



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2024

Clark

Annual Statistical
Review and Highlights

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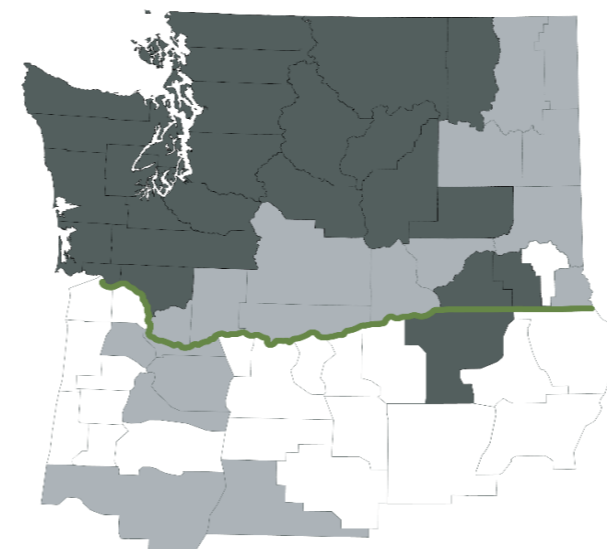
Member Offices

2,494



Total Members/Subscribers

32,035



Counties

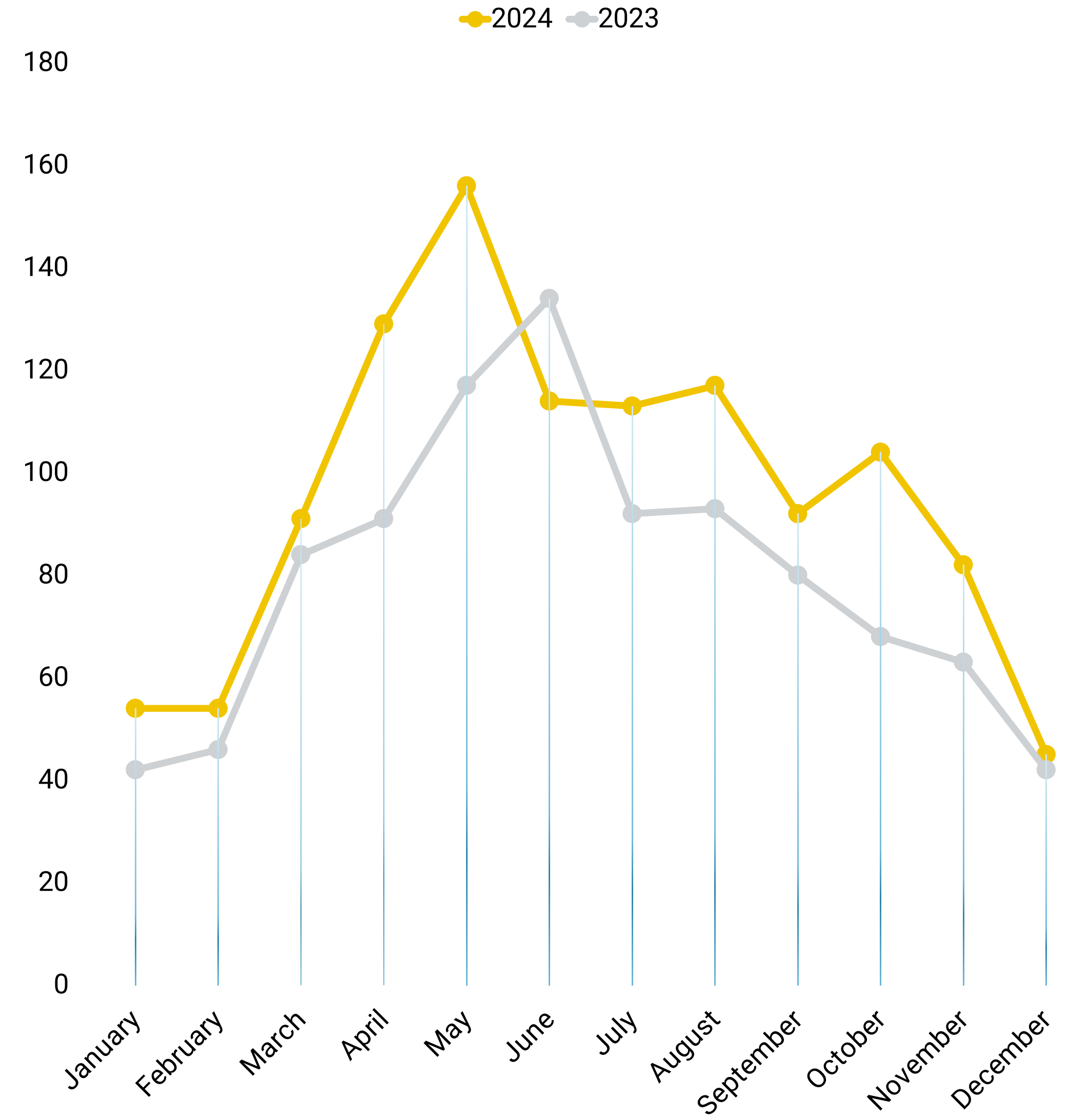
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Clark: Residential Homes and Condominiums

New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes & condominiums.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2024	2023	% chg.
January	54	42	28.57%
February	54	46	17.39%
March	91	84	8.33%
April	129	91	41.76%
May	156	117	33.33%
June	114	134	-14.93%
July	113	92	22.83%
August	117	93	25.81%
September	92	80	15.00%
October	104	68	52.94%
November	82	63	30.16%
December	45	42	7.14%
Total	1,151	952	
% chg.			20.90%

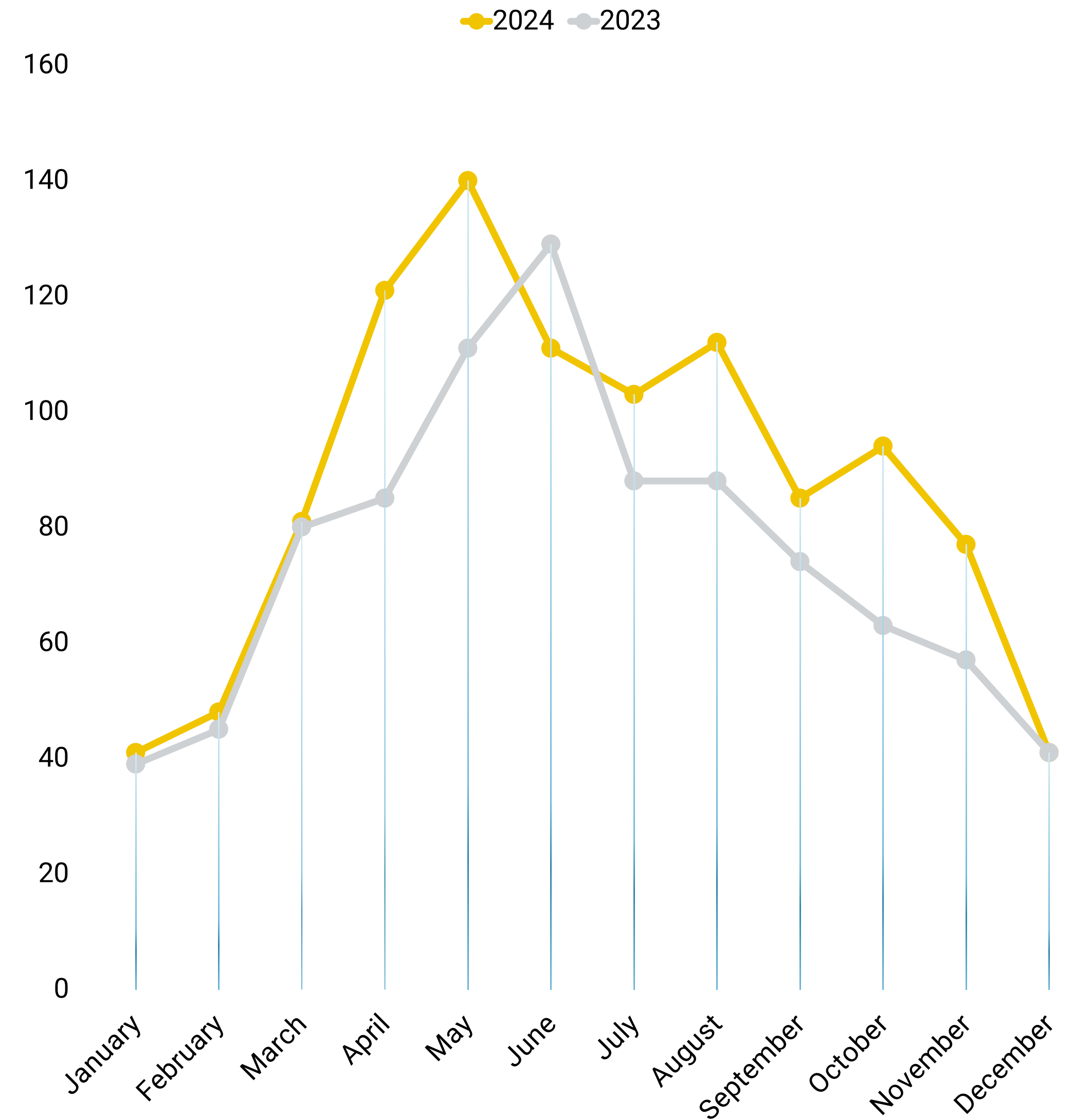


Clark: Residential Homes Only

New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes only.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2024	2023	% chg.
January	41	39	5.13%
February	48	45	6.67%
March	81	80	1.25%
April	121	85	42.35%
May	140	111	26.13%
June	111	129	-13.95%
July	103	88	17.05%
August	112	88	27.27%
September	85	74	14.86%
October	94	63	49.21%
November	77	57	35.09%
December	41	41	0.00%
Total	1,054	900	
% chg.			17.11%

