



**CLARK COUNTY  
WASHINGTON**

**COMMUNITY DEVELOPMENT**

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Protecting your investment.*

# Development News

Clark County Community Development

2020 Second 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 second quarter of 2020.

### Inside

Trend over last four quarters

Real Estate Sales Activity

Development Activity

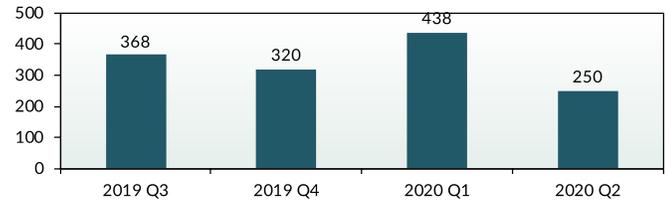
- Single Family Residential Permits
- Construction Valuations
- Land Division Lots

Year-to-date Activity

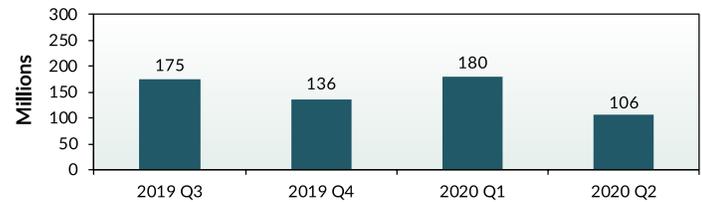
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### Single Family Residential Permits



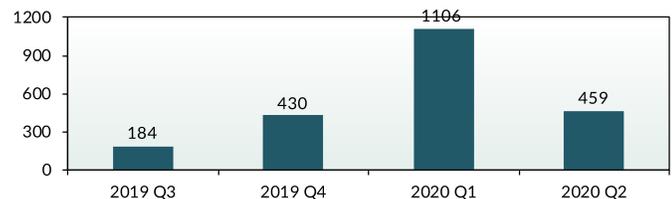
### Total Construction Valuation



### 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 2020, the average total market time in Clark County was 46 days from listing to acceptance of an offer. In June 2019, it was 48 days.

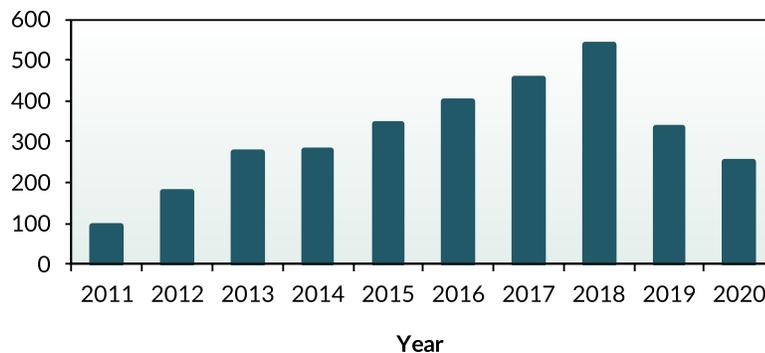
The average sales price was \$437,100 in Clark County in June 2020. This represents a 9 percent increase from June 2019 when it was \$402,700. Comparing June 2020 with June 2019, pending sales are up 18 percent and closed sales were 9 percent. New listings are down 11 percent from 1,102 in June 2019 to 979 in June 2020. The most expensive homes in Clark County were in North Clark County (\$605,000) and Camas/Washougal (\$520,000). The least expensive homes were in Central Vancouver (\$291,000).

## Development Activity

### Single Family Residential Permits

- In the second quarter 2020, there were 250 permits issued compared to 333 permits issued in the second quarter 2019. That is 25 percent decrease.
- The historical average for this quarter 2011 through 2020 is 314 permits.

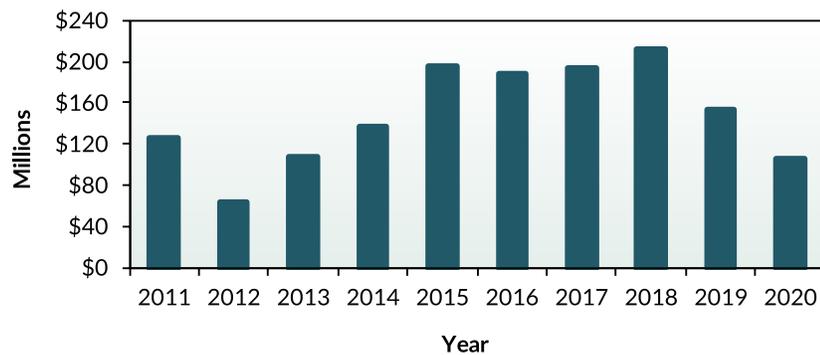
Q2 Single Family Residential Permits



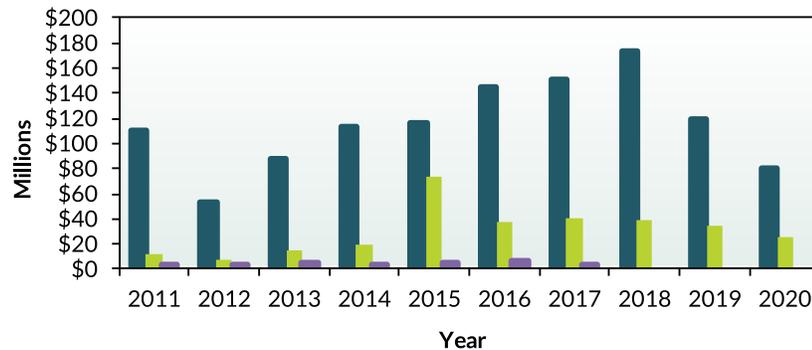
## Construction Valuations

- Comparing second quarter 2020 with second quarter 2019, total construction valuation is down 31 percent. Valuation was \$106 million compared to \$153 million in the second quarter 2019. Historical average construction valuation for the second quarter 2011 through 2020 is \$149 million.
- Commercial construction valuation was \$25 million in the second quarter 2020. This is a 29 percent decrease from 2019 when commercial construction valuation was \$35 million. Twenty-four percent of the total construction valuation for this quarter was commercial projects.
- There was a 32 percent decrease in residential construction valuation when comparing second quarter 2020 to second quarter 2019. Residential construction valuation was \$81 million this quarter compared to \$119 million in the second quarter 2019.

### 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 459 lots in the second quarter 2020 compared to 160 lots in the second quarter 2019. This was an increase of 187 percent.
- The historical average for the second quarter 2011 through 2020 is 142 lots.



## Year-to-date Activity

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

Development Activity through Second Quarter 2020			
Year	Single Family Residential Permits	Commercial and Residential Construction Valuation (millions)	Land Division Lots
2020 YTD	580	\$286	1,565
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



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 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).