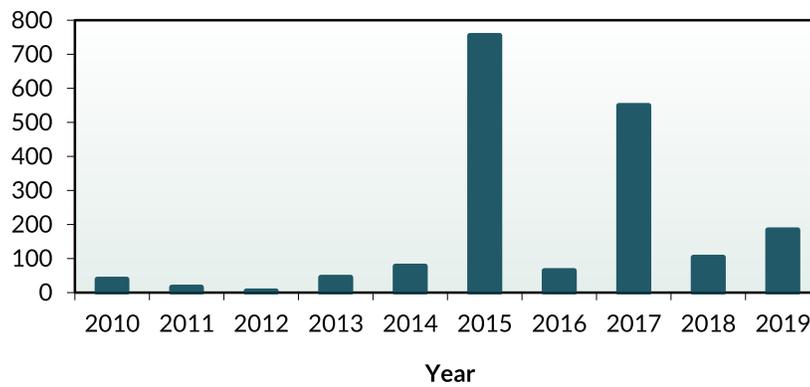
■ Residential ■ Commercial ■ Other

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 184 lots in the third quarter 2019 compared to 103 lots in the third quarter 2018. This was an increase of 79 percent.
- The historical average for the third quarter 2010 through 2019 is 183 lots.

Q3 Land Division Lots



## Year-to-date Activity

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

Development Activity through Third Quarter 2019			
Year	Single Family Residential Permits	Commercial and Residential Construction Valuation (millions)	Land Division Lots
2019 YTD	1,290	\$567	454
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.  
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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](mailto:desiree.demonye@clark.wa.gov).