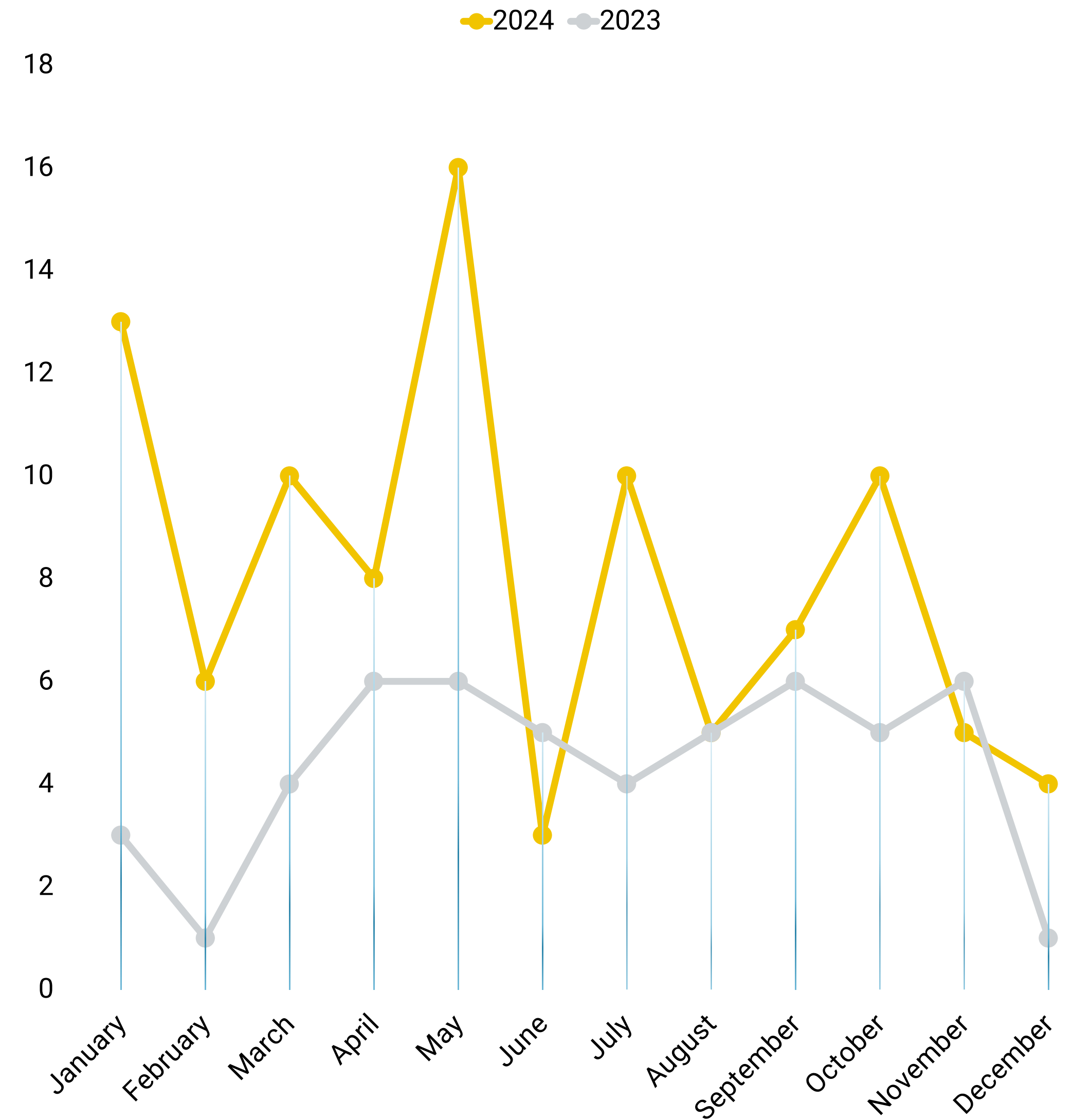


Clark: Condominiums Only

New Listings by Month

A comparison of new listings added each month this year vs. last year, for condominiums only.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2024	2023	% chg.
January	13	3	333.33%
February	6	1	500.00%
March	10	4	150.00%
April	8	6	33.33%
May	16	6	166.67%
June	3	5	-40.00%
July	10	4	150.00%
August	5	5	0.00%
September	7	6	16.67%
October	10	5	100.00%
November	5	6	-16.67%
December	4	1	300.00%
Total	97	52	
% chg.			86.54%

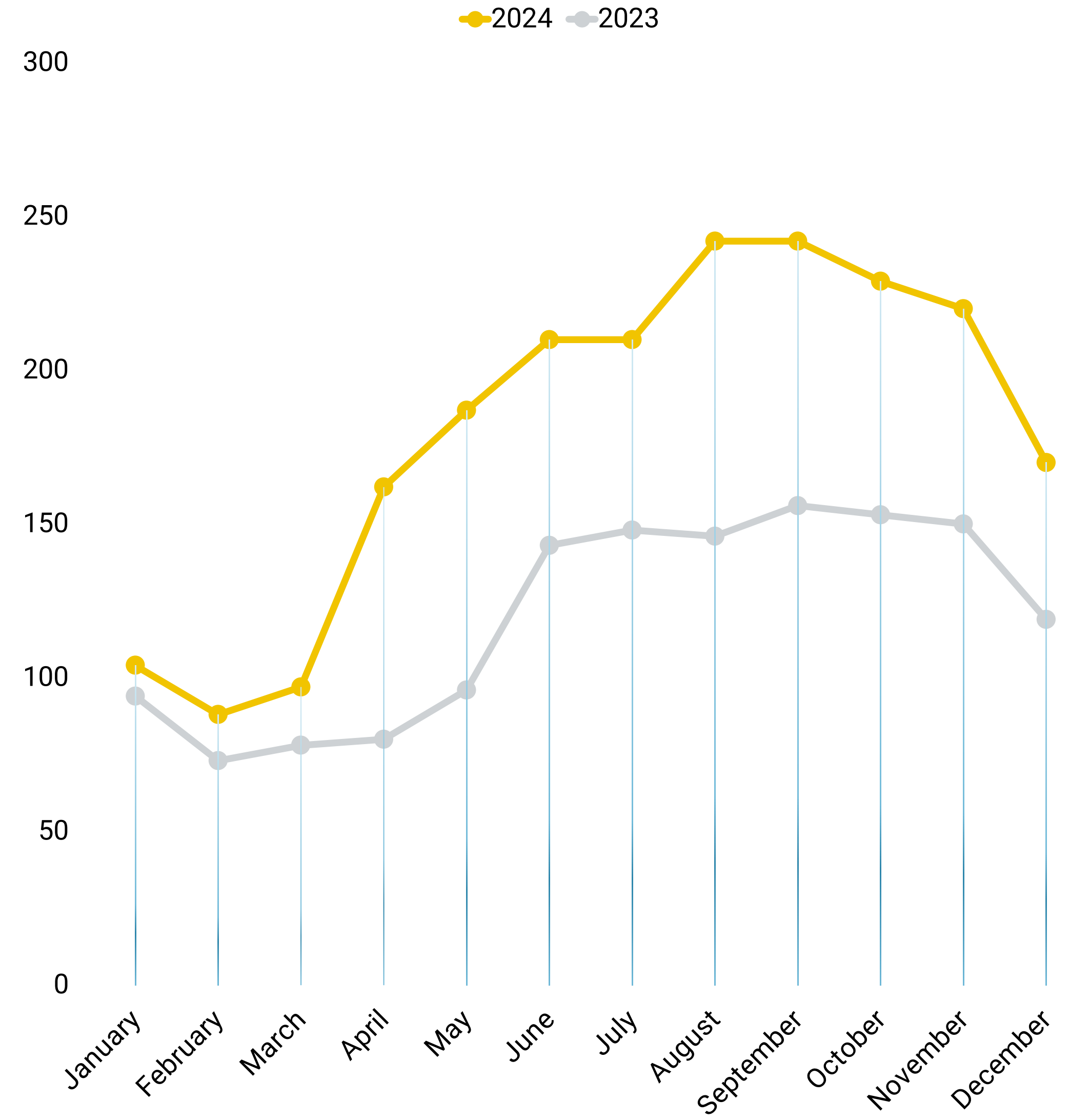


Clark: Residential Homes and Condominiums

Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes & condominiums.
Active Listings: Inventory on market.

