



Powering the Region's Real Estate Industry
NORTHWEST
MULTIPLE LISTING SERVICE®

2025

Clark
Annual Statistical
Review and Highlights

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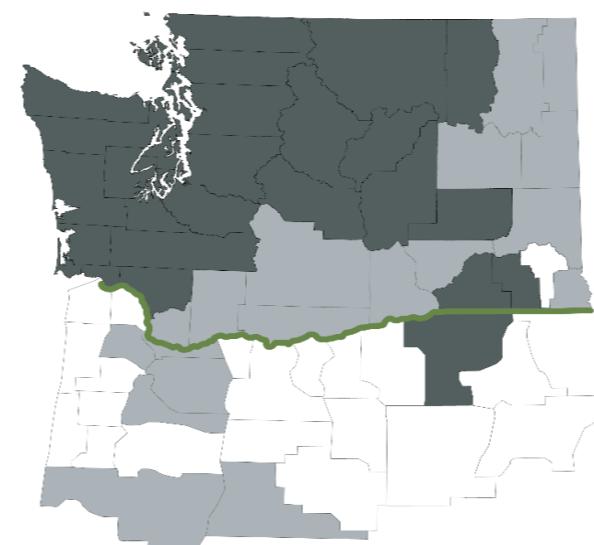
Member Offices

2,474



Total Members/Subscribers

31,632



Counties

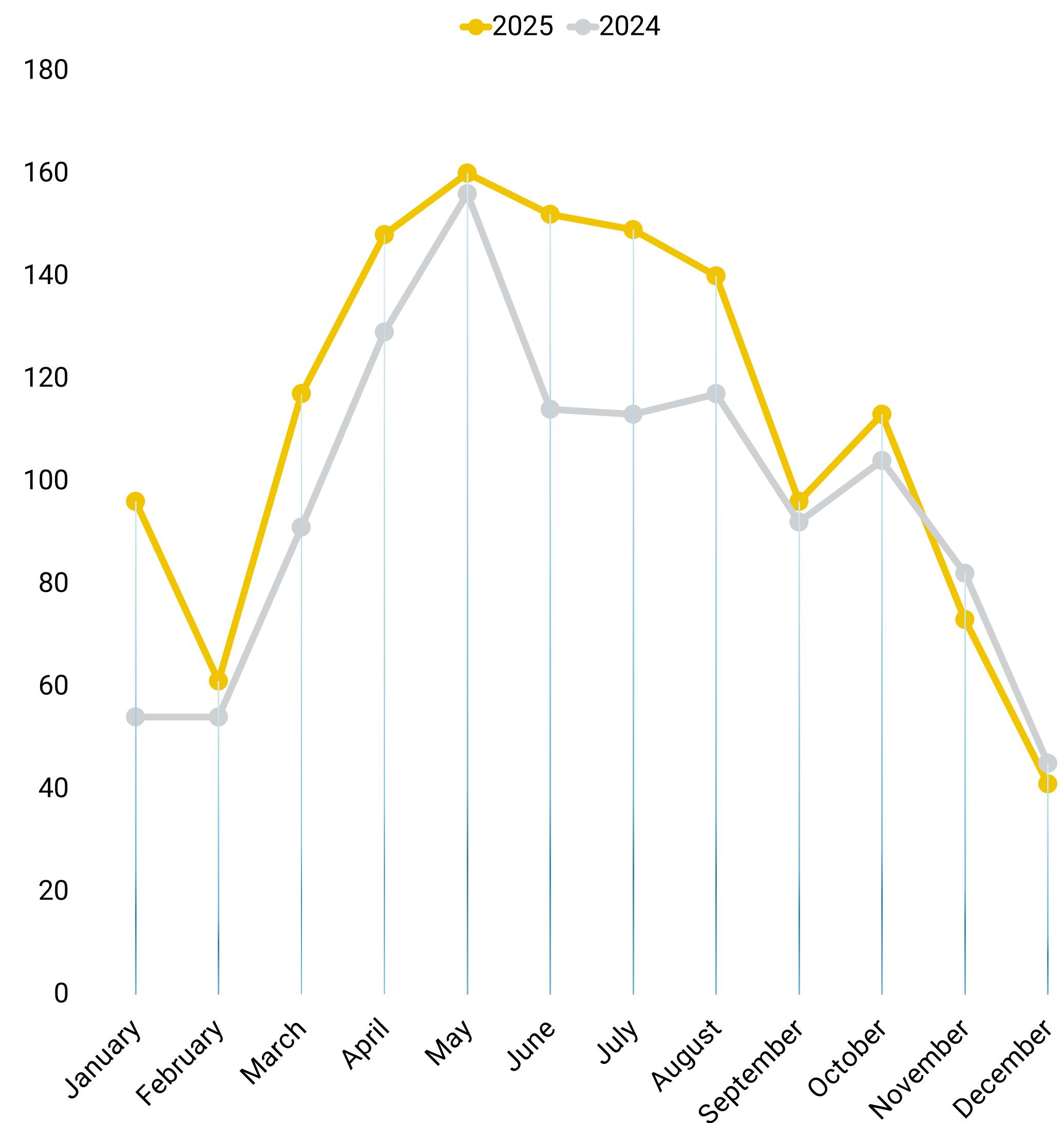
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Clark: Residential Homes and Condominiums

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).

	2025	2024	% chg.
January	96	54	77.78%
February	61	54	12.96%
March	117	91	28.57%
April	148	129	14.73%
May	160	156	2.56%
June	152	114	33.33%
July	149	113	31.86%
August	140	117	19.66%
September	96	92	4.35%
October	113	104	8.65%
November	73	82	-10.98%
December	41	45	-8.89%
Total	1,346	1,151	
% chg.		16.94%	

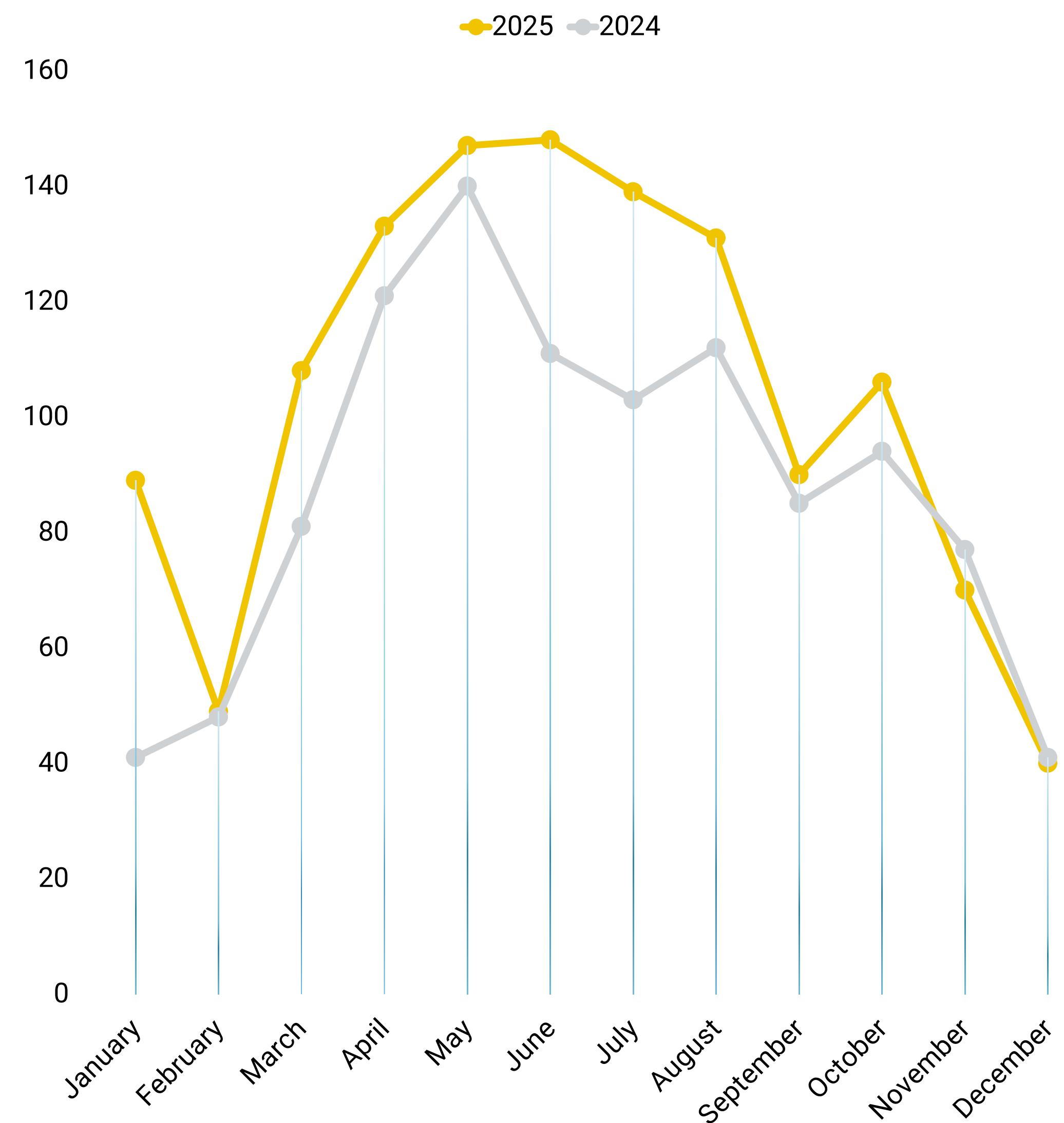


Clark: Residential Homes Only

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).

