



CLARK COUNTY
WASHINGTON

COMMUNITY DEVELOPMENT

Working together. Securing your safety.
Protecting your investment.

Development News

Clark County Community Development

2020 First Quarter



Dan Young, 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 2020.

Inside

Trend over last four quarters

Real Estate Sales Activity

Development Activity

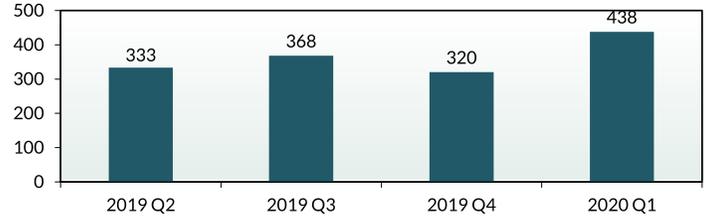
- Single Family Residential Permits
- Construction Valuations
- Land Division Lots

Year-to-date Activity

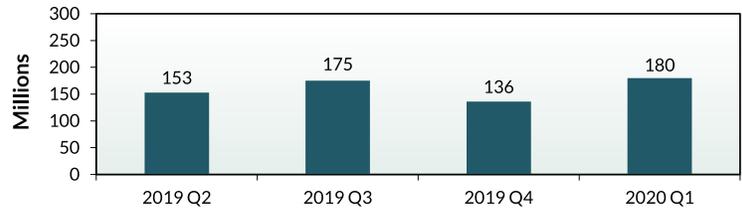
Public Service Center
1300 Franklin St.
First and Third Floors
Vancouver, Washington

564.397.2375
www.clark.wa.gov
commdev@clark.wa.gov

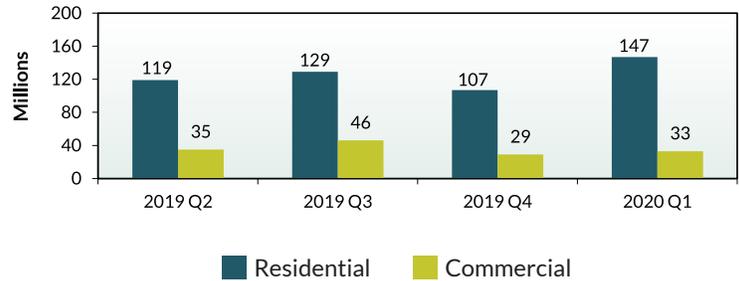
Single Family Residential Permits



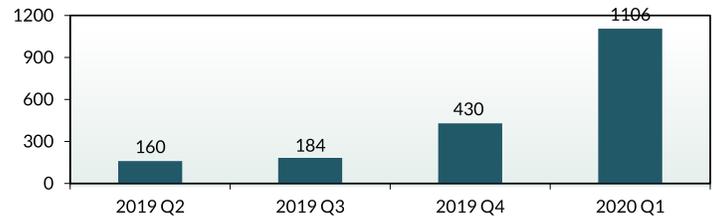
Total Construction Valuation



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 2020, the average total market time was 63 days from listing to acceptance of an offer. In the Portland metro area, the average total market time was 61 days.

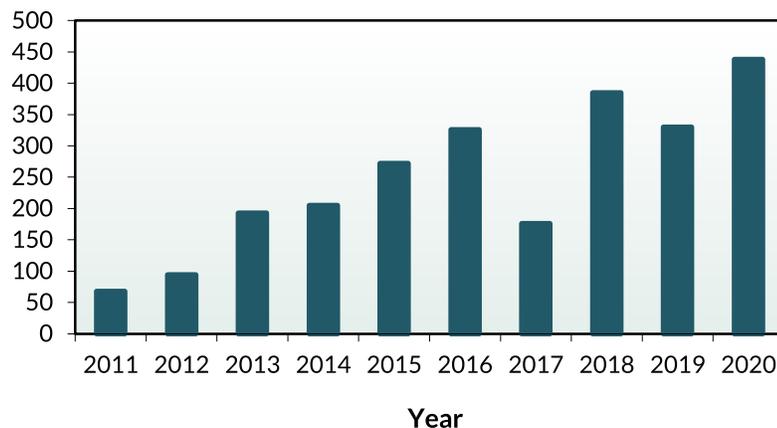
The average sales price was \$426,300 in Clark County in March 2020. This represents a 7 percent increase from March 2019 when it was \$397,100. Comparing March 2020 with March 2019, pending sales were down 11 percent and closed sales were down 3 percent. New listings were down 1 percent from 1,028 in March 2019 to 1,022 in March 2020. The most expensive homes in Clark County were in Camas/Washougal (\$507,00) and Ridgefield/La Center (\$450,000). The least expensive homes were in the Heights (\$325,000).

Development Activity

Single Family Residential Permits

- We saw a 33 percent increase in the number of permits issued in the first quarter 2020. There were 438 permits issued compared to 330 permits issued in the first quarter 2019.
- The historical average for this quarter 2011 through 2020 is 249 permits.