	2024	2023	% chg.
January	104	94	10.64%
February	88	73	20.55%
March	97	78	24.36%
April	162	80	102.50%
May	187	96	94.79%
June	210	143	46.85%
July	210	148	41.89%
August	242	146	65.75%
September	242	156	55.13%
October	229	153	49.67%
November	220	150	46.67%
December	170	119	42.86%
Total	2,161	1,436	
% chg.			50.49%

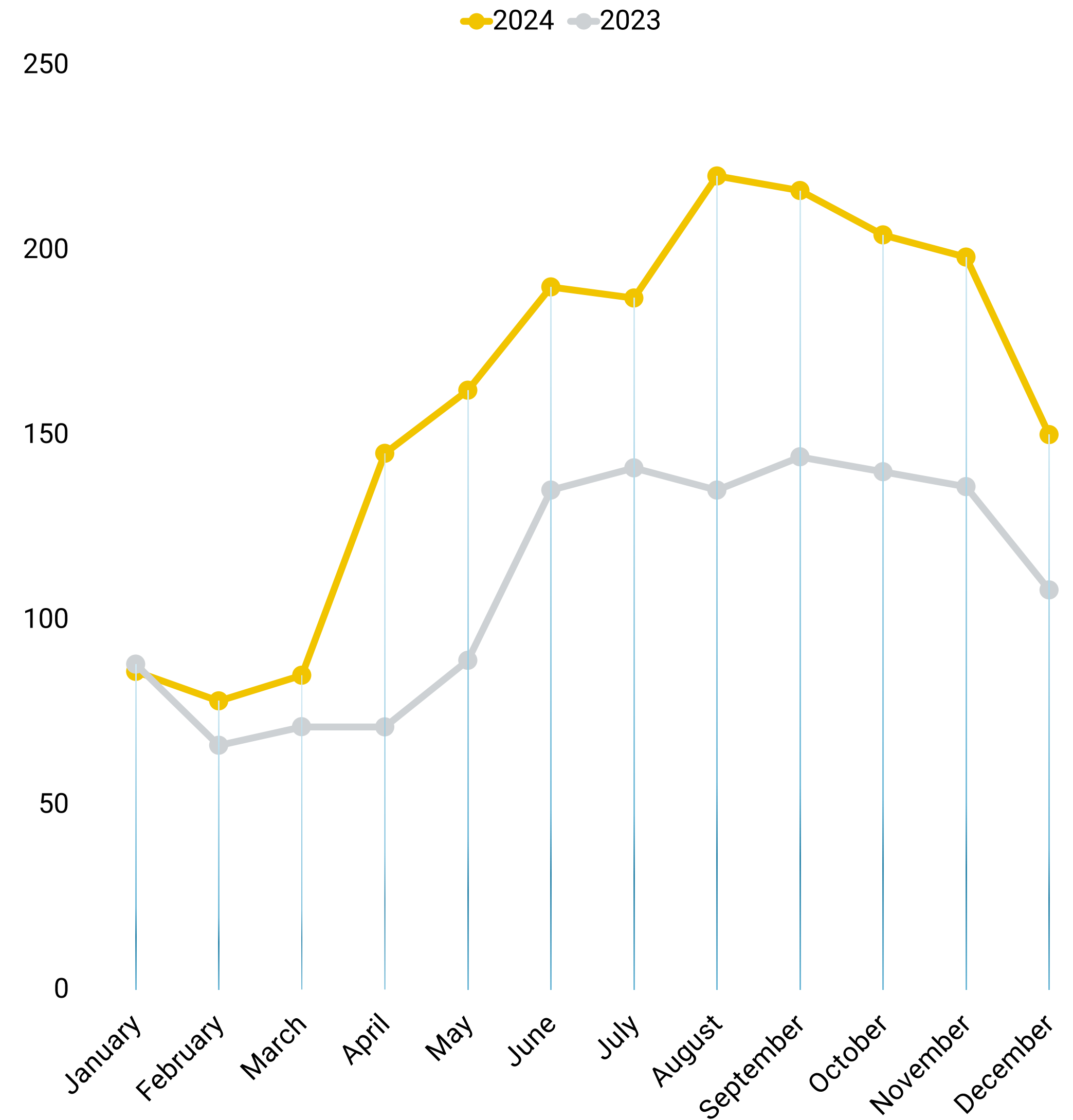


Clark: Residential Homes Only

Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes only.
Active Listings: Inventory on market.

	2024	2023	% chg.
January	86	88	-2.27%
February	78	66	18.18%
March	85	71	19.72%
April	145	71	104.23%
May	162	89	82.02%
June	190	135	40.74%
July	187	141	32.62%
August	220	135	62.96%
September	216	144	50.00%
October	204	140	45.71%
November	198	136	45.59%
December	150	108	38.89%
Total	1,921	1,324	
% chg.	45.09%		

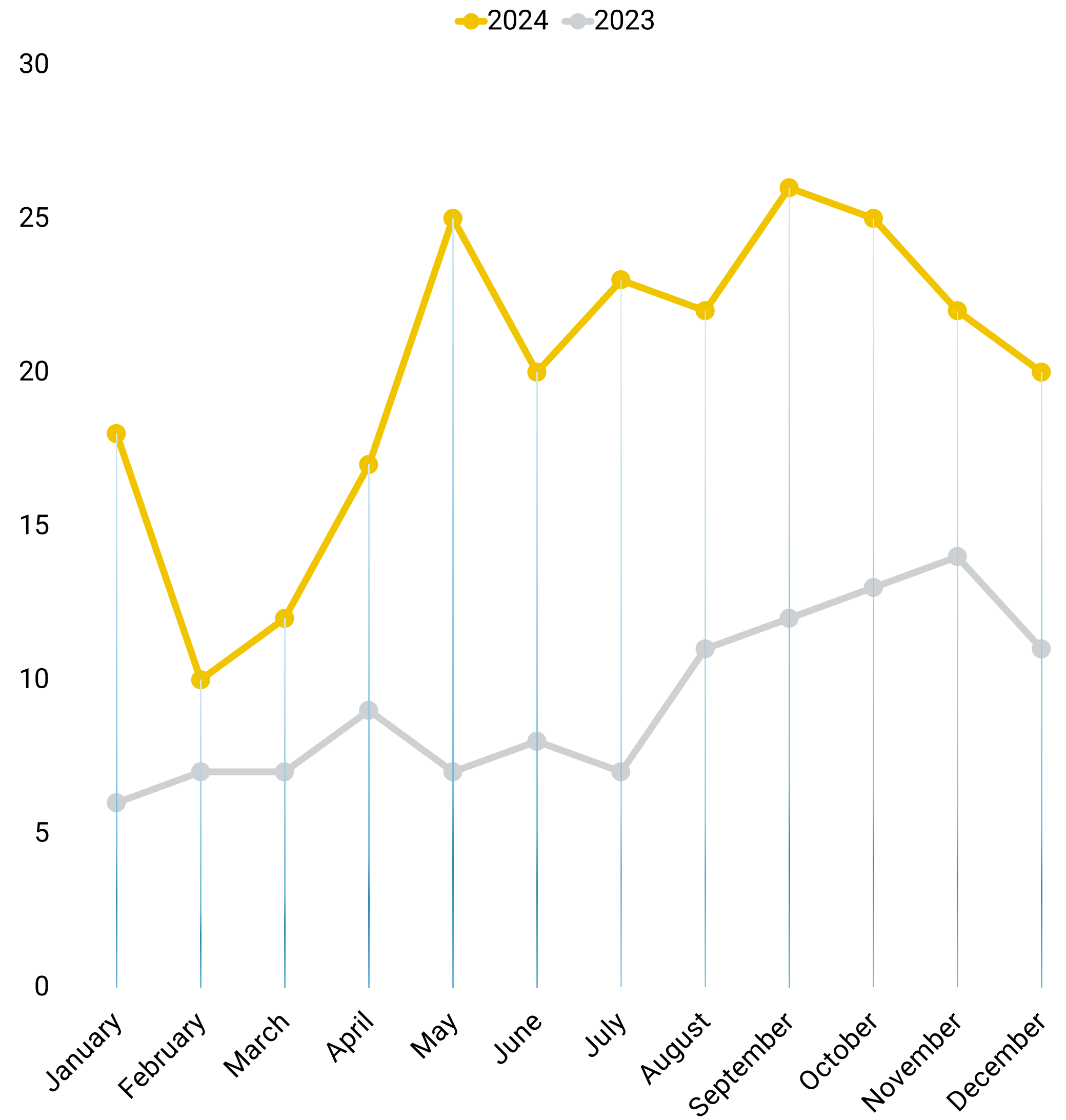


Clark: Condominiums Only

Active Listings by Month

A comparison of active listings each month this year vs. last year, for condominiums only.
Active Listings: Inventory on market.

	2024	2023	% chg.
January	18	6	200.00%
February	10	7	42.86%
March	12	7	71.43%
April	17	9	88.89%
May	25	7	257.14%
June	20	8	150.00%
July	23	7	228.57%
August	22	11	100.00%
September	26	12	116.67%
October	25	13	92.31%
November	22	14	57.14%
December	20	11	81.82%
Total	240	112	
% chg.			114.29%



