



**CLARK COUNTY
WASHINGTON**

COMMUNITY DEVELOPMENT

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

Development News

Clark County Community Development

2019 Fourth 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 fourth quarter of 2019.

Inside

Trend over last four quarters

Real Estate Sales Activity

Development Activity

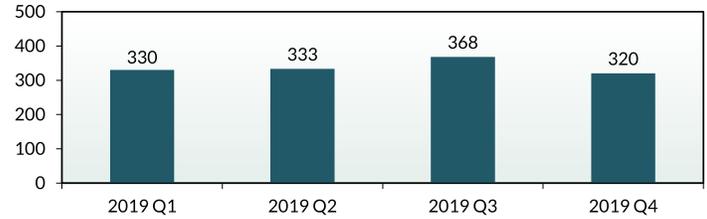
- Single Family Residential Permits
- Construction Valuations
- Land Division Lots

Year-to-date Activity

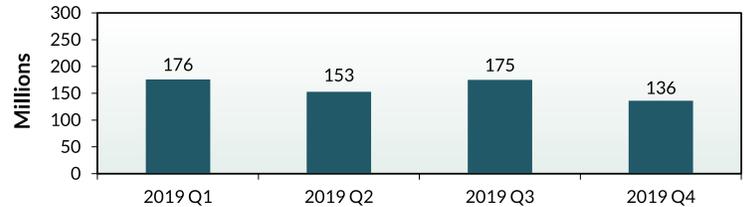
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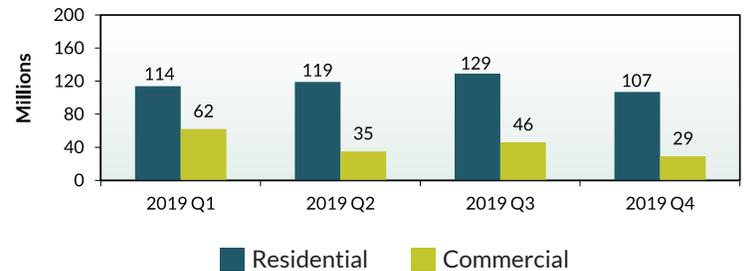
Single Family Residential Permits



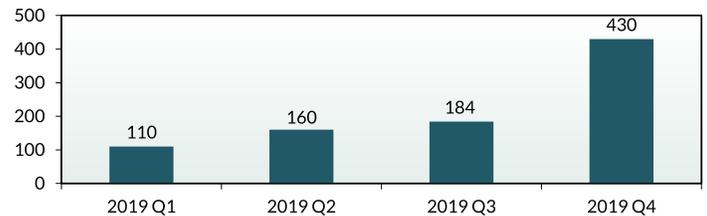
Total Construction Valuation



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 December 2019, the average total market time was 65 days from listing to acceptance of an offer. In the Portland metro area, the average total market time was 64 days.

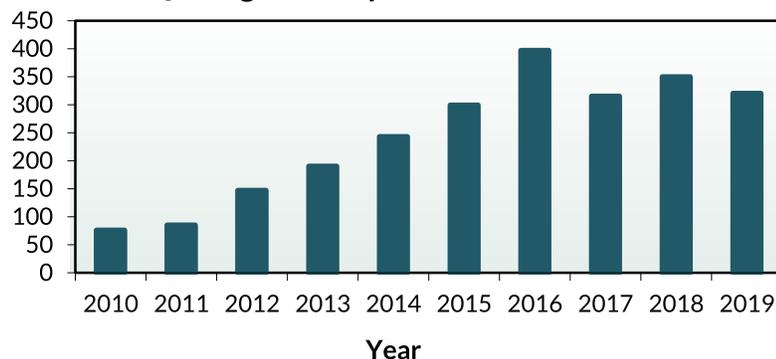
The average sales price was \$414,000 in Clark County in December 2019. This represents a 7 percent increase from December 2018 when it was \$388,600. Comparing December 2019 with December 2018, pending sales are up 10 percent and closed sales were up 32 percent. New listings are up 7 percent from 394 in December 2018 to 420 in December 2019. The most expensive homes in Clark County were in Ridgefield/La Center (\$464,500) and Brush Prairie/Hockinson (\$462,900). The least expensive homes were in Central Vancouver (\$327,400).

Development Activity

Single Family Residential Permits

- In the fourth quarter 2019, 320 permits were issued. This represents a 9 percent decrease compared to 350 permits issued in the fourth quarter 2018.
- The historical average for this quarter 2010 through 2019 is 242 permits.