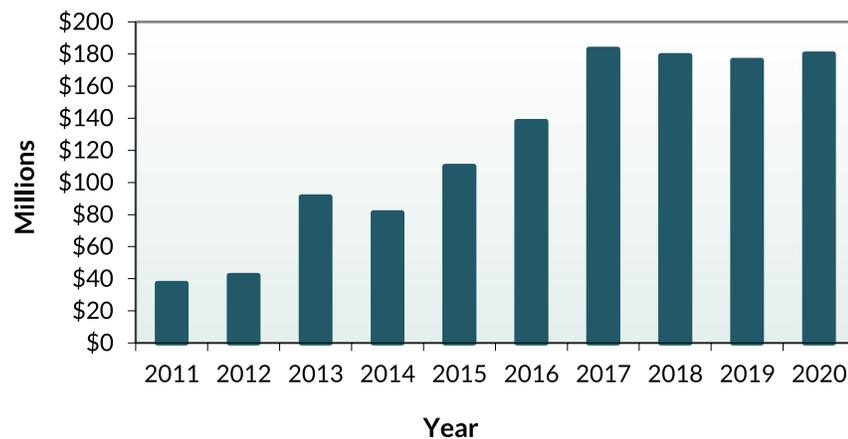
Q1 Single Family Residential Permits



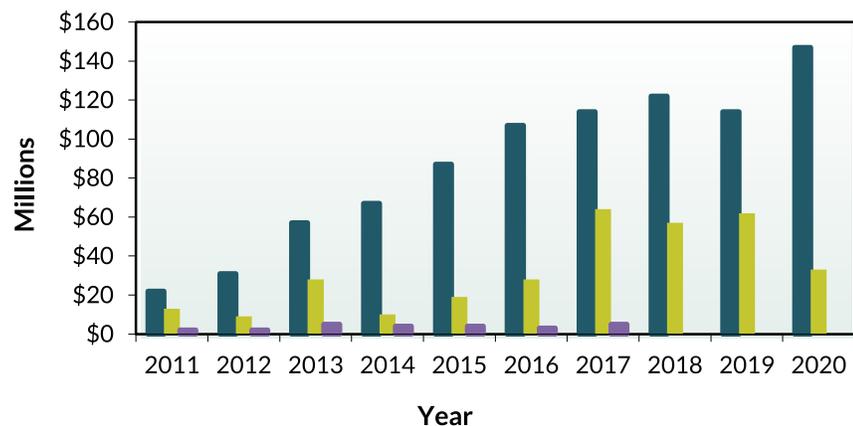
Construction Valuations

- Total construction valuation is up 2 percent in the first quarter of 2020. Valuation was \$180 million compared to \$179 million in the first quarter 2019. Historical construction valuation for the first quarter 2011 through 2020 is \$122 million.
- First quarter commercial construction valuation was \$33 million. This is a 47 percent decrease from 2019 when commercial construction valuation was \$62 million. Commercial projects comprised 18 percent of the total valuation for this quarter.
- Residential construction valuation totaled \$147 million this quarter compared with the first quarter 2019 when it was \$114 million. This is a 29 percent increase.

Q1 Construction Valuation



Q1 Construction Valuation Mix



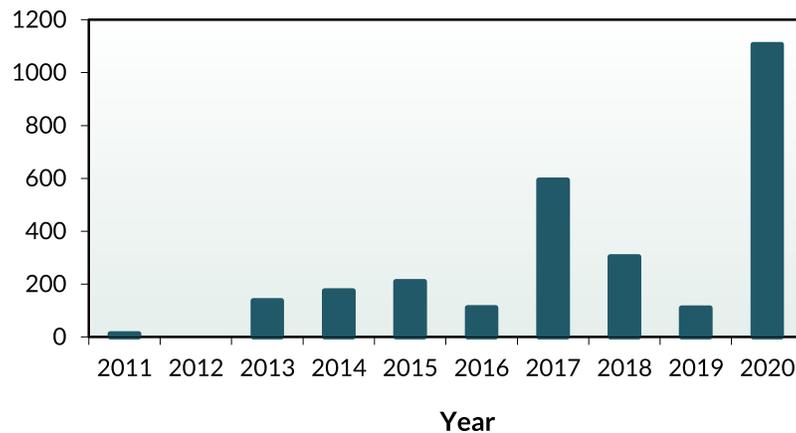
■ Residential ■ Commercial ■ Other

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 1,106 lots in the first quarter 2020 compared to 110 lots in the first quarter 2019. This was an increase of 905 percent.
- The historical average for the first quarter 2011 through 2020 is 276 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 2020			
Year	Single Family Residential Permits	Commercial and Residential Construction Valuation (millions)	Land Division Lots
2020 YTD	438	\$180	1,106
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

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.
Phone: 564.397.2322
Relay: 711 or 800.833.6384
Email: ADA@clark.wa.gov