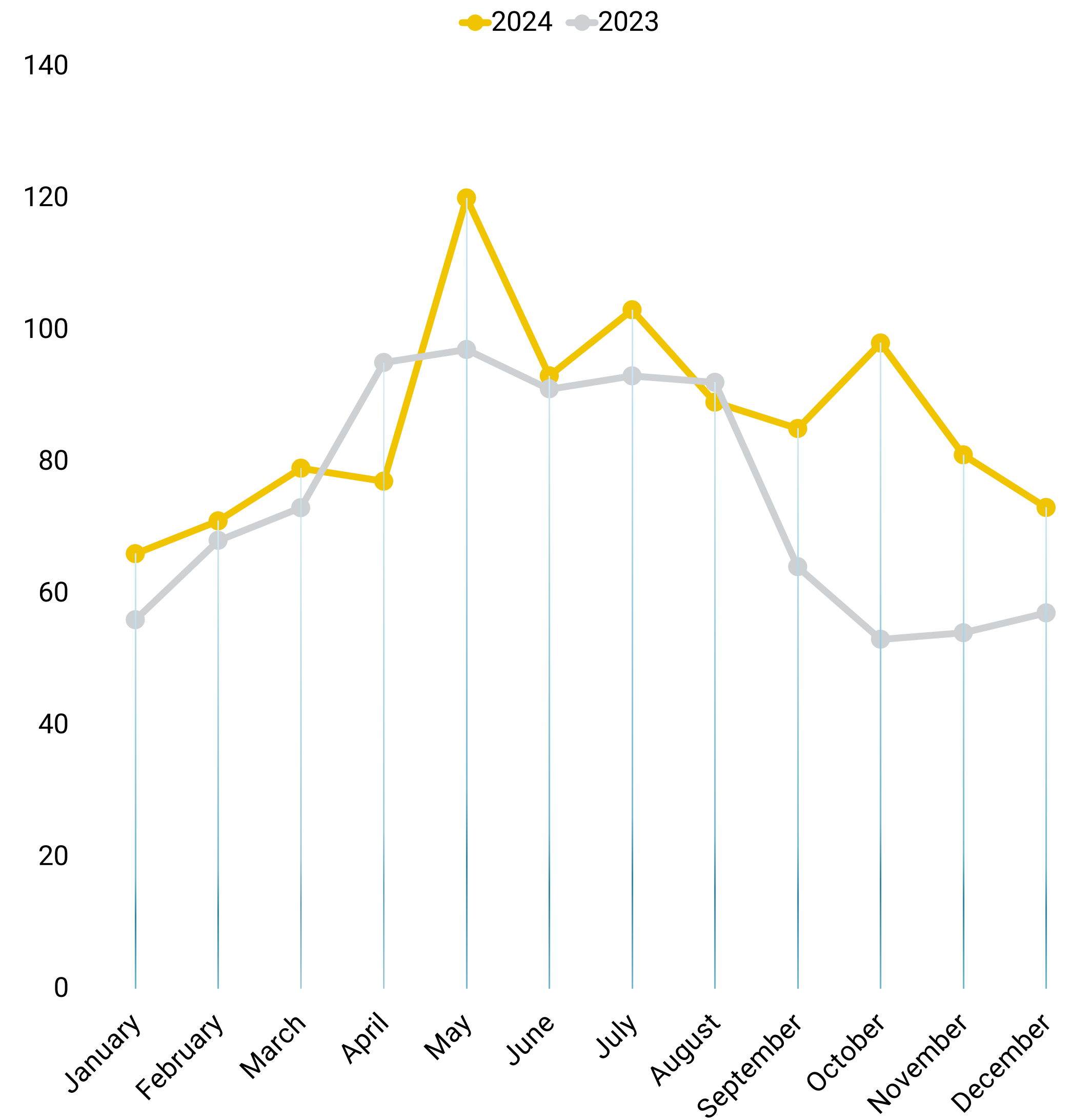
Clark: Residential Homes and Condominiums

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes & condominiums.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2024	2023	% chg.
January	66	56	17.86%
February	71	68	4.41%
March	79	73	8.22%
April	77	95	-18.95%
May	120	97	23.71%
June	93	91	2.20%
July	103	93	10.75%
August	89	92	-3.26%
September	85	64	32.81%
October	98	53	84.91%
November	81	54	50.00%
December	73	57	28.07%
Total	1,035	893	
% chg.	15.90%		



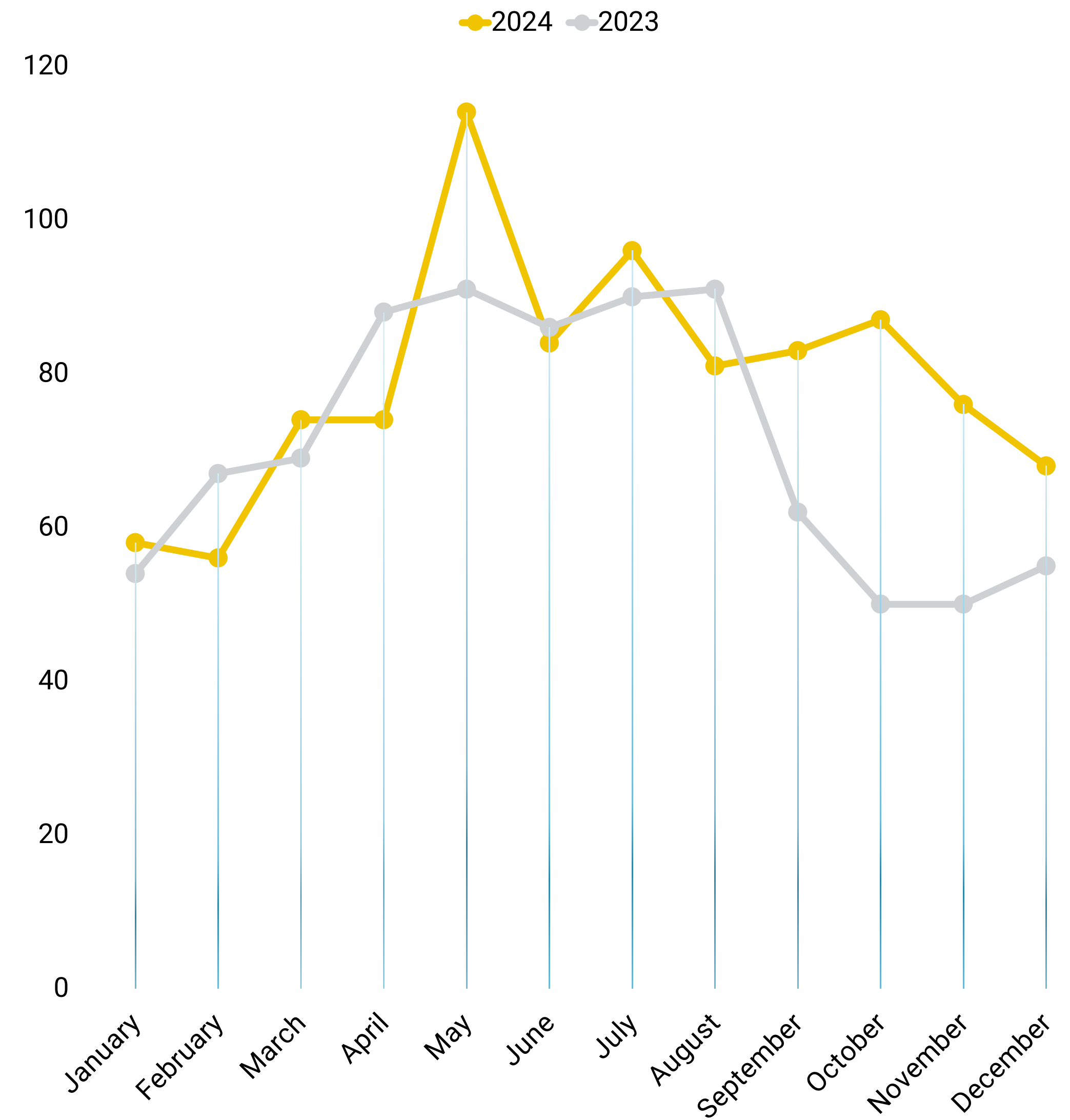
Clark: Residential Homes Only

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2024	2023	% chg.
January	58	54	7.41%
February	56	67	-16.42%
March	74	69	7.25%
April	74	88	-15.91%
May	114	91	25.27%
June	84	86	-2.33%
July	96	90	6.67%
August	81	91	-10.99%
September	83	62	33.87%
October	87	50	74.00%
November	76	50	52.00%
December	68	55	23.64%
Total	951	853	
% chg.			11.49%