	2025	2024	% chg.
January	89	41	117.07%
February	49	48	2.08%
March	108	81	33.33%
April	133	121	9.92%
May	147	140	5.00%
June	148	111	33.33%
July	139	103	34.95%
August	131	112	16.96%
September	90	85	5.88%
October	106	94	12.77%
November	70	77	-9.09%
December	40	41	-2.44%
Total	1,250	1,054	
% chg.		18.60%	

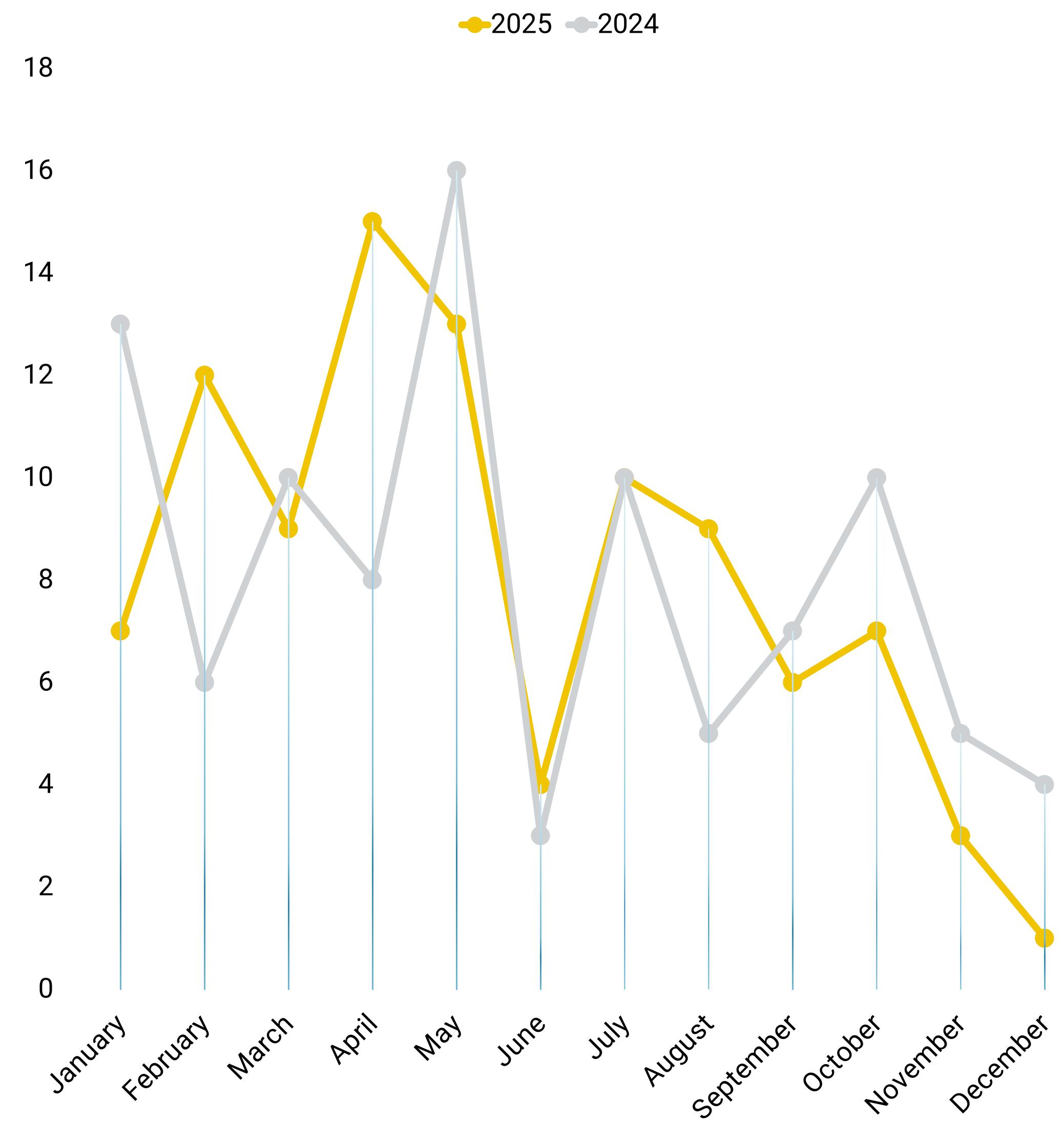


Clark: Condominiums Only

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).

	2025	2024	% chg.
January	7	13	-46.15%
February	12	6	100.00%
March	9	10	-10.00%
April	15	8	87.50%
May	13	16	-18.75%
June	4	3	33.33%
July	10	10	0.00%
August	9	5	80.00%
September	6	7	-14.29%
October	7	10	-30.00%
November	3	5	-40.00%
December	1	4	-75.00%
Total	96	97	
% chg.			-1.03%

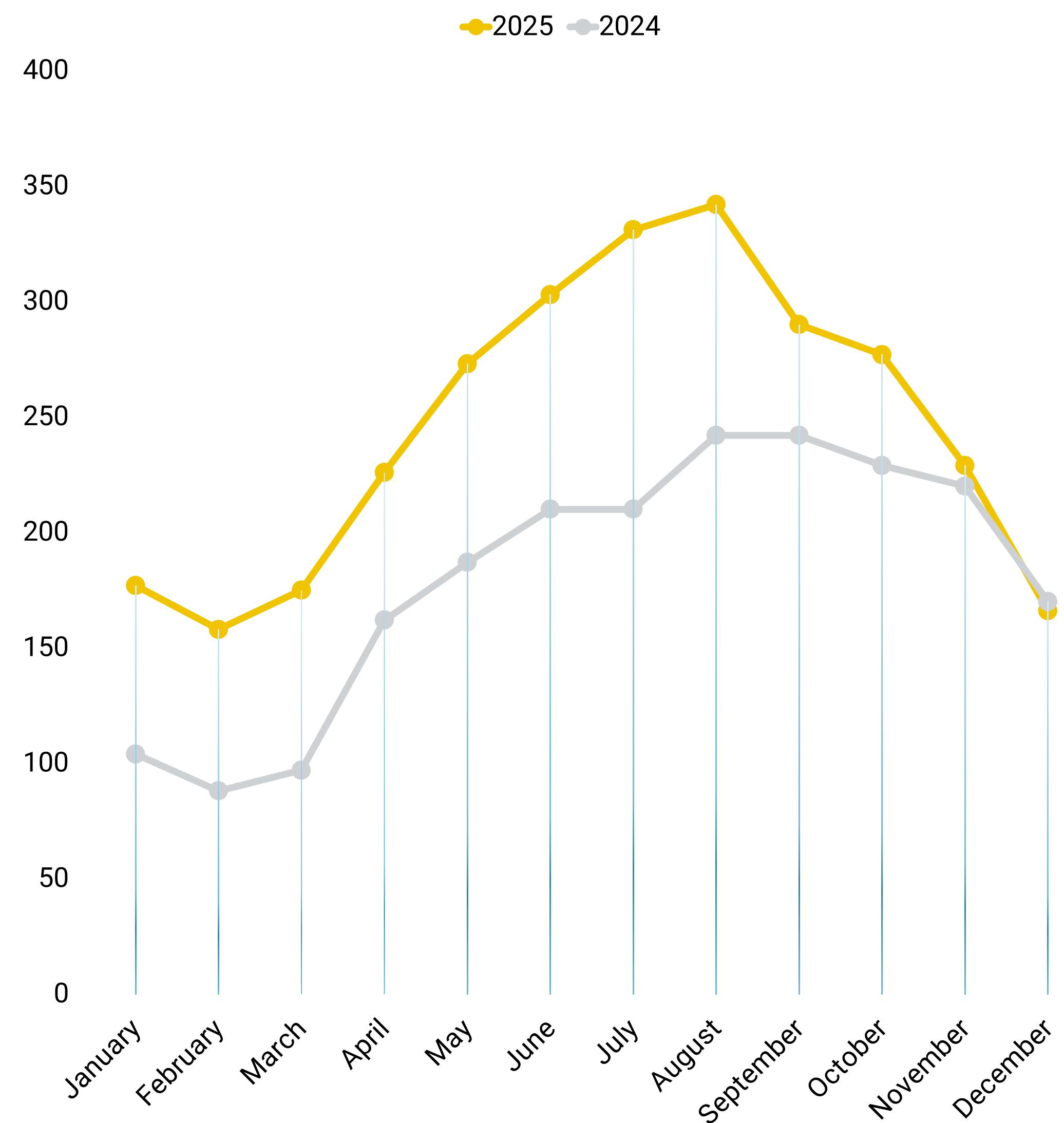


Clark: Residential Homes and Condominiums

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.

