



# Clark County Development News

Clark County Community Development

2014 First Quarter



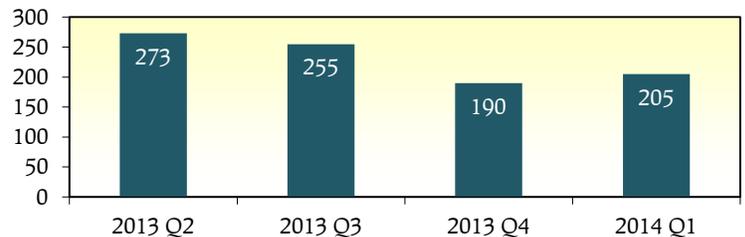
Marty Snell, director  
Clark County  
Community  
Development

Welcome! Our quarterly report will provide you with information about current development trends in Clark County.

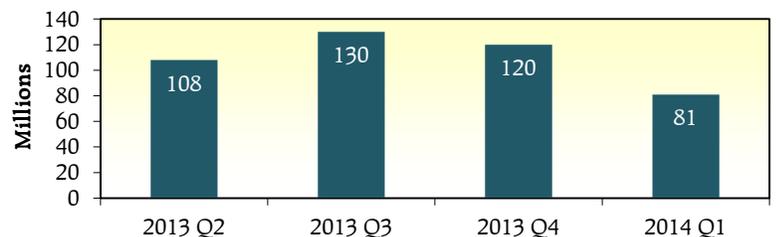
## Trend over the last four quarters

These charts show activity and valuation levels over the previous four quarters including the first quarter of 2014.

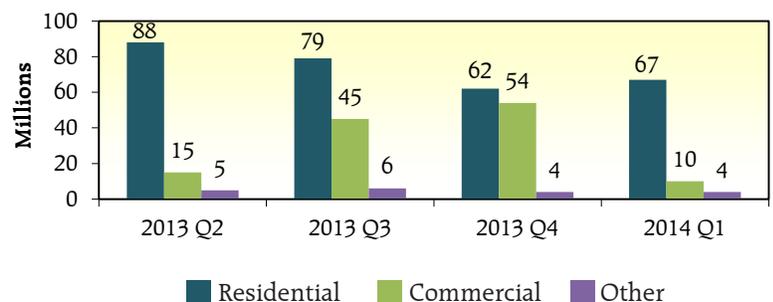
### Single Family Residential Permits



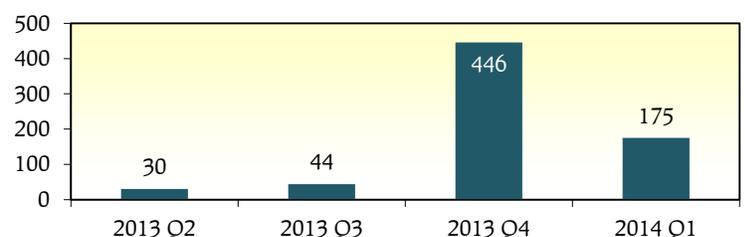
### Total Construction Valuation



### Construction Valuation Mix



### Land Division Lots



## Inside

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## Real Estate Sales Activity

The Regional Multiple Listing Service "Market Action" report covers Clark County as well as the Portland Metro area.

In March 2014 the average total market time was 112 days from listing to acceptance of an offer. In the Portland metro area, the average total market time was 85 days.

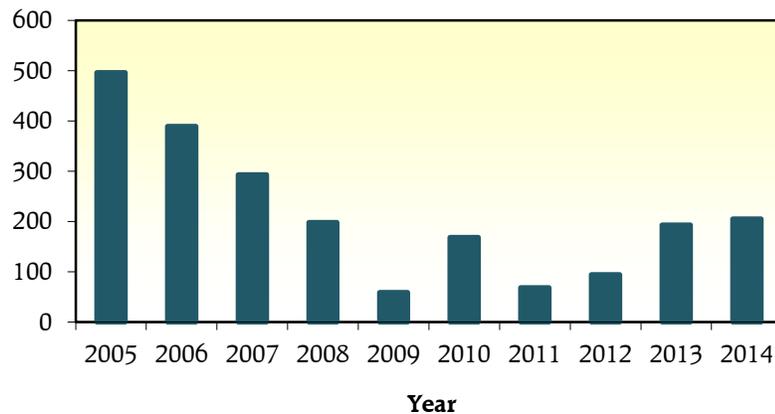
The average sales price was \$263,500 in Clark County at the end of March 2014. This represents a 7 percent increase from March 2013 when it was \$246,100. Comparing the first quarter of 2014 with the first quarter of 2013, pending sales are up 4 percent and closed sales were up 3 percent. New listings are up 6 percent from 2,021 in the first quarter 2013 to 2,132 in the first quarter 2014. The most expensive homes in Clark County were in The Heights (\$315,000) and Brush Prairie/Hockinson (\$293,500). The least expensive homes were in N/NE Clark County (\$145,000).

## Development activity

### Single Family Residential Permits

- We saw a 6 percent increase in the number of permits issued in the first quarter 2014. There were 205 permits issued compared to 193 permits issued in the first quarter 2013.
- The historical average for this quarter 2005 through 2014 is 216 permits.