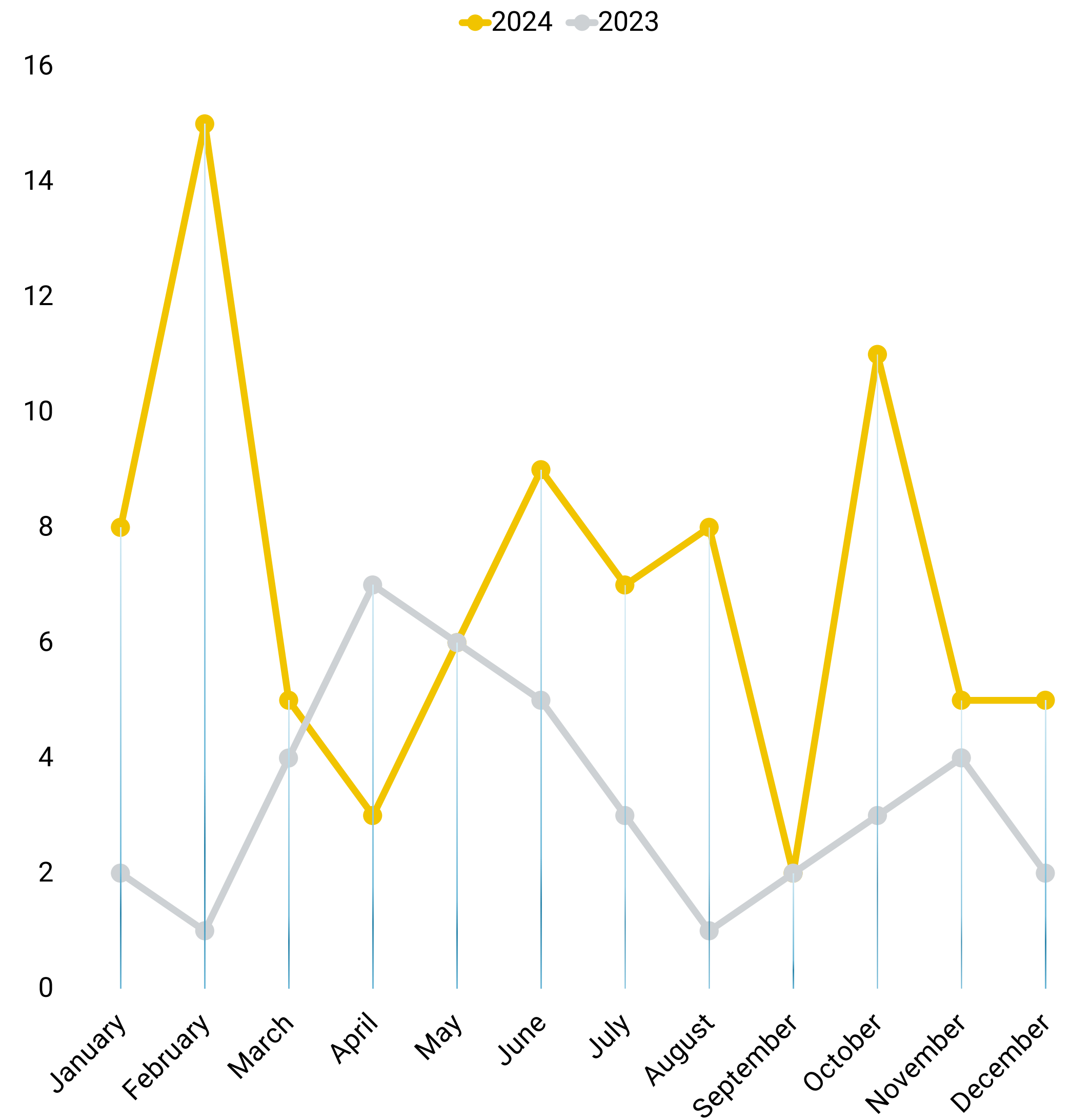
Clark: Condominiums Only

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for condominiums only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2024	2023	% chg.
January	8	2	300.00%
February	15	1	1400.00%
March	5	4	25.00%
April	3	7	-57.14%
May	6	6	0.00%
June	9	5	80.00%
July	7	3	133.33%
August	8	1	700.00%
September	2	2	0.00%
October	11	3	266.67%
November	5	4	25.00%
December	5	2	150.00%
Total	84	40	
% chg.			110.00%

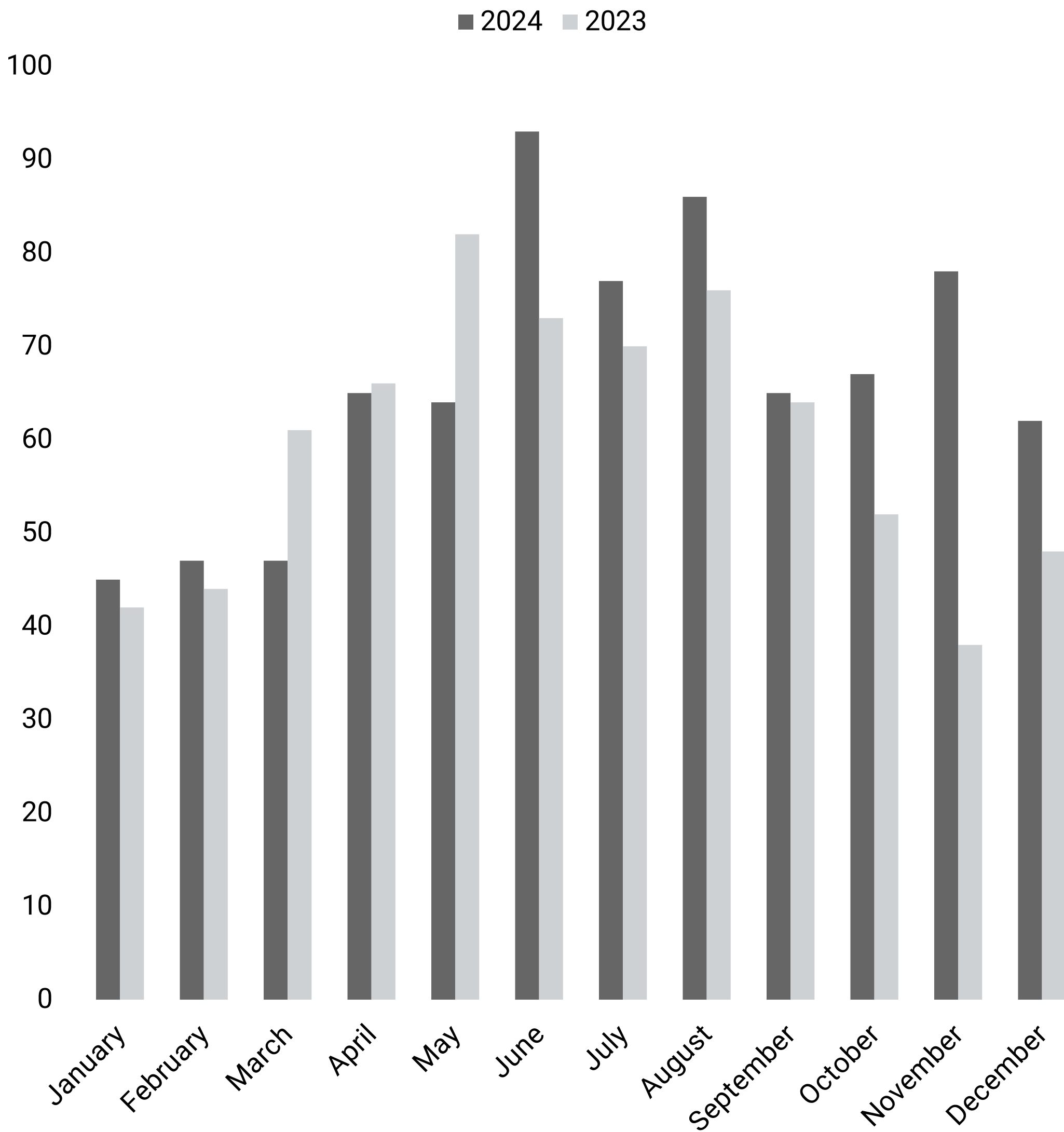


Clark: Residential Homes and Condominiums

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes & condominiums.

	2024	2023	% chg.
January	45	42	7.14%
February	47	44	6.82%
March	47	61	-22.95%
April	65	66	-1.52%
May	64	82	-21.95%
June	93	73	27.40%
July	77	70	10.00%
August	86	76	13.16%
September	65	64	1.56%
October	67	52	28.85%
November	78	38	105.26%
December	62	48	29.17%
Total	796	716	
% chg.	<hr/>		11.17%

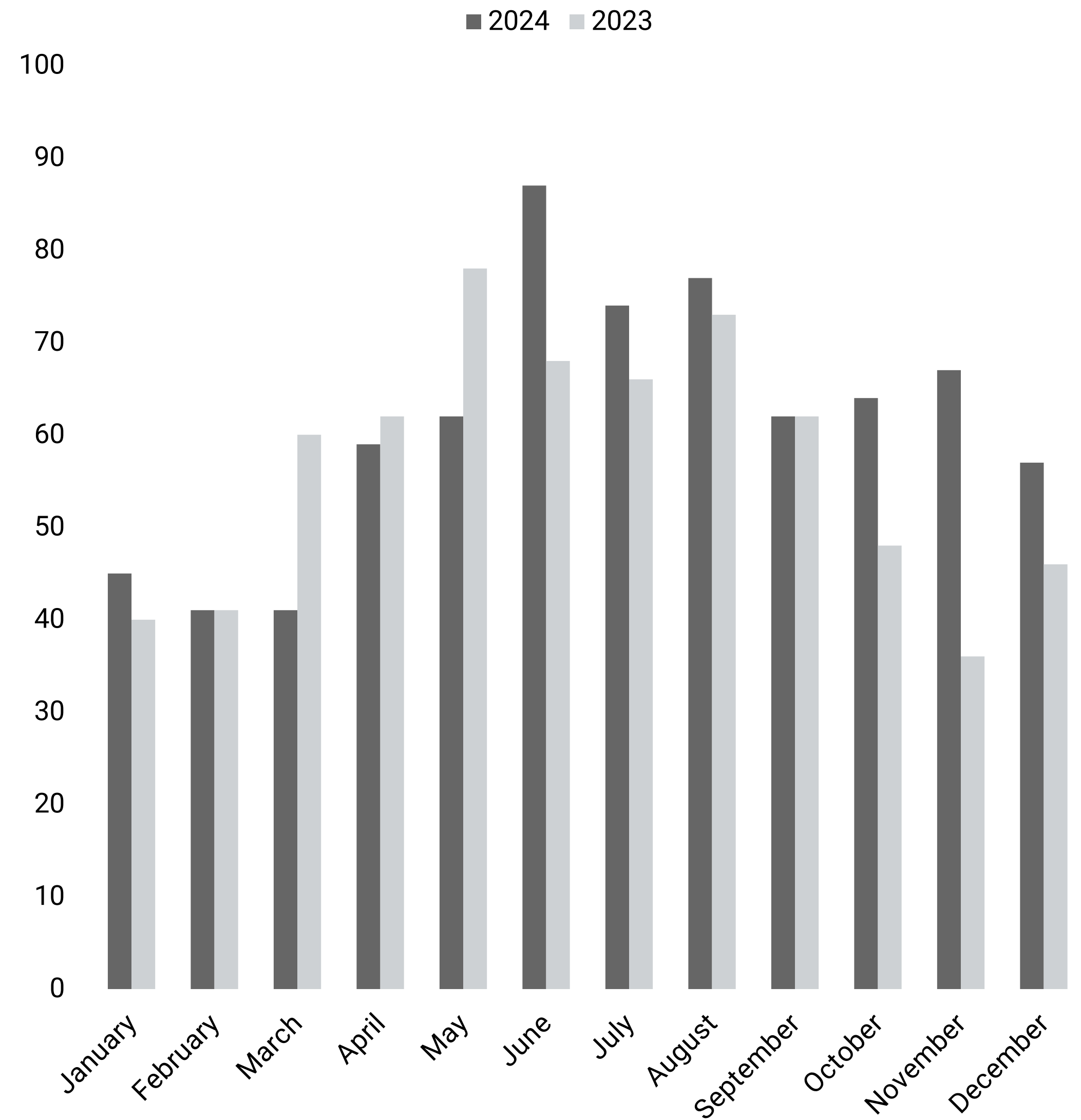


Clark: Residential Homes Only

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes only.