	2025	2024	% chg.
January	177	104	70.19%
February	158	88	79.55%
March	175	97	80.41%
April	226	162	39.51%
May	273	187	45.99%
June	303	210	44.29%
July	331	210	57.62%
August	342	242	41.32%
September	290	242	19.83%
October	277	229	20.96%
November	229	220	4.09%
December	166	170	-2.35%
Total	2,947	2,161	
% chg.		36.37%	

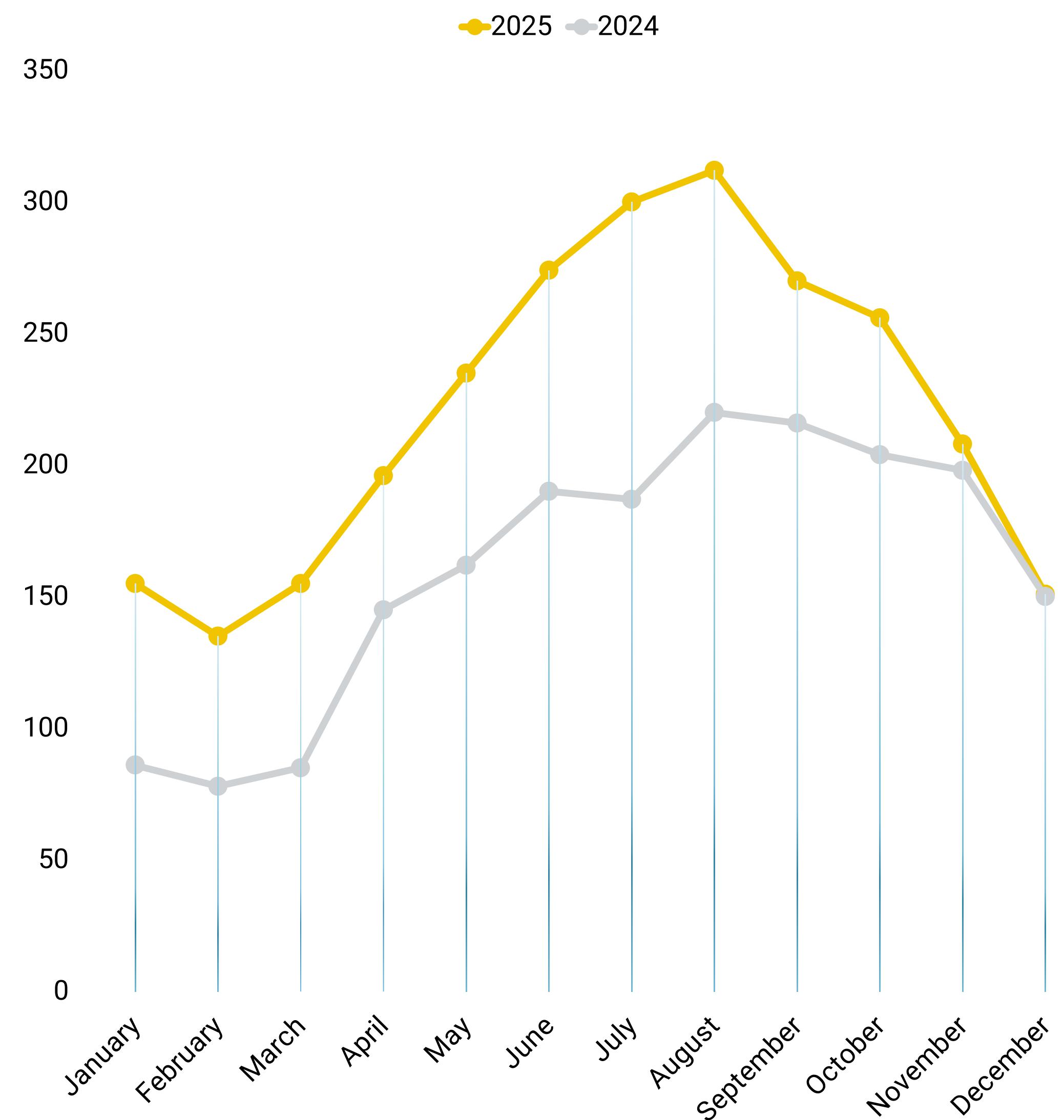


Clark: Residential Homes Only

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.

	2025	2024	% chg.
January	155	86	80.23%
February	135	78	73.08%
March	155	85	82.35%
April	196	145	35.17%
May	235	162	45.06%
June	274	190	44.21%
July	300	187	60.43%
August	312	220	41.82%
September	270	216	25.00%
October	256	204	25.49%
November	208	198	5.05%
December	151	150	0.67%
Total	2,647	1,921	
% chg.		37.79%	

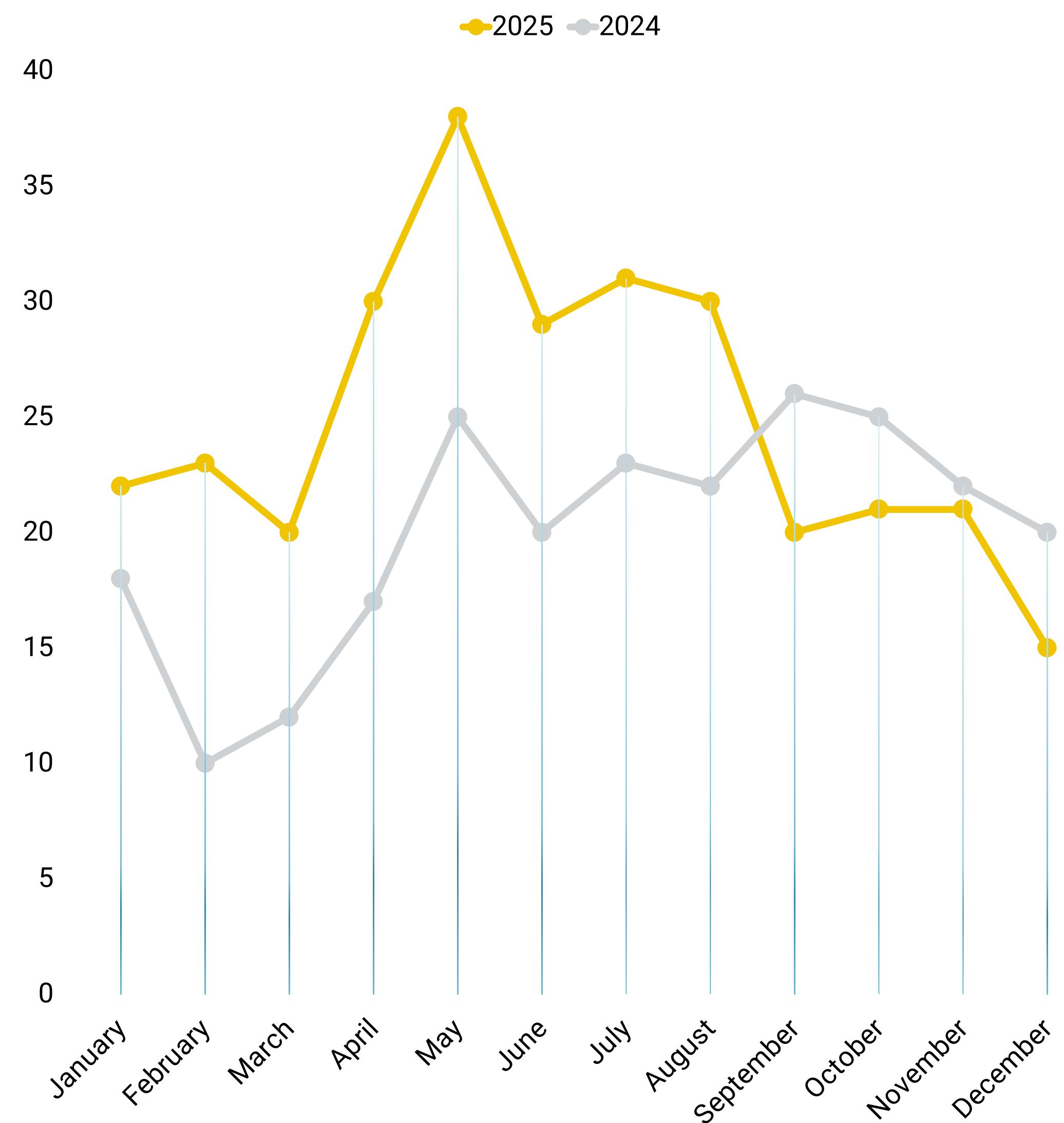


Clark: Condominiums Only

Active Listings by Month

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

	2025	2024	% chg.
January	22	18	22.22%
February	23	10	130.00%
March	20	12	66.67%
April	30	17	76.47%
May	38	25	52.00%
June	29	20	45.00%
July	31	23	34.78%
August	30	22	36.36%
September	20	26	-23.08%
October	21	25	-16.00%
November	21	22	-4.55%
December	15	20	-25.00%
Total	300	240	
% chg.		25.00%	



