



Clark County Development News

Clark County Community Development

2015 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.

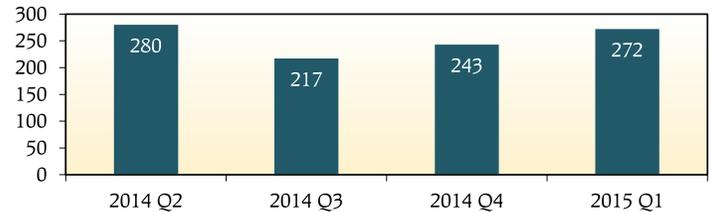
Trend over the last four quarters

These charts show activity and valuation levels over the previous four quarters including the first quarter of 2015.

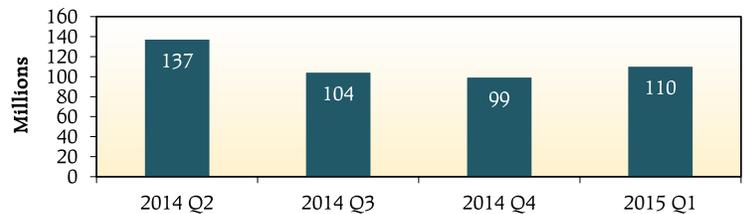
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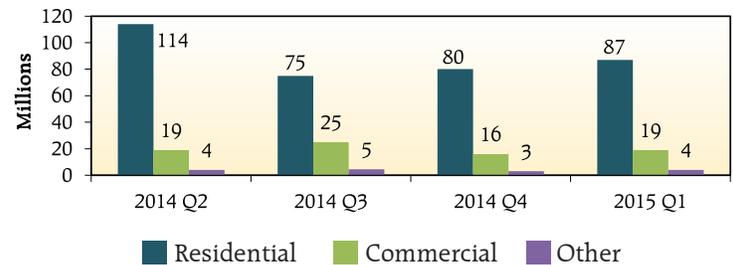
Single Family Residential Permits



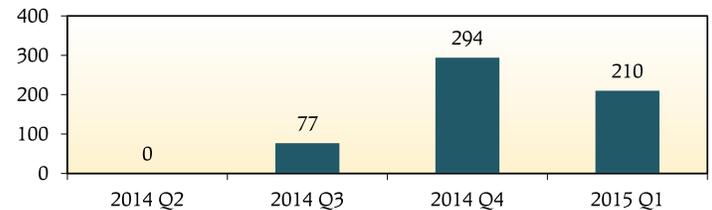
Total Construction Valuation



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 March 2015 the average total market time was 95 days from listing to acceptance of an offer. In the Portland metro area, the average total market time was 75 days.

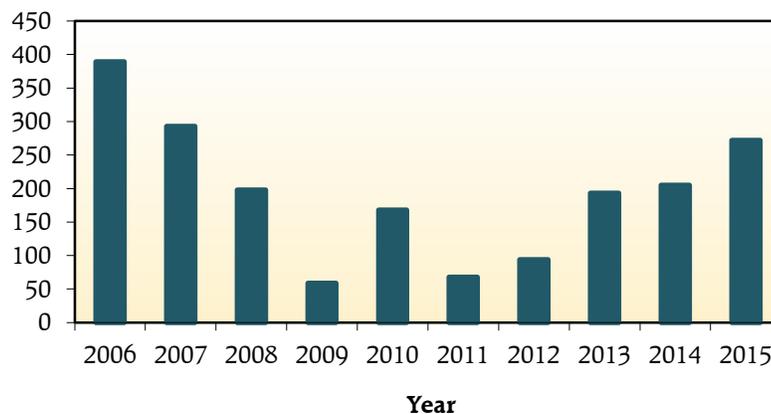
The average sales price was \$280,200 in Clark County at the end of March 2015. This represents a 6 percent increase from March 2014 when it was \$263,500. Comparing the first quarter of 2015 with the first quarter of 2014, pending sales are up 31 percent and closed sales were up 33 percent. New listings are up 14 percent from 2,132 in the first quarter 2014 to 2,475 in the first quarter 2015. The most expensive homes in Clark County were in N/NE Clark County (\$360,000) and Camas/Washougal (\$349,000). The least expensive homes were in Five Corners/Orchards (\$206,000).

Development activity

Single Family Residential Permits

- We saw a 33 percent increase in the number of permits issued in the first quarter 2015. There were 272 permits issued compared to 205 permits issued in the first quarter 2014.
- The historical average for this quarter 2006 through 2015 is 194 permits.