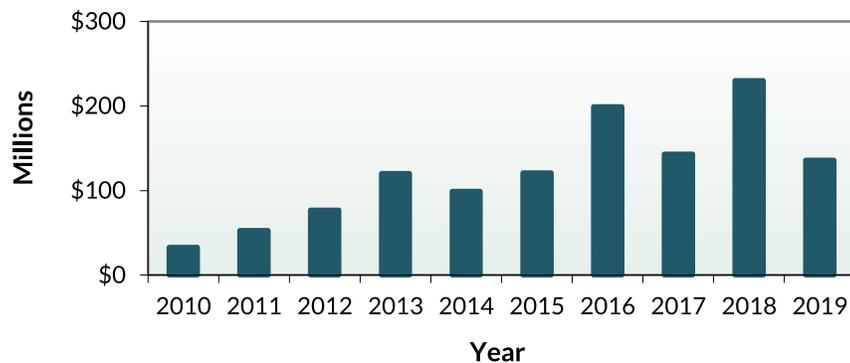
Q4 Single Family Residential Permits



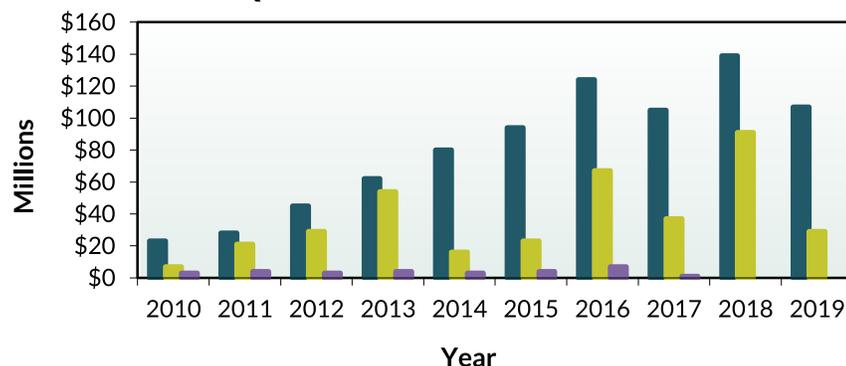
Construction Valuations

- Total construction valuation was \$136 million in the fourth quarter 2019. This is down 41 percent from the fourth quarter 2018 when it was \$230 million. Construction valuation for the fourth quarter 2010 through 2019 averaged \$121 million.
- Commercial projects comprised 21 percent of the total valuation for this quarter. Fourth quarter commercial construction valuation was \$29 million. This indicates a 68 percent decrease from 2018 when commercial construction valuation was \$91 million.
- Valuation for residential construction fell 23 percent in the fourth quarter 2019 when compared to the fourth quarter 2018. For the fourth quarter 2019, residential construction valuation totaled \$107 million while in the fourth quarter 2018 it was \$139 million.

Q4 Construction Valuation



Q4 Construction Valuation Mix

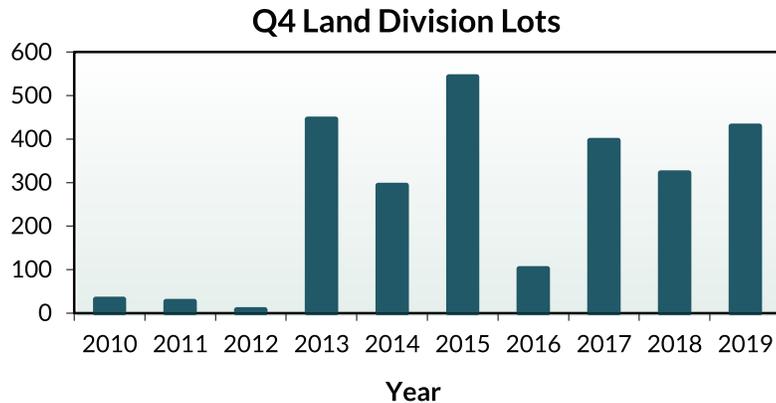


■ Residential ■ Commercial ■ Other

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 430 lots in the fourth quarter 2019 compared to 322 lots in the fourth quarter 2018. This was an increase of 34 percent.
- The historical average for the fourth quarter 2010 through 2019 is 260 lots.



Year-to-date Activity

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

Development Activity through Fourth Quarter 2019			
Year	Single Family Residential Permits	Commercial and Residential Construction Valuation (millions)	Land Division Lots
2019	1,617	\$696	884
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.