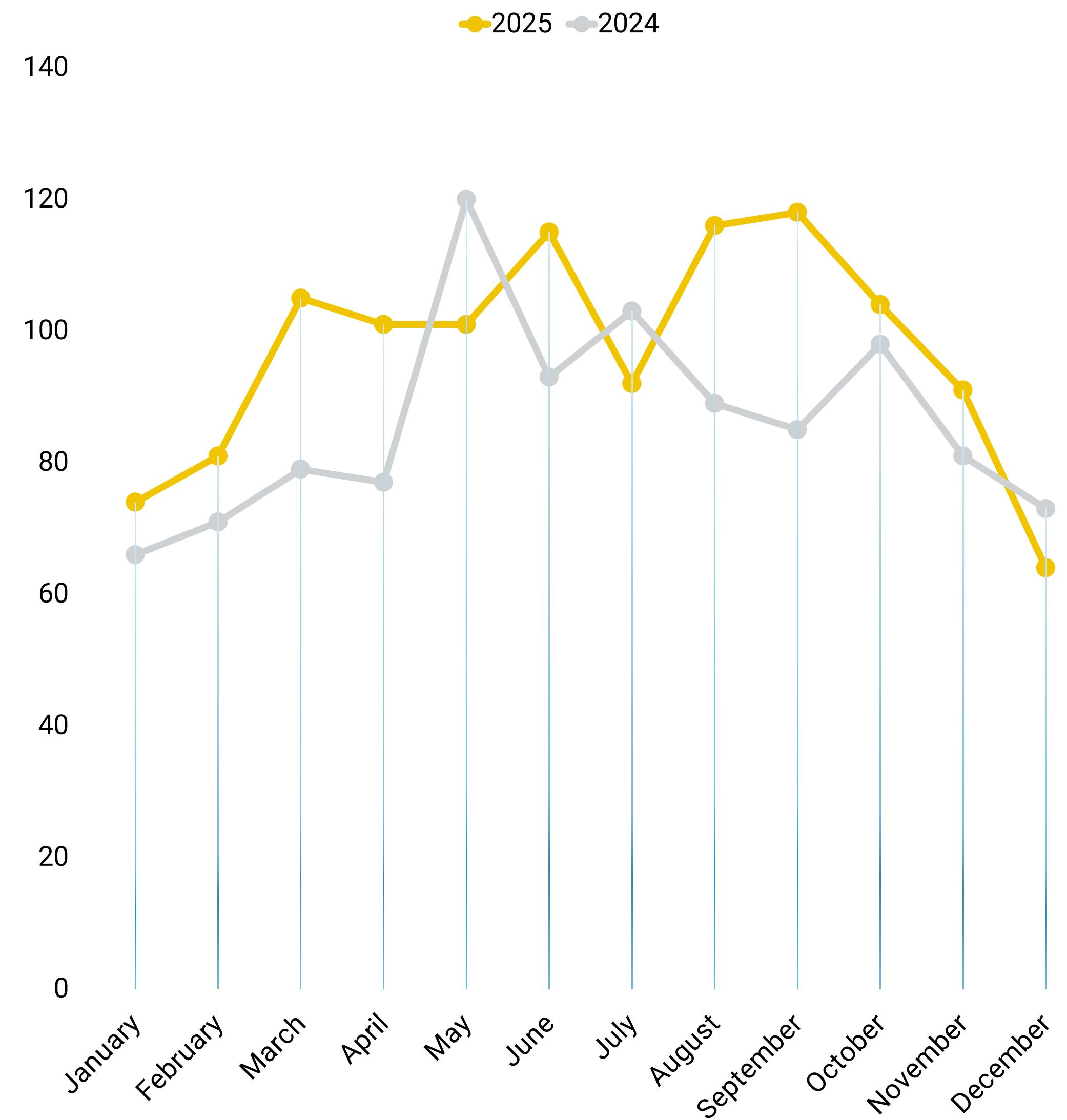
Clark: Residential Homes and Condominiums

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.

	2025	2024	% chg.
January	74	66	12.12%
February	81	71	14.08%
March	105	79	32.91%
April	101	77	31.17%
May	101	120	-15.83%
June	115	93	23.66%
July	92	103	-10.68%
August	116	89	30.34%
September	118	85	38.82%
October	104	98	6.12%
November	91	81	12.35%
December	64	73	-12.33%
Total	1,162	1,035	
% chg.		12.27%	



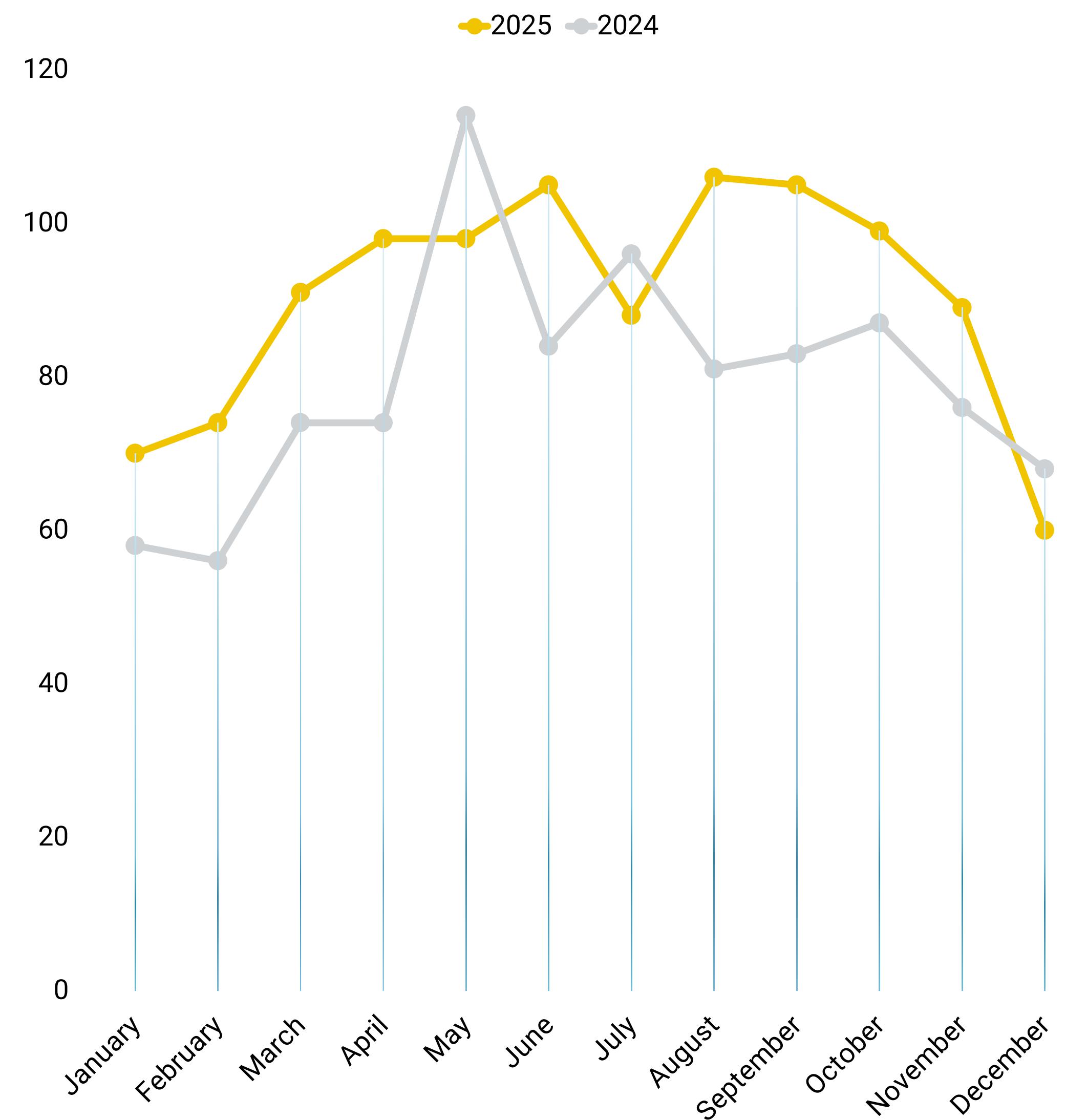
Clark: Residential Homes Only

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.

	2025	2024	% chg.
January	70	58	20.69%
February	74	56	32.14%
March	91	74	22.97%
April	98	74	32.43%
May	98	114	-14.04%
June	105	84	25.00%
July	88	96	-8.33%
August	106	81	30.86%
September	105	83	26.51%
October	99	87	13.79%
November	89	76	17.11%
December	60	68	-11.76%
Total	1,083	951	
% chg.		13.88%	