	2024	2023	% chg.
January	45	40	12.50%
February	41	41	0.00%
March	41	60	-31.67%
April	59	62	-4.84%
May	62	78	-20.51%
June	87	68	27.94%
July	74	66	12.12%
August	77	73	5.48%
September	62	62	0.00%
October	64	48	33.33%
November	67	36	86.11%
December	57	46	23.91%
Total	736	680	
% chg.	<hr/>		8.24%

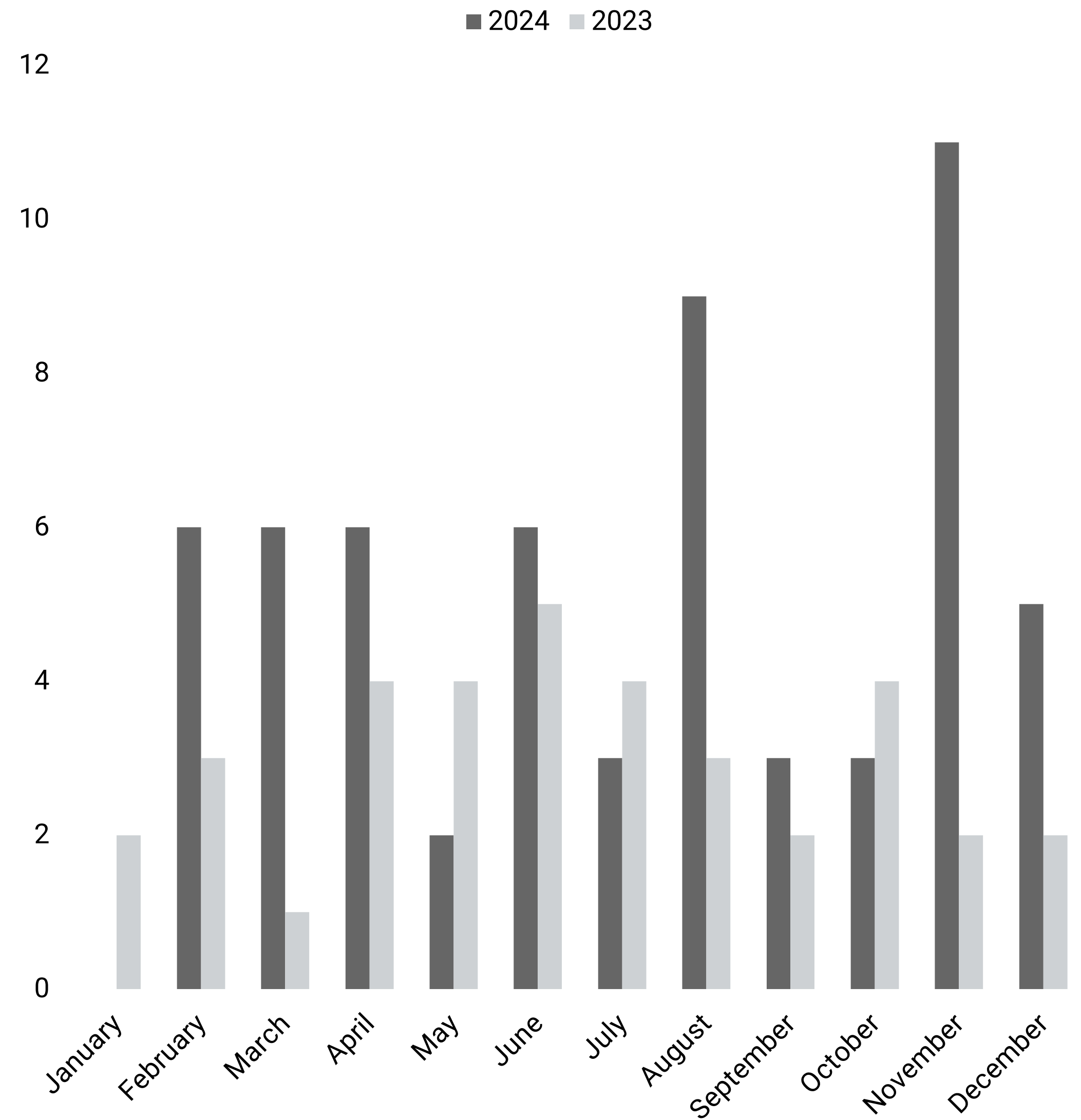


Clark: Condominiums Only

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for condominiums only.

	2024	2023	% chg.
January	0	2	-100.00%
February	6	3	100.00%
March	6	1	500.00%
April	6	4	50.00%
May	2	4	-50.00%
June	6	5	20.00%
July	3	4	-25.00%
August	9	3	200.00%
September	3	2	50.00%
October	3	4	-25.00%
November	11	2	450.00%
December	5	2	150.00%
Total	60	36	
% chg.	<hr/>		66.67%

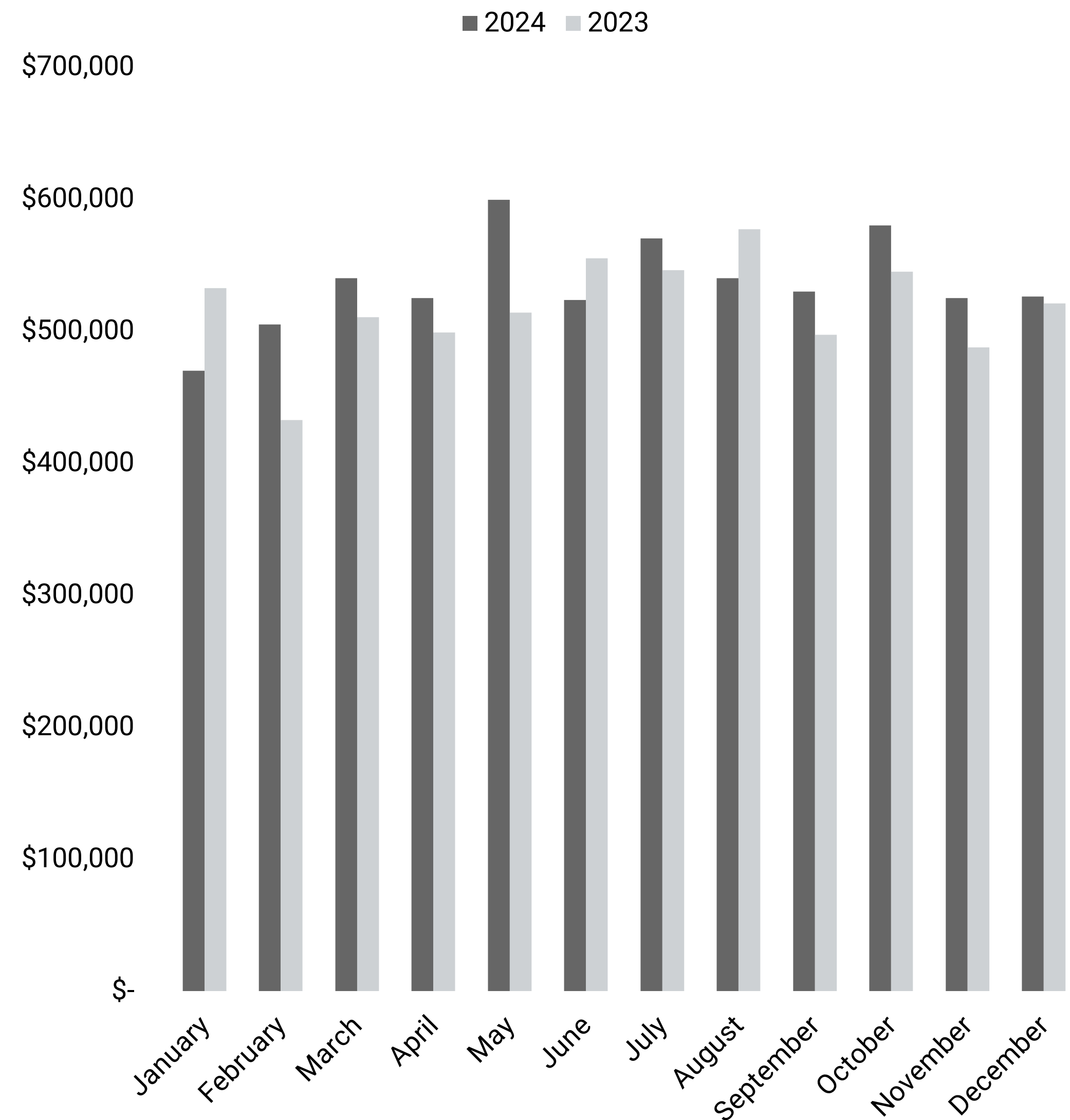


Clark: Residential Homes and Condominiums

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes & condominiums. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2024	2023	% chg.
January	\$ 470,000	\$ 532,500	-11.74%
February	\$ 505,000	\$ 432,500	16.76%
March	\$ 540,000	\$ 510,500	5.78%
April	\$ 525,000	\$ 499,000	5.21%
May	\$ 599,500	\$ 514,000	16.63%
June	\$ 523,500	\$ 555,000	-5.68%
July	\$ 570,000	\$ 546,000	4.40%
August	\$ 540,000	\$ 577,000	-6.41%
September	\$ 530,000	\$ 497,050	6.63%
October	\$ 580,000	\$ 545,000	6.42%
November	\$ 525,000	\$ 487,500	7.69%
December	\$ 526,000	\$ 521,000	0.96%
Total	\$ 540,000	\$ 515,000	
% chg.			4.85%