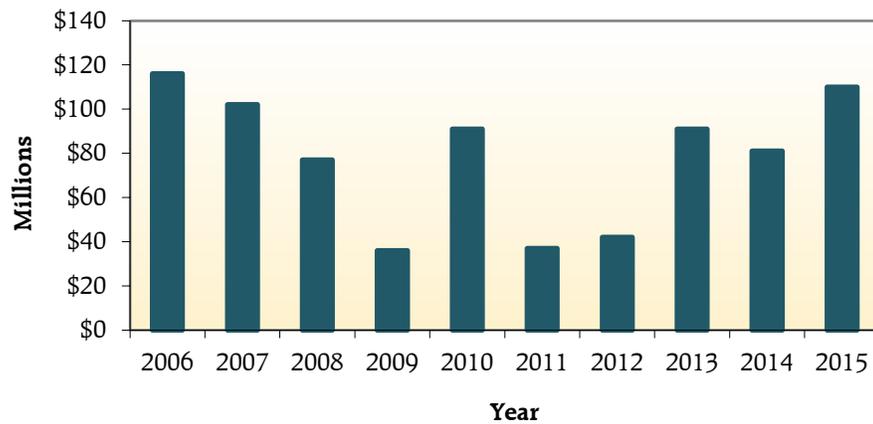
Q1 Single Family Residential Permits



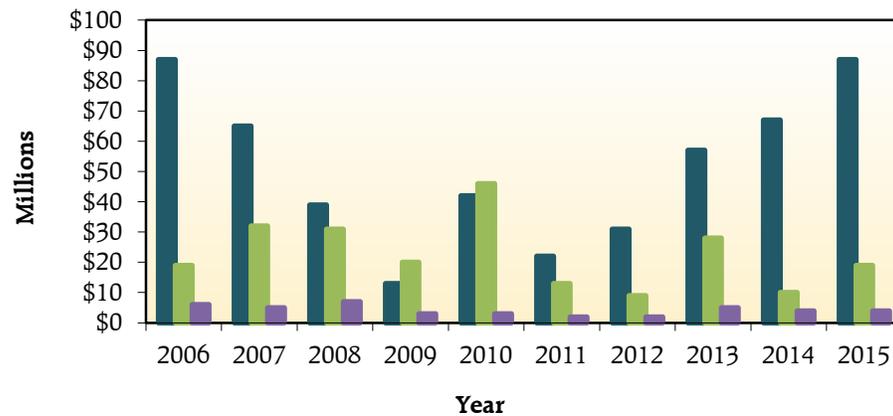
Construction Valuations

- Total construction valuation is up 36 percent from the first quarter 2014. Valuation was \$110 million compared to \$81 million in the first quarter 2014. Historical construction valuation for the first quarter 2006 through 2015 is \$78 million.
- First quarter commercial construction valuation was \$19 million. This is a 90 percent increase from 2014 when commercial construction valuation was \$10 million. Commercial projects comprised 17 percent of the total valuation for this quarter.
- Residential construction valuation totaled \$87 million this quarter compared with the first quarter 2014 when it was \$67 million. This is a 30 percent increase.

Q1 Construction Valuation



Q1 Construction Valuation Mix

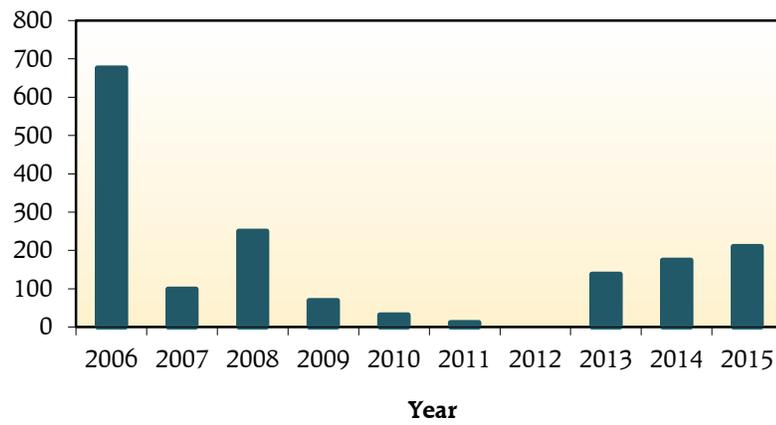


■ Residential ■ Commercial ■ Other

Land Division Lots

- The number of new preliminarily approved lots for the first quarter rose 20 percent compared to the first quarter of 2014. There were 210 lots preliminarily approved this quarter while 175 lots were approved first quarter 2014.
- The historical average for the first quarter 2006 through 2015 is 166 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 2015			
Year	Single Family Residential Permits	Commercial and Residential Construction Valuation (millions)	Lots Preliminarily Approved
2015 YTD	272	\$110	210
2014	926	\$402	557
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

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.

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