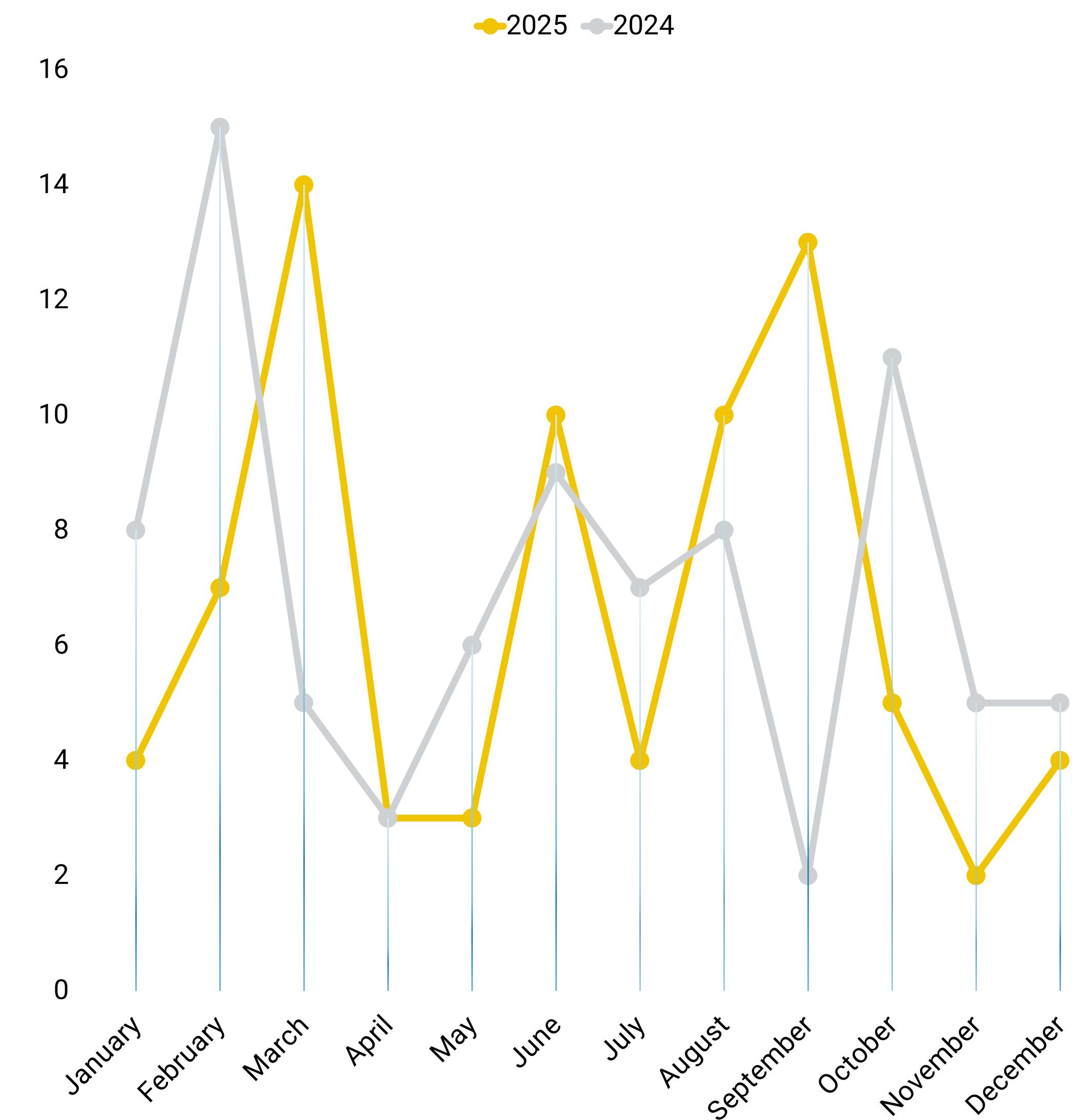
Clark: Condominiums Only

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.

	2025	2024	% chg.
January	4	8	-50.00%
February	7	15	-53.33%
March	14	5	180.00%
April	3	3	0.00%
May	3	6	-50.00%
June	10	9	11.11%
July	4	7	-42.86%
August	10	8	25.00%
September	13	2	550.00%
October	5	11	-54.55%
November	2	5	-60.00%
December	4	5	-20.00%
Total	79	84	
% chg.		-5.95%	

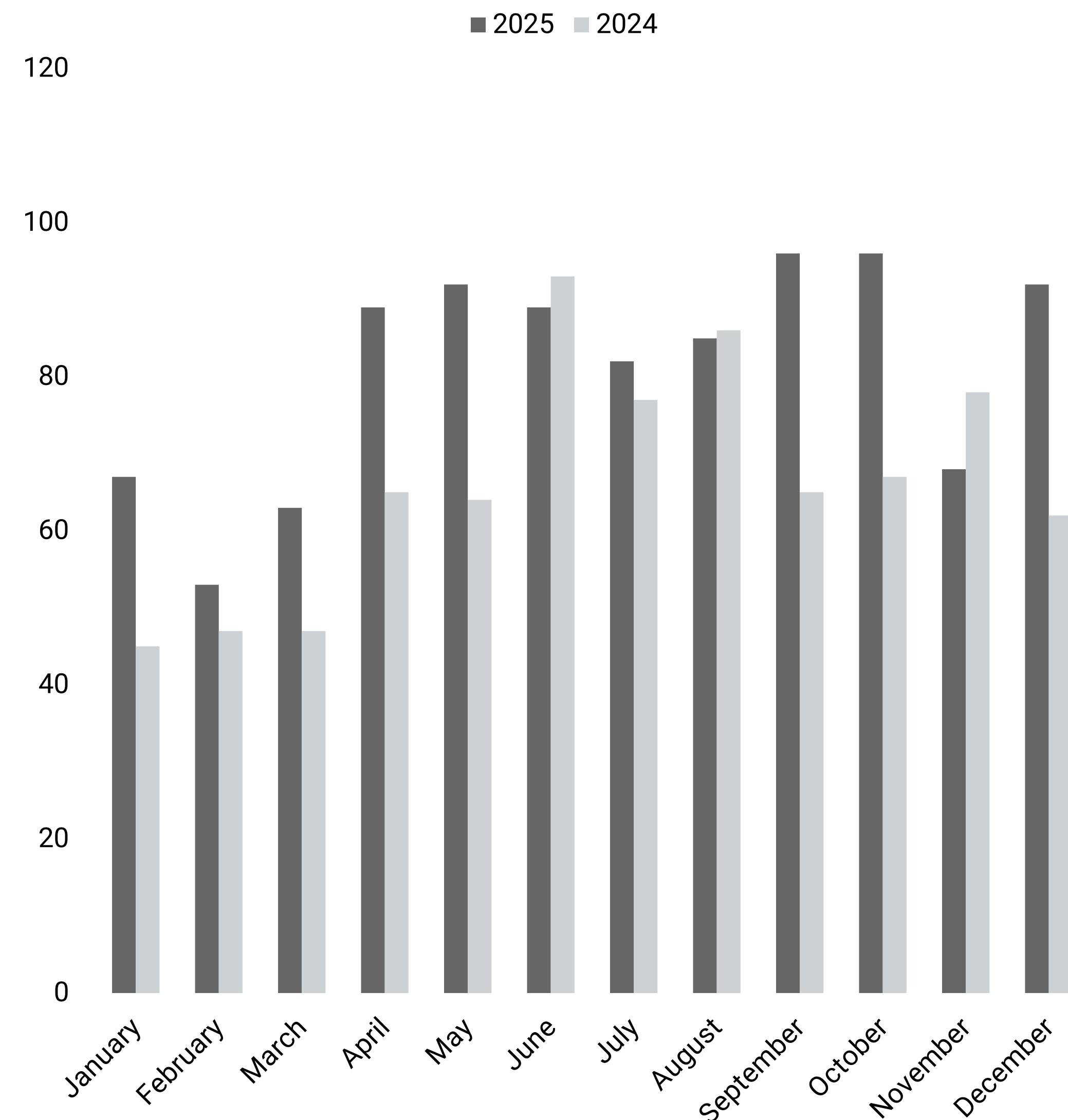


Clark: Residential Homes and Condominiums

Closed Sales by Month

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

	2025	2024	% chg.
January	67	45	48.89%
February	53	47	12.77%
March	63	47	34.04%
April	89	65	36.92%
May	92	64	43.75%
June	89	93	-4.30%
July	82	77	6.49%
August	85	86	-1.16%
September	96	65	47.69%
October	96	67	43.28%
November	68	78	-12.82%
December	92	62	48.39%
Total	972	796	
% chg.		22.11%	

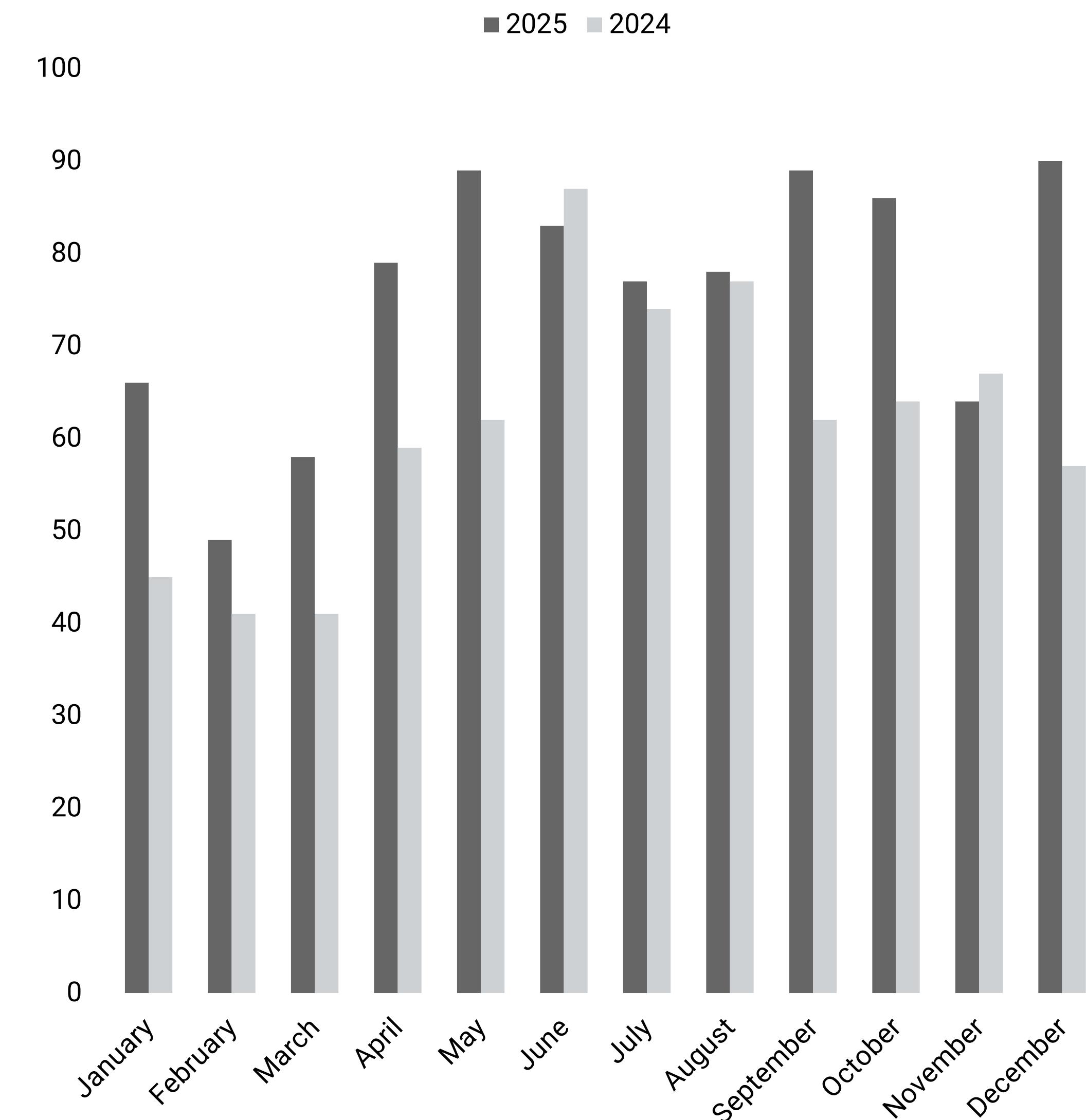


Clark: Residential Homes Only

Closed Sales by Month

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

	2025	2024	% chg.
January	66	45	46.67%
February	49	41	19.51%
March	58	41	41.46%
April	79	59	33.90%
May	89	62	43.55%
June	83	87	-4.60%
July	77	74	4.05%
August	78	77	1.30%
September	89	62	43.55%
October	86	64	34.38%
November	64	67	-4.48%
December	90	57	57.89%
Total	908	736	
% chg.		23.37%	

