



Clark County Development News

Clark County Community Development

2014 Third Quarter



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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 third quarter 2014.

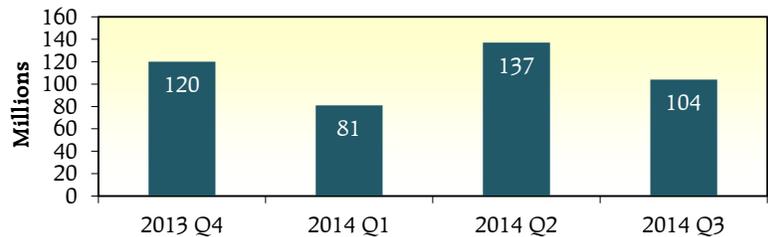
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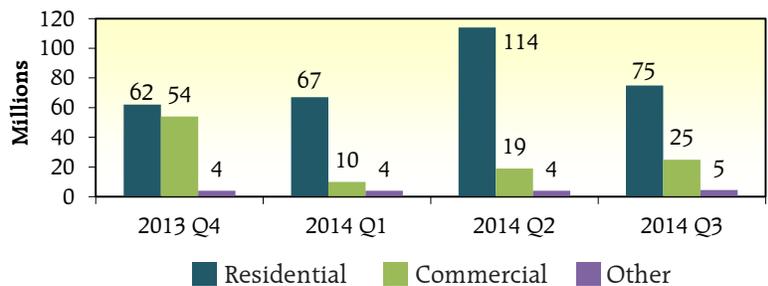
Single Family Residential Permits



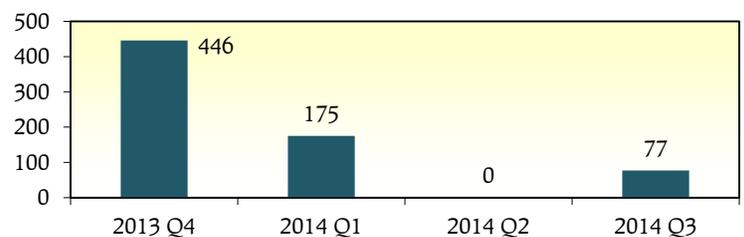
Total Construction Valuation



Construction Valuation Mix



Land Division Lots



Real Estate Sales Activity

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

For September 2014 the average total market time in Clark County was 87 days from listing to acceptance of an offer. At the end of the third quarter 2013, the average total market time was 88 days. Average total market time was 60 days in the Portland metro area.

In Clark County the average sales price increased 7 percent when comparing September 2013 to September 2014. In September 2014, it was \$273,900 compared to September 2013 when it was \$255,500.

Comparing September 2014 with the same month in 2013, closed sales increased by 19 percent and pending sales increased by 33 percent. New listings increased by 1 percent.

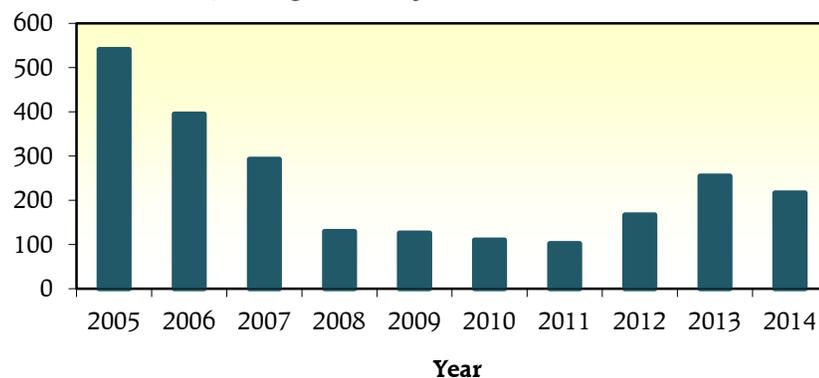
In Clark County the least expensive homes were in Central Vancouver (\$178,000) while the most expensive homes were in Camas/Washougal (\$340,000).

Development activity

Single Family Residential Permits

- In the third quarter 2014, there were 217 permits issued compared to 255 permits issued in the third quarter 2013. That is a 15 percent decrease.
- The historical average for this quarter 2005 through 2014 is 234 permits.

