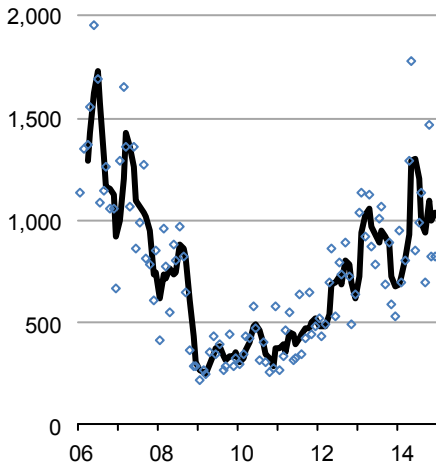


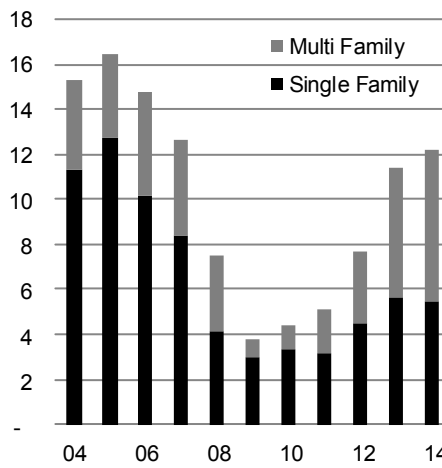
Residential Building Permits

Portland Metro - Monthly - 3 month average



Residential Building Permits

Portland Metro - 2004 to Current - Thousands



Regional Building Permits

With 2014 over, residential construction building permit data suggests construction activity leveling off in the Portland region in 2014.

A brief surge in permit activity over the Summer has stabilized at about 1,000 permits a month for the last half of 2014.

Single family home building was unchanged in 2014 from the previous year as condo and apartment construction grew slightly.

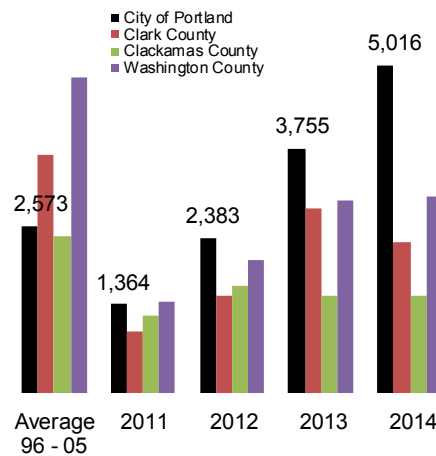
Building Permits by City

For 2014, the City of Portland is seeing the most residential construction growth in the region for the third year in a row. Clark County is down slightly after a strong 2013. Clackamas County remains flat at historically low levels for the second year. Clark, Clackamas and Washington Counties are building at about two-thirds the rate they grew during the late 1990s and early 2000s.

Looking more closely at the building permit data, reveals interesting trends. The city of Portland largely stood alone in apartment and condo construction last year in the region. This year, Vancouver and Hillsboro are now developing multi family housing projects in volume. Most cities in the region are planning very little residential construction.

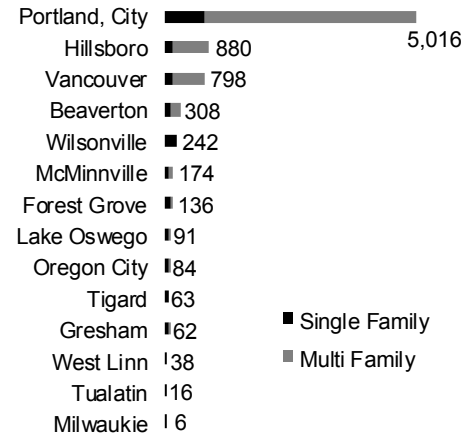
Residential Building Permits

City of Portland and Neighboring Counties



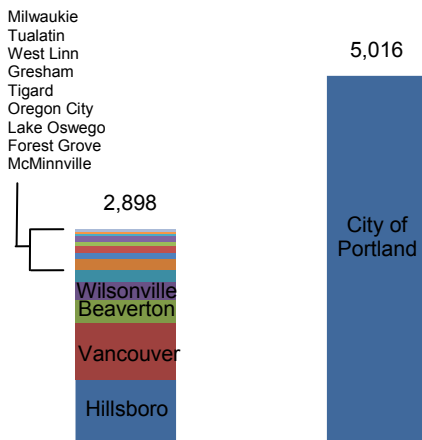
Residential Building Permits

Portland Metro Region - 1st 3 quarters of 2014



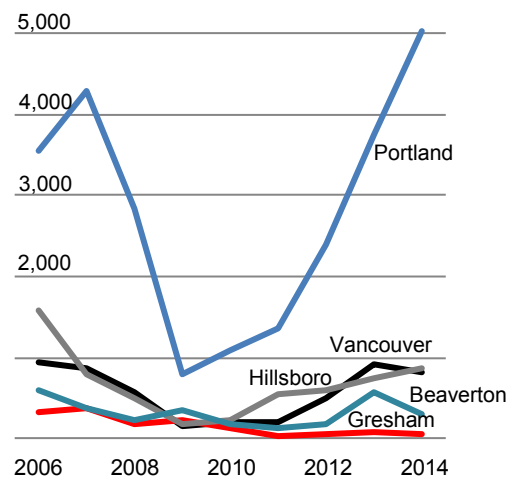
Building Permits by City

Residential Permits - 2014



Building Permits by City

2006 to 2014



Permits by City

While the City of Portland built housing at an historic rate in 2014, most cities in the region are building very little.

The 13 next largest cities in the region permitted less than 3,000 units combined. The majority of those came from just a few cities : Hillsboro, Vancouver, Beaverton and Wilsonville.

While the City of Portland has seen a very impressive construction recovery, Vancouver and Hillsboro are also at pre recession levels. Gresham continues to struggle.

**Want to join the distribution list?
Have questions? E-mail me!**

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