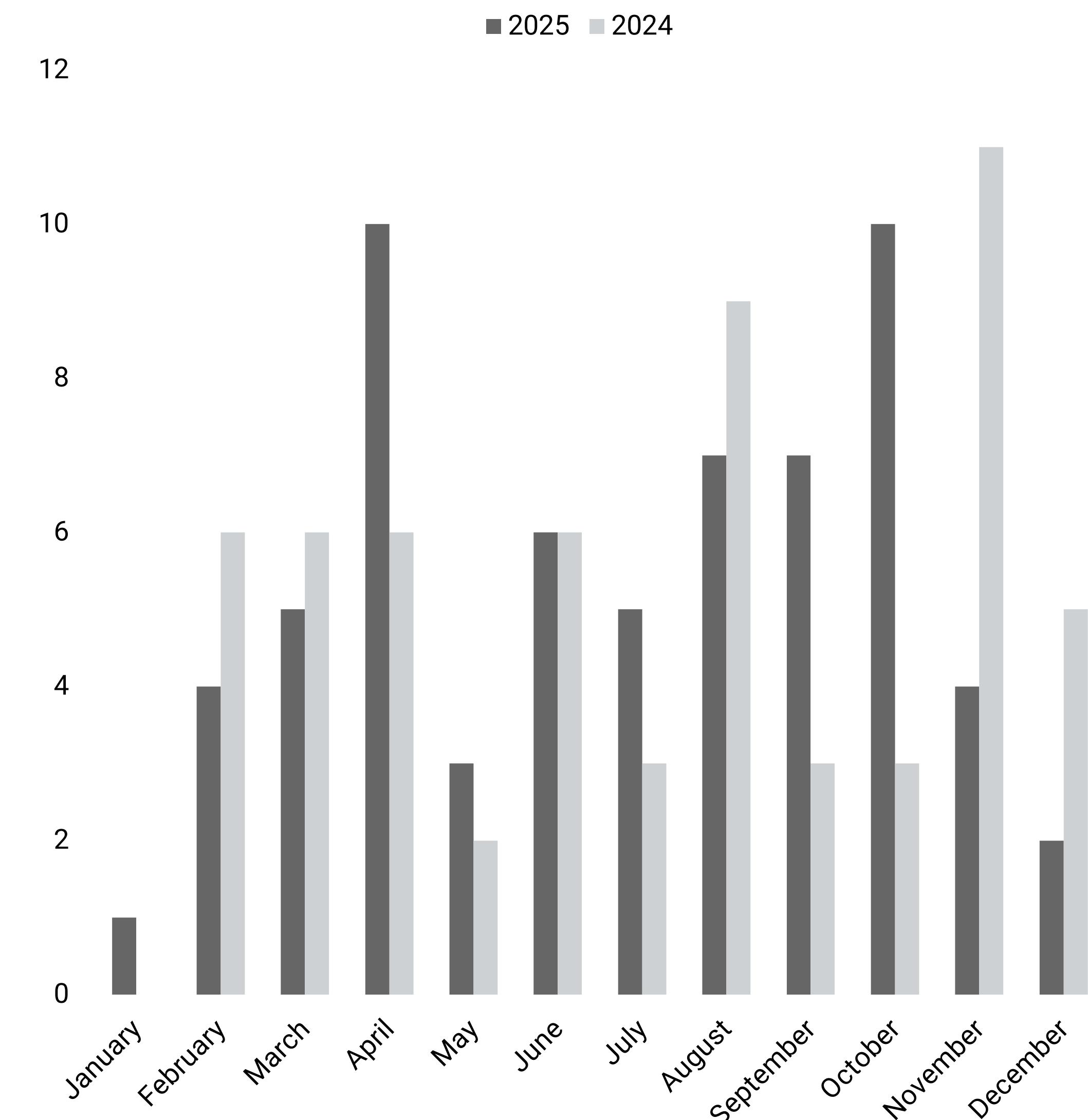


Clark: Condominiums Only

Closed Sales by Month

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

	2025	2024	% chg.
January	1	0	0.00%
February	4	6	-33.33%
March	5	6	-16.67%
April	10	6	66.67%
May	3	2	50.00%
June	6	6	0.00%
July	5	3	66.67%
August	7	9	-22.22%
September	7	3	133.33%
October	10	3	233.33%
November	4	11	-63.64%
December	2	5	-60.00%
Total	64	60	
% chg.		6.67%	

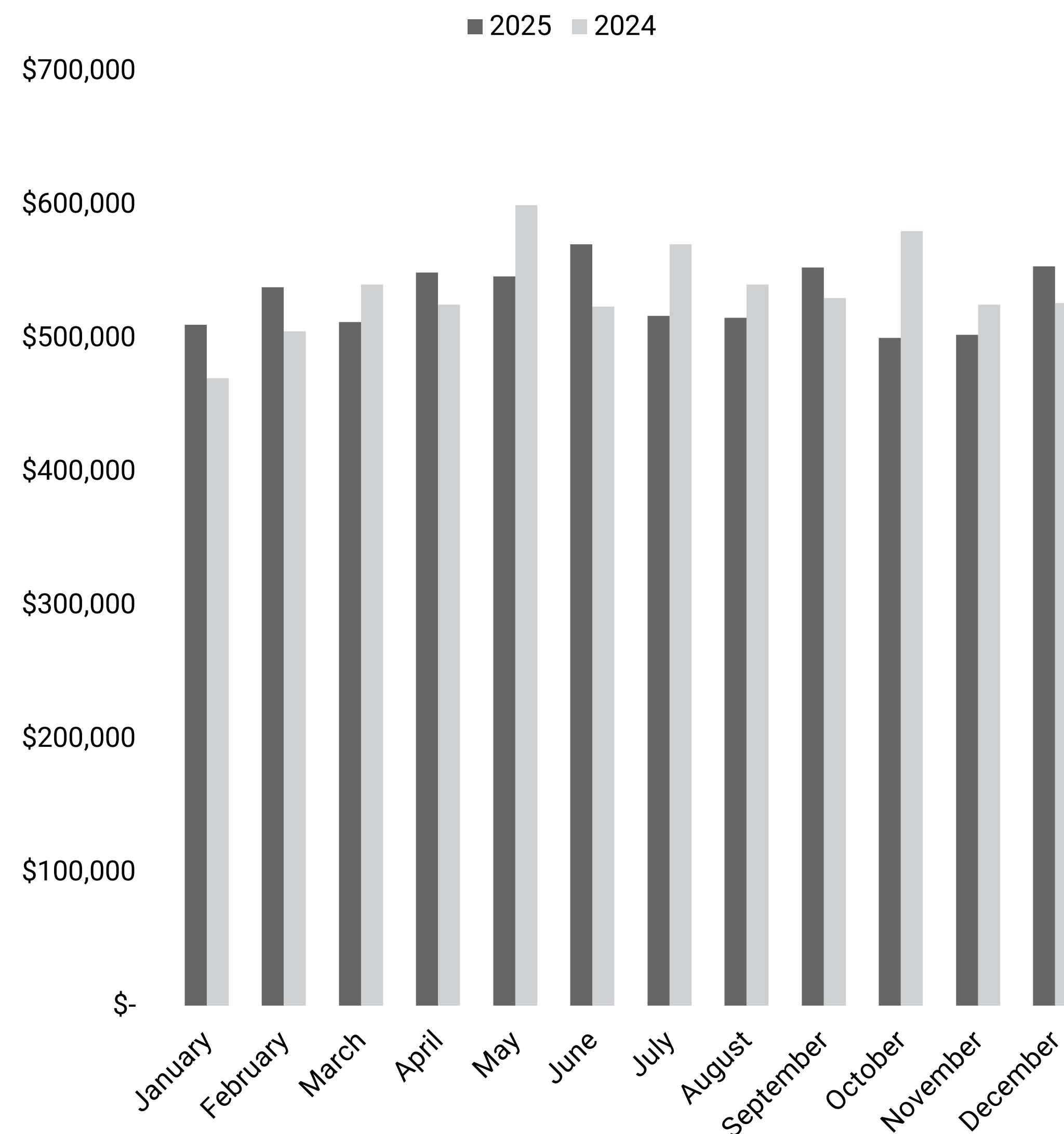


Clark: Residential Homes and Condominiums

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.