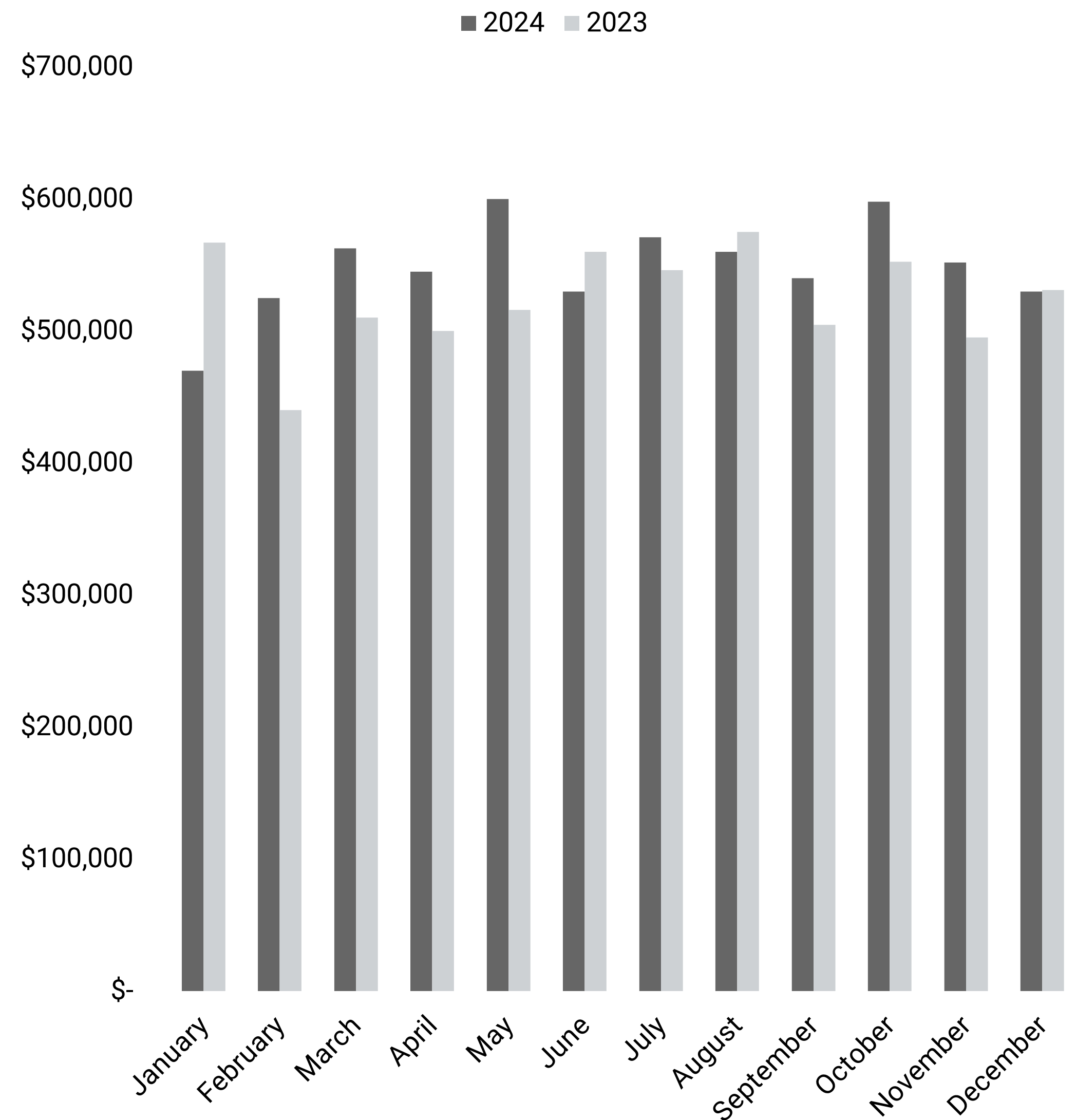


Clark: Residential Homes Only

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2024	2023	% chg.
January	\$ 470,000	\$ 567,000	-17.11%
February	\$ 525,000	\$ 440,000	19.32%
March	\$ 562,500	\$ 510,250	10.24%
April	\$ 545,000	\$ 500,000	9.00%
May	\$ 600,000	\$ 516,000	16.28%
June	\$ 530,000	\$ 560,000	-5.36%
July	\$ 571,000	\$ 546,000	4.58%
August	\$ 559,900	\$ 575,000	-2.63%
September	\$ 540,000	\$ 504,550	7.03%
October	\$ 598,000	\$ 552,500	8.24%
November	\$ 552,000	\$ 495,000	11.52%
December	\$ 530,000	\$ 531,000	-0.19%
Total	\$ 550,000	\$ 525,000	
% chg.	4.76%		

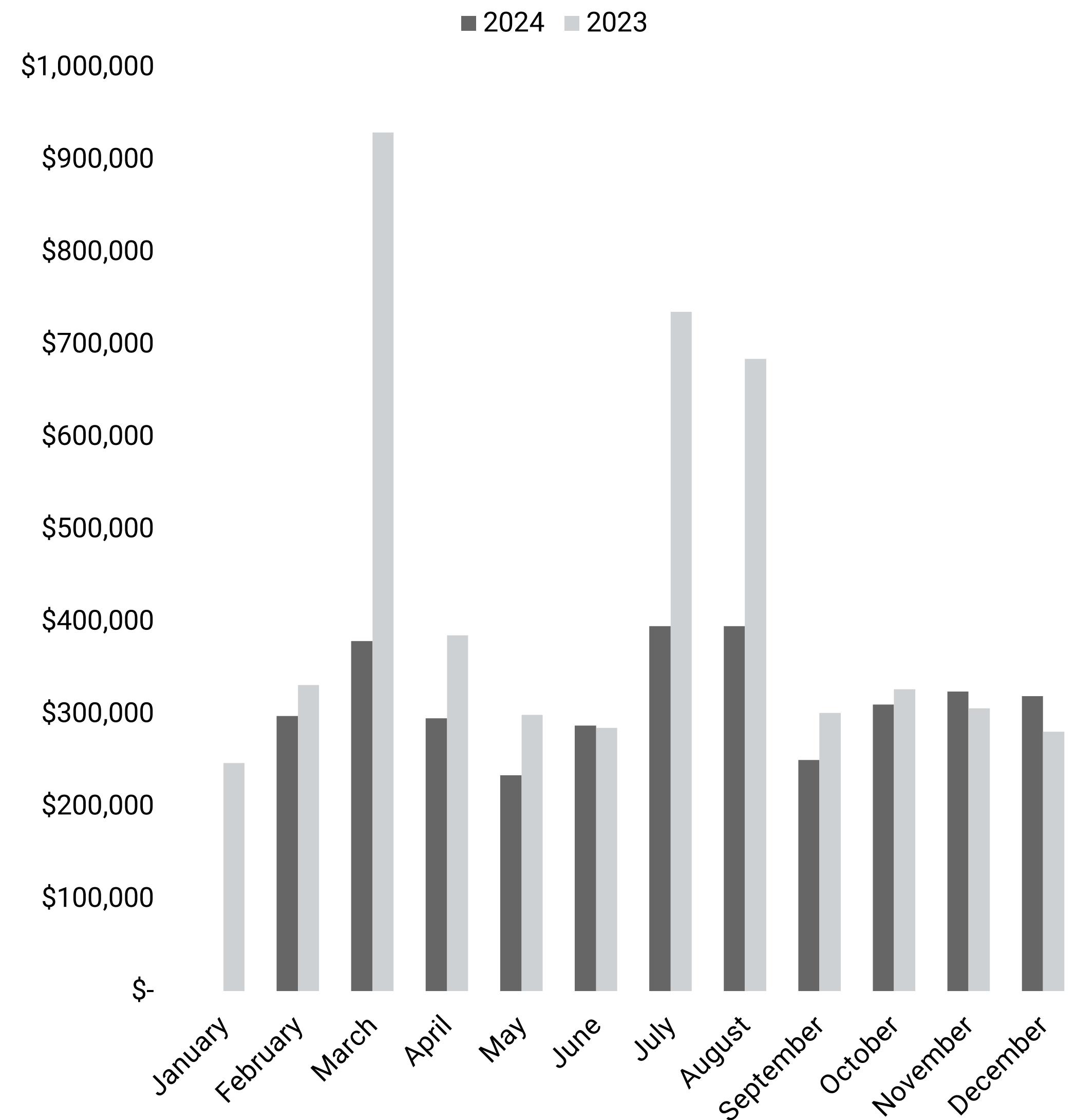


Clark: Condominiums Only

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for condominiums only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2024		2023	% chg.
January	\$ -	\$ 246,750	\$ 246,750	-100.00%
February	\$ 297,450	\$ 331,000	\$ 331,000	-10.14%
March	\$ 378,750	\$ 929,000	\$ 929,000	-59.23%
April	\$ 295,000	\$ 385,000	\$ 385,000	-23.38%
May	\$ 233,450	\$ 299,000	\$ 299,000	-21.92%
June	\$ 287,500	\$ 285,000	\$ 285,000	0.88%
July	\$ 395,000	\$ 735,000	\$ 735,000	-46.26%
August	\$ 395,000	\$ 684,000	\$ 684,000	-42.25%
September	\$ 250,000	\$ 301,000	\$ 301,000	-16.94%
October	\$ 310,000	\$ 326,750	\$ 326,750	-5.13%
November	\$ 324,000	\$ 305,750	\$ 305,750	5.97%
December	\$ 319,000	\$ 280,750	\$ 280,750	13.62%
Total	\$ 317,000	\$ 333,750		
% chg.	-5.02%			