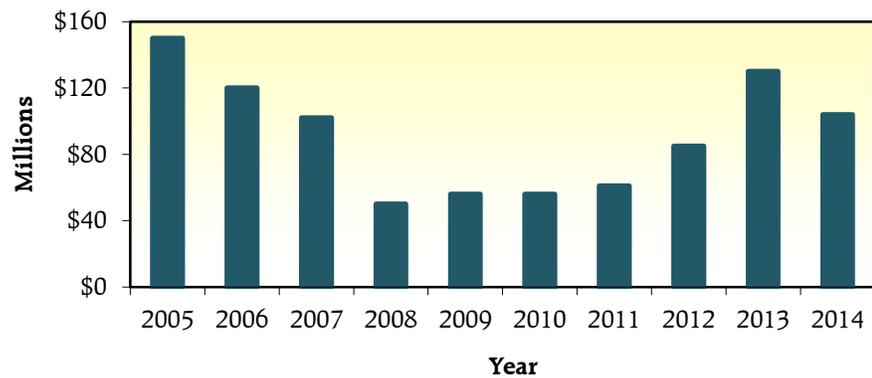
Q3 Single Family Residential Permits



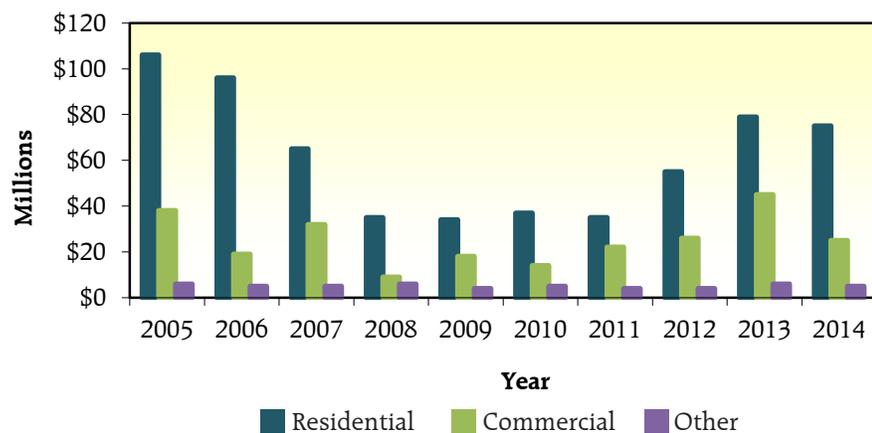
Construction Valuations

- Total construction valuation for the third quarter 2014 was \$105 million compared to \$130 million in the third quarter 2013. This is a 20 percent decrease. Historical construction valuation for the third quarter 2005 through 2014 is \$91 million.
- Twenty-four percent of the total construction valuation for this quarter was for commercial projects. Commercial construction valuation was \$25 million in the third quarter 2014. This is a 44 percent decrease from 2013 when commercial construction valuation was \$45 million.
- Residential construction valuation was \$75 million this quarter compared to \$79 million in the third quarter 2013. When comparing third quarter 2014 to third quarter 2013 there was a 5 percent decrease in residential construction valuation.

Q3 Construction Valuation



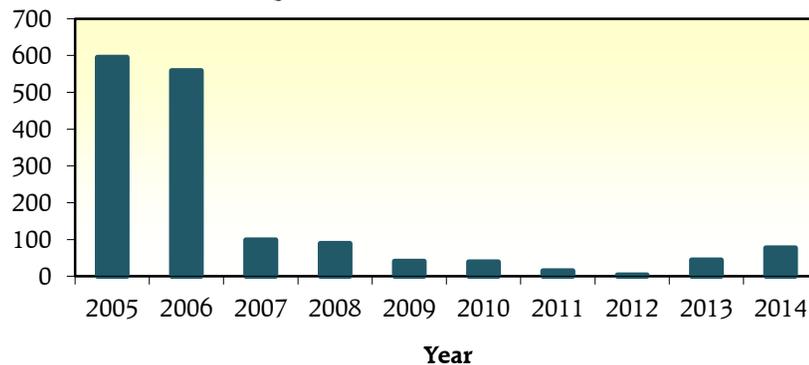
Q3 Construction Valuation Mix



Land Division Lots

- There were 77 lots preliminarily approved in the third quarter 2014 compared to 44 lots in the third quarter 2013. This was an increase of 75 percent.
- The historical average for the third quarter 2005 through 2014 is 156 preliminarily approved lots.

Q3 Land Division Lots



Year-to-date Activity

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

Development Activity through Third Quarter 2014			
Year	Single Family Residential Permits	Commercial and Residential Construction Valuation (millions)	Preliminarily Approved Lots
2014 YTD	683	\$303	263
2013	911	\$449	658
2012	585	\$269	25
2011	349	\$277	54
2010	515	\$247	103
2009	415	\$173	519
2008	592	\$235	1,023
2007	1,245	\$405	2,070
2006	1,551	\$469	2,535
2005	2,142	\$583	2,173

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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.