	2025	2024	% chg.
January	\$ 510,000	\$ 470,000	8.51%
February	\$ 538,000	\$ 505,000	6.53%
March	\$ 512,000	\$ 540,000	-5.19%
April	\$ 549,000	\$ 525,000	4.57%
May	\$ 546,210	\$ 599,500	-8.89%
June	\$ 570,000	\$ 523,500	8.88%
July	\$ 516,500	\$ 570,000	-9.39%
August	\$ 515,000	\$ 540,000	-4.63%
September	\$ 552,750	\$ 530,000	4.29%
October	\$ 500,000	\$ 580,000	-13.79%
November	\$ 502,500	\$ 525,000	-4.29%
December	\$ 553,500	\$ 526,000	5.23%
Total	\$ 530,000	\$ 540,000	
% chg.		-1.85%	

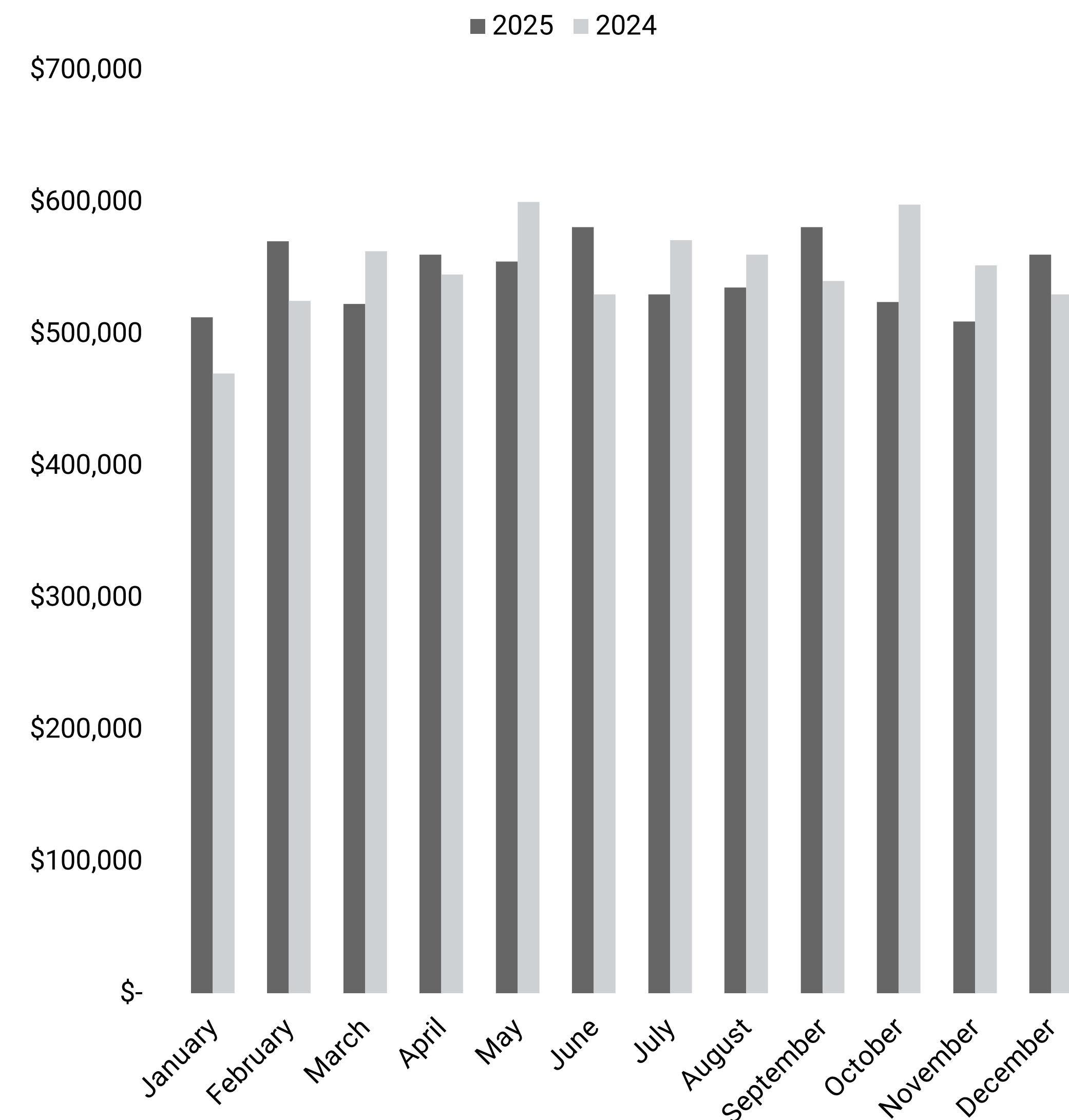


Clark: Residential Homes Only

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.

	2025	2024	% chg.
January	\$ 512,500	\$ 470,000	9.04%
February	\$ 570,000	\$ 525,000	8.57%
March	\$ 522,500	\$ 562,500	-7.11%
April	\$ 560,000	\$ 545,000	2.75%
May	\$ 554,900	\$ 600,000	-7.52%
June	\$ 581,000	\$ 530,000	9.62%
July	\$ 529,900	\$ 571,000	-7.20%
August	\$ 535,000	\$ 559,900	-4.45%
September	\$ 581,000	\$ 540,000	7.59%
October	\$ 524,000	\$ 598,000	-12.37%
November	\$ 509,275	\$ 552,000	-7.74%
December	\$ 560,000	\$ 530,000	5.66%
Total	\$ 541,500	\$ 550,000	
% chg.		-1.55%	

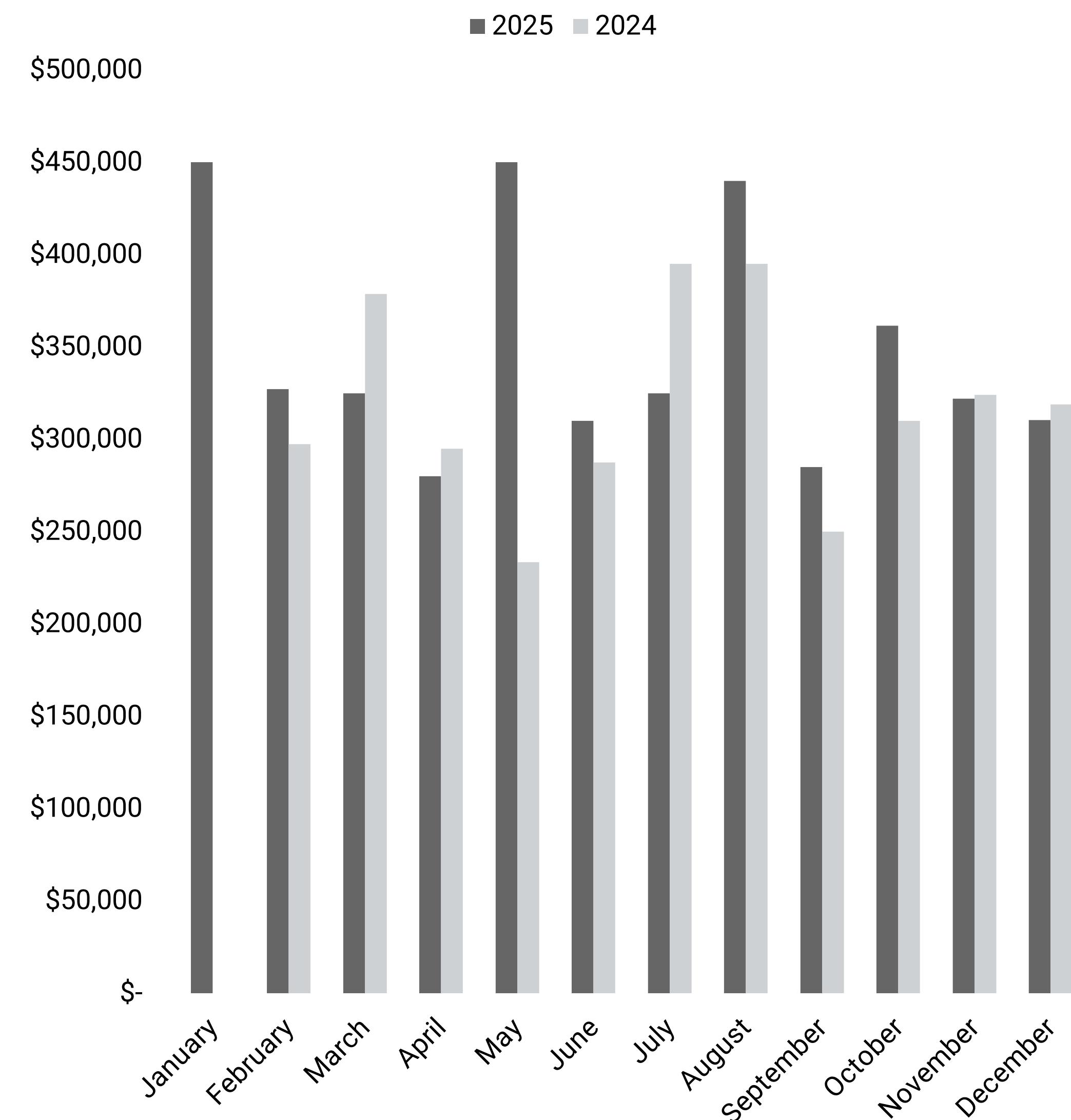


Clark: Condominiums Only

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.