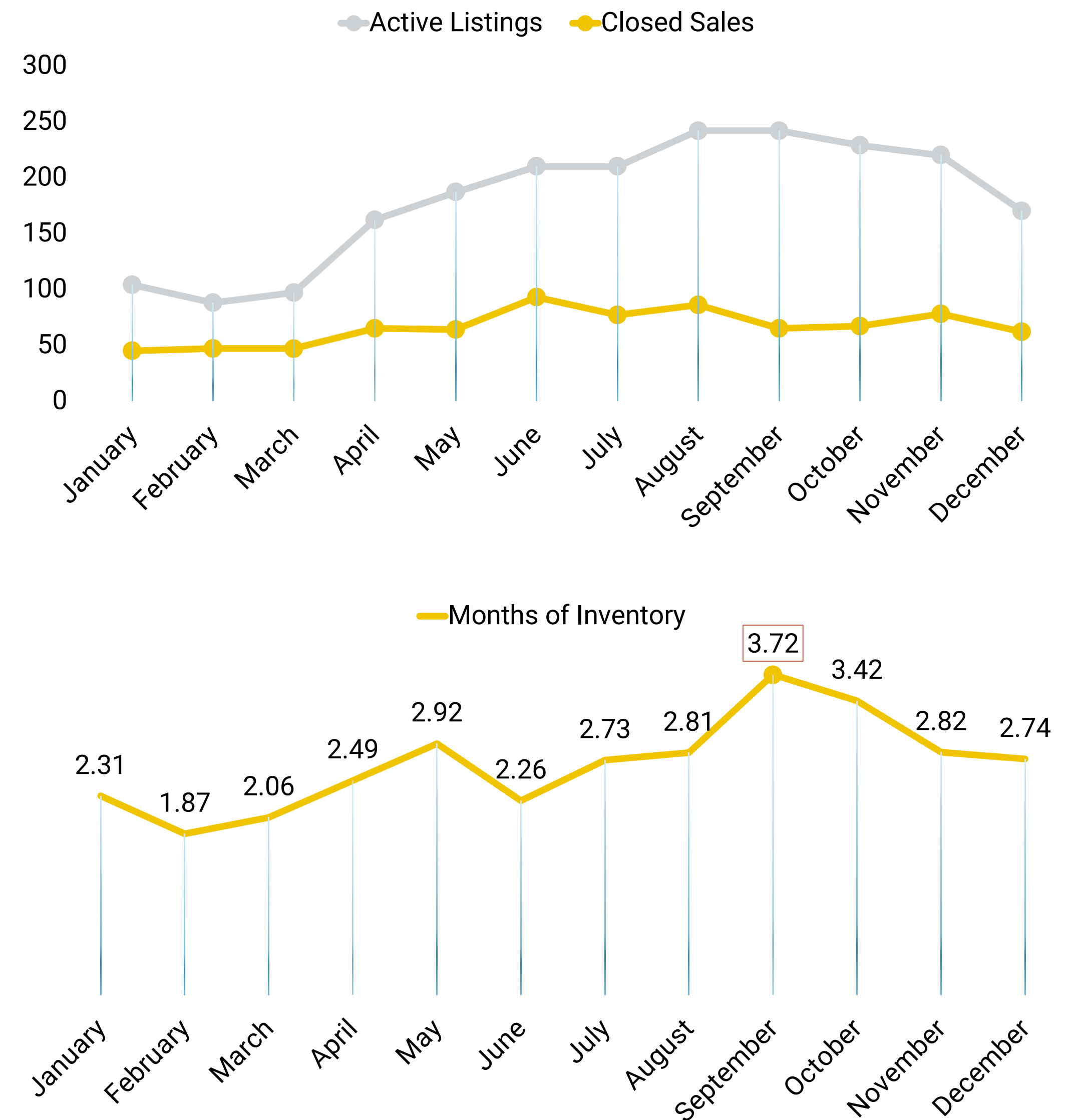
Clark: Residential Homes and Condominiums

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes & condominiums.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	104	45	2.31
February	88	47	1.87
March	97	47	2.06
April	162	65	2.49
May	187	64	2.92
June	210	93	2.26
July	210	77	2.73
August	242	86	2.81
September	242	65	3.72
October	229	67	3.42
November	220	78	2.82
December	170	62	2.74



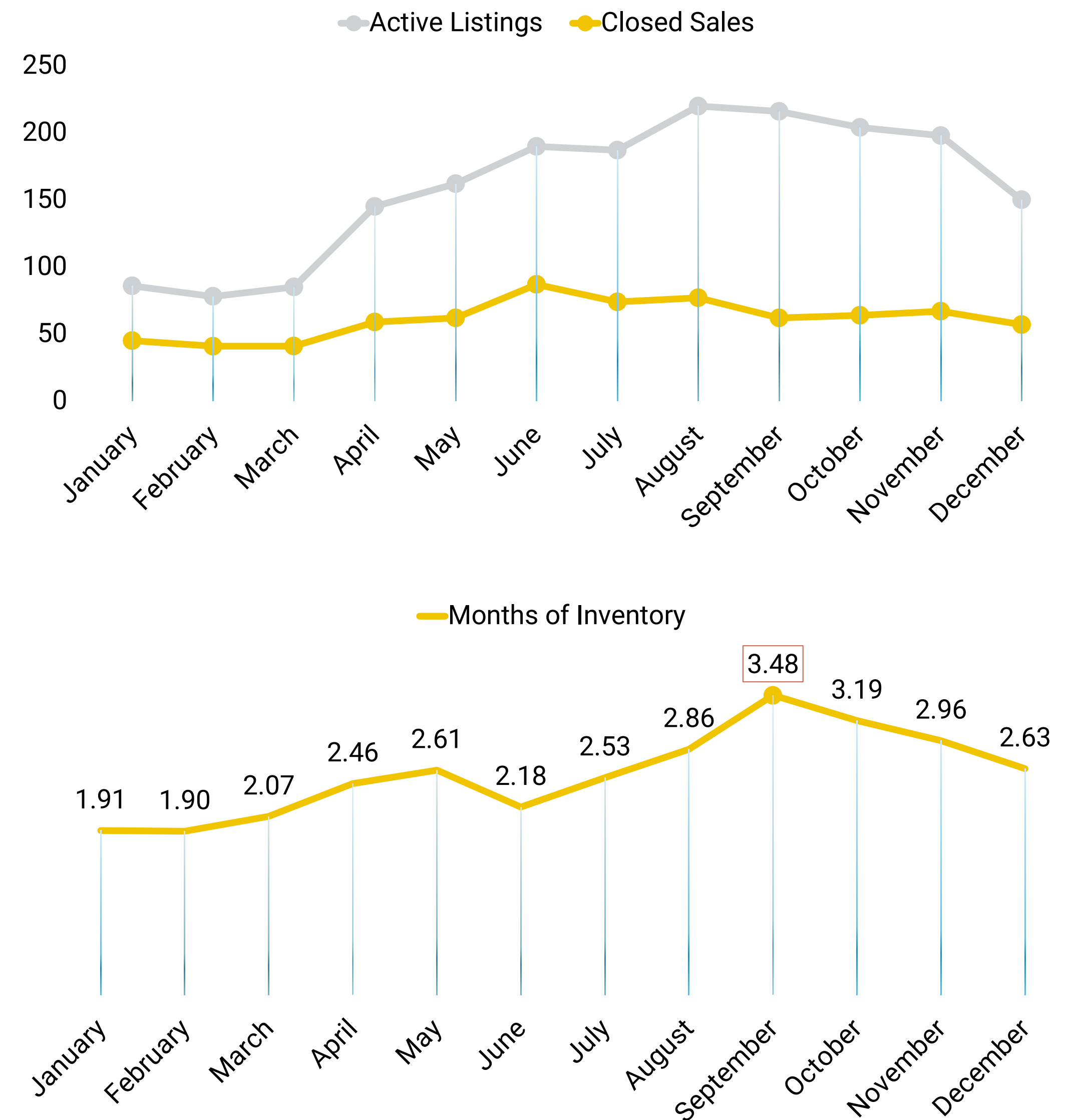
Clark: Residential Homes Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	86	45	1.91
February	78	41	1.90
March	85	41	2.07
April	145	59	2.46
May	162	62	2.61
June	190	87	2.18
July	187	74	2.53
August	220	77	2.86
September	216	62	3.48
October	204	64	3.19
November	198	67	2.96
December	150	57	2.63



Clark: Condominiums Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for condominiums only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	18	0	0.00
February	10	6	1.67
March	12	6	2.00
April	17	6	2.83
May	25	2	12.50
June	20	6	3.33
July	23	3	7.67
August	22	9	2.44
September	26	3	8.67
October	25	3	8.33
November	22	11	2.00
December	20	5	4.00

