

Breakouts: CLARK MAP AREAS						Northwest Multiple Listing Service - December 2025									
RES+CONDO	LISTINGS					PENDING SALES			CLOSED SALES						
Map Area	New Dec 2025	New Dec 2024	Ttl Active Dec 2025	Ttl Active Dec 2024	% Change, Ttl Active	Pending Dec 2025	Pending Dec 2024	% Change, Pending	Closed Dec 2025	Closed Dec 2024	% Change, Closed	Median \$, Dec 2025	Median \$, Dec 2024	% Change, Median Price	Months of Inventory
1026	1	2	15	5	200.00%	8	5	60.00%	7	10	-30.00%	\$465,000	\$492,500	-5.58%	2.14
1031	0	1	0	1	-100.00%	0	0	0.00%	1	0	0.00%	\$525,000	\$0	0.00%	0.00
1033	6	2	23	16	43.75%	9	5	80.00%	23	6	283.33%	\$630,000	\$750,000	-16.00%	1.00
1042	2	7	12	16	-25.00%	4	4	0.00%	7	5	40.00%	\$459,900	\$565,000	-18.60%	1.71
1043	5	3	11	8	37.50%	5	11	-54.55%	8	7	14.29%	\$484,950	\$410,000	18.28%	1.38
1045	8	4	22	19	15.79%	10	10	0.00%	10	13	-23.08%	\$602,500	\$525,000	14.76%	2.20
1046	5	1	8	8	0.00%	3	4	-25.00%	7	0	0.00%	\$517,000	\$0	0.00%	1.14
1047	0	3	4	9	-55.56%	3	6	-50.00%	6	3	100.00%	\$488,450	\$400,000	22.11%	0.67
1051	2	4	12	16	-25.00%	6	4	50.00%	8	3	166.67%	\$633,750	\$550,000	15.23%	1.50
1061	2	6	20	28	-28.57%	7	12	-41.67%	6	7	-14.29%	\$745,000	\$695,000	7.19%	3.33
1062	5	6	17	21	-19.05%	5	4	25.00%	3	5	-40.00%	\$840,000	\$570,000	47.37%	5.67
1064	0	0	2	3	-33.33%	1	1	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
1070	2	3	10	8	25.00%	3	3	0.00%	4	1	300.00%	\$580,000	\$589,000	-1.53%	2.50
1071	3	3	10	12	-16.67%	0	4	-100.00%	2	2	0.00%	\$393,700	\$458,250	-14.09%	5.00
All Clar Co	41	45	166	170	-2.35%	64	73	-12.33%	92	62	48.39%	\$553,500	\$526,000	5.23%	1.80

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RES ONLY	LISTINGS					PENDING SALES			CLOSED SALES						
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1026	1	2	13	5	160.00%	7	5	40.00%	7	9	-22.22%	\$465,000	\$500,000	-7.00%	1.86
1031	0	1	0	1	-100.00%	0	0	0.00%	1	0	0.00%	\$525,000	\$0	0.00%	0.00
1033	6	2	22	16	37.50%	9	4	125.00%	23	5	360.00%	\$630,000	\$700,000	-10.00%	0.96
1042	1	5	9	11	-18.18%	4	4	0.00%	6	5	20.00%	\$490,950	\$565,000	-13.11%	1.50
1043	5	3	8	6	33.33%	3	11	-72.73%	7	7	0.00%	\$490,000	\$410,000	19.51%	1.14
1045	8	4	18	13	38.46%	10	6	66.67%	10	11	-9.09%	\$602,500	\$527,000	14.33%	1.80
1046	5	1	7	7	0.00%	3	4	-25.00%	7	0	0.00%	\$517,000	\$0	0.00%	1.00
1047	0	3	3	6	-50.00%	3	6	-50.00%	6	2	200.00%	\$488,450	\$485,500	0.61%	0.50
1051	2	3	12	15	-20.00%	5	4	25.00%	8	3	166.67%	\$633,750	\$550,000	15.23%	1.50
1061	2	6	20	28	-28.57%	7	12	-41.67%	6	7	-14.29%	\$745,000	\$695,000	7.19%	3.33
1062	5	5	17	20	-15.00%	5	4	25.00%	3	5	-40.00%	\$840,000	\$570,000	47.37%	5.67
1064	0	0	2	3	-33.33%	1	1	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
1070	2	3	10	8	25.00%	3	3	0.00%	4	1	300.00%	\$580,000	\$589,000	-1.53%	2.50
1071	3	3	10	11	-9.09%	0	4	-100.00%	2	2	0.00%	\$393,700	\$458,250	-14.09%	5.00
All Clar Co	40	41	151	150	0.67%	60	68	-11.76%	90	57	57.89%	\$560,000	\$530,000	5.66%	1.68

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1026	0	0	2	0	0.00%	1	0	0.00%	0	1	-100.00%	\$0	\$249,000	-100.00%	0.00
1031	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
1033	0	0	1	0	0.00%	0	1	-100.00%	0	1	-100.00%	\$0	\$920,000	-100.00%	0.00
1042	1	2	3	5	-40.00%	0	0	0.00%	1	0	0.00%	\$406,000	\$0	0.00%	3.00
1043	0	0	3	2	50.00%	2	0	0.00%	1	0	0.00%	\$215,000	\$0	0.00%	3.00
1045	0	0	4	6	-33.33%	0	4	-100.00%	0	2	-100.00%	\$0	\$274,500	-100.00%	0.00
1046	0	0	1	1	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
1047	0	0	1	3	-66.67%	0	0	0.00%	0	1	-100.00%	\$0	\$333,200	-100.00%	0.00
1051	0	1	0	1	-100.00%	1	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
1061	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
1062	0	1	0	1	-100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
1064	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
1070	0	0	0	0	0.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
1071	0	0	0	1	-100.00%	0	0	0.00%	0	0	0.00%	\$0	\$0	0.00%	0.00
All Clar Co	1	4	15	20	-25.00%	4	5	-20.00%	2	5	-60.00%	\$310,500	\$319,000	-2.66%	7.50