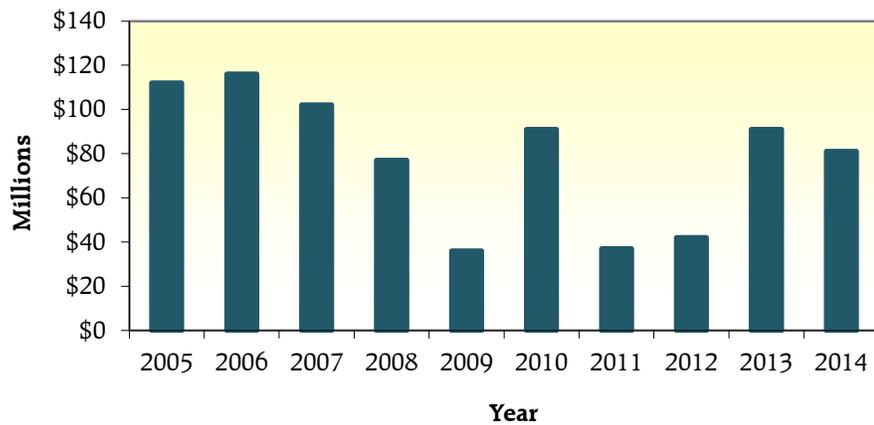
**Q1 Single Family Residential Permits**



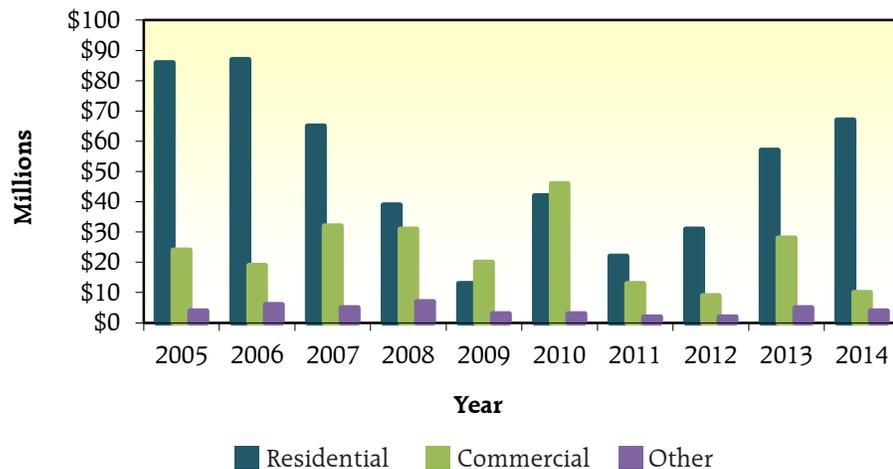
## Construction Valuations

- Total construction valuation is down 11 percent from the first quarter 2013. Valuation was \$81 million compared to \$91 million in the first quarter 2013. Historical construction valuation for the first quarter 2005 through 2014 is \$79 million.
- First quarter commercial construction valuation was \$10 million. This is a 64 percent decrease from 2013 when commercial construction valuation was \$28 million. Commercial projects comprised 12 percent of the total valuation for this quarter.
- Residential construction valuation totaled \$67 million this quarter compared with the first quarter 2013 when it was \$57 million. This is an 18 percent increase.

### Q1 Construction Valuation



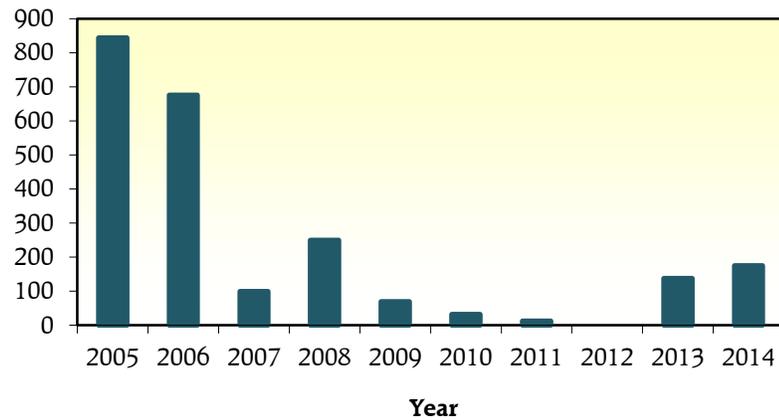
### Q1 Construction Valuation Mix



## Land Division Lots

- The number of new preliminarily approved lots for the first quarter rose 27 percent compared to the first quarter of 2013. There were 175 lots preliminarily approved this quarter while 138 lots were approved first quarter 2013.
- The historical average for the first quarter 2005 through 2014 is 230 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 2014			
Year	Single Family Residential Permits	Commercial and Residential Construction Valuation (millions)	Lots Preliminarily Approved
2014 YTD	205	\$81	175
2013	923	\$449	658
2012	585	\$269	25
2011	349	\$277	54
2010	515	\$247	103
2009	415	\$173	519
2008	592	\$235	1023
2007	1245	\$405	2070
2006	1551	\$469	2535
2005	2142	\$583	2173

We hope you find this newsletter helpful and we are always open to suggestions on how to improve it. If you have questions, please contact Désirée de Monyé at (360) 397-2375 ext. 4165 or by email at [desiree.demonye@clark.wa.gov](mailto:desiree.demonye@clark.wa.gov).

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For an alternate format, contact the Clark County ADA Compliance Office.  
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