	2025	2024	% chg.
January	\$ 450,000	\$ -	0.00%
February	\$ 327,250	\$ 297,450	10.02%
March	\$ 325,000	\$ 378,750	-14.19%
April	\$ 280,000	\$ 295,000	-5.08%
May	\$ 450,000	\$ 233,450	92.76%
June	\$ 310,000	\$ 287,500	7.83%
July	\$ 324,900	\$ 395,000	-17.75%
August	\$ 439,900	\$ 395,000	11.37%
September	\$ 285,000	\$ 250,000	14.00%
October	\$ 361,500	\$ 310,000	16.61%
November	\$ 322,000	\$ 324,000	-0.62%
December	\$ 310,500	\$ 319,000	-2.66%
Total	\$ 324,450	\$ 317,000	
% chg.		2.35%	



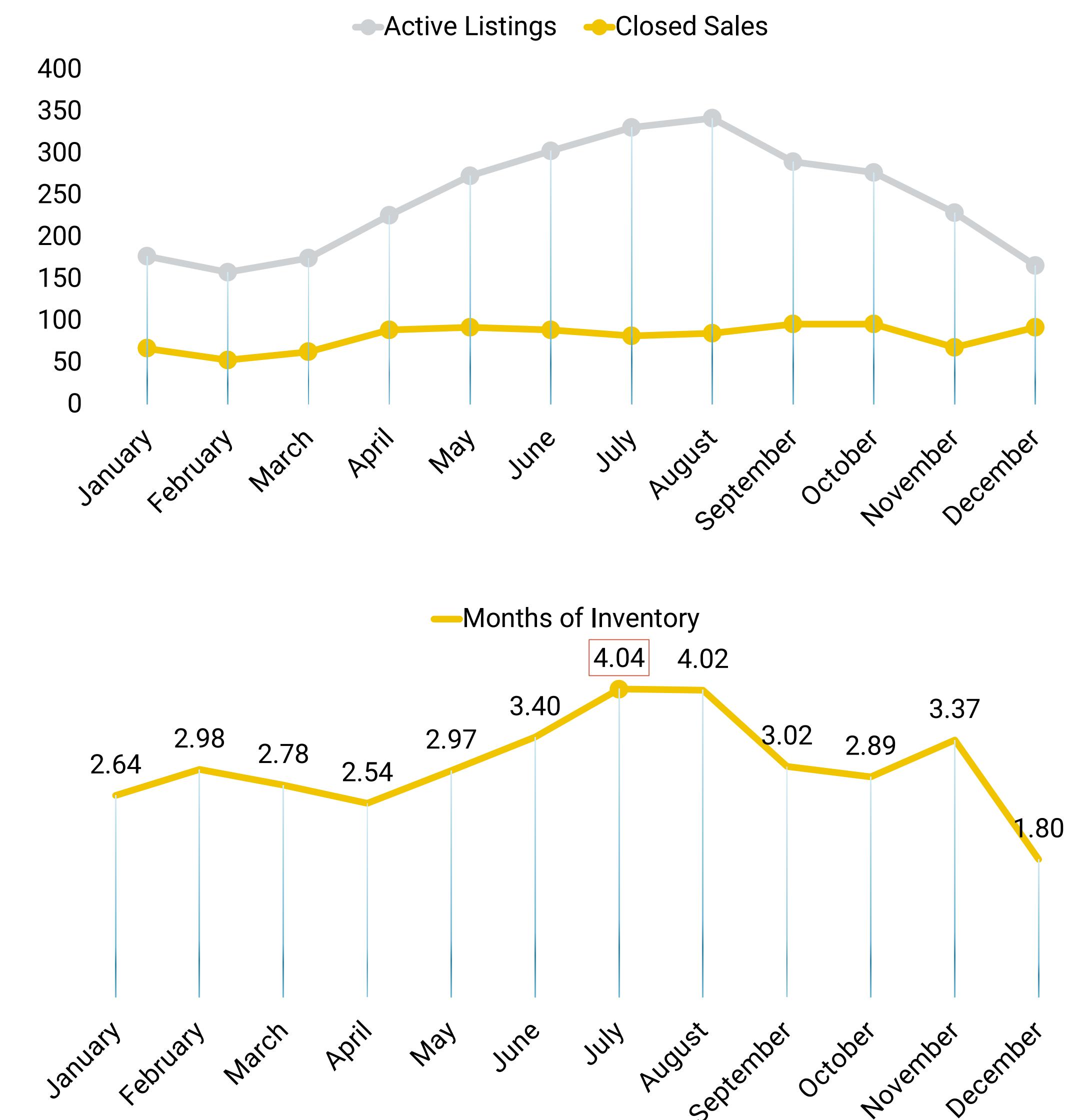
Clark: Residential Homes and Condominiums

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	177	67	2.64
February	158	53	2.98
March	175	63	2.78
April	226	89	2.54
May	273	92	2.97
June	303	89	3.40
July	331	82	4.04
August	342	85	4.02
September	290	96	3.02
October	277	96	2.89
November	229	68	3.37
December	166	92	1.80



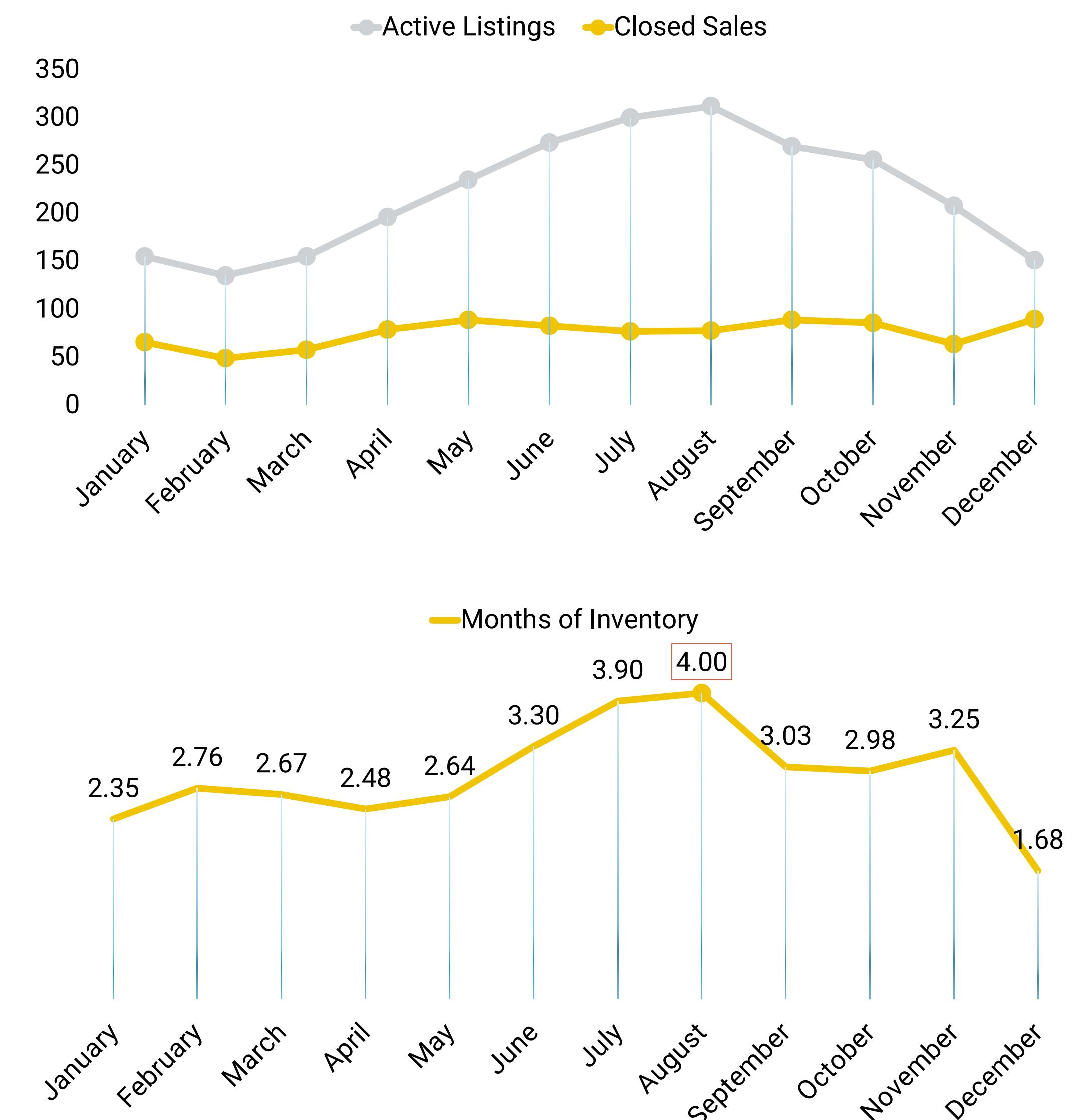
Clark: Residential Homes Only

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	155	66	2.35
February	135	49	2.76
March	155	58	2.67
April	196	79	2.48
May	235	89	2.64
June	274	83	3.30
July	300	77	3.90
August	312	78	4.00
September	270	89	3.03
October	256	86	2.98
November	208	64	3.25
December	151	90	1.68



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	22	1	22.00
February	23	4	5.75
March	20	5	4.00
April	30	10	3.00
May	38	3	12.67
June	29	6	4.83
July	31	5	6.20
August	30	7	4.29
September	20	7	2.86
October	21	10	2.10
November	21	4	5.25
December	15	2	7.50

