

Clark County Market Report

June 2024

Mike Lamb

Broker at Windermere Northwest Living, Vancouver, WA

Mike@MikeLamb.info

360-921-1397

Sales activity in the Clark County real estate market continued to improve in May, making it the best month for both new pending and closed sales this year, and the best month for new sales activity since August 2022. Reflecting that were the 655 *New Pending Residential Sales* reported to RMLS, up 8.1% from April, and up 9.0% from May 2023. Yet despite that improvement, new sales activity was still down 24.9% from May 2022, and down 37.0% from the May 2021 record. That was also the fewest new sales in May than in any other year since 2012. Still, May's new sales activity was good enough to grow the backlog of pending real estate sales 5.7% from April. While that was a 3.1% increase from May 2023, that was still the second smallest backlog of pending sales in May since 2010. At the rate sales closed in May that represented 1.84 months of closings.

Closing activity also improved significantly in May due to increased new sales activity in March and April. You could see that in the 556 *New Closed Residential Sales* reported, up 4.9% from April and up 3.2% from May 2023. But despite that improvement closings were down 29.8% from May 2022, and down 33.2% from the May 2021 record. That was also fewer closed sales than in any other May since 2012. As a result, by the end of the month there had been 2,562 *Solds Year to Date* reported, up 2.1% from May 2021, but down 32.2% from May 2022, and down 37.6% from the May 2021 record. That was also the fewest *Solds Year to Date* reported in any other May since 2012.

Significantly, May also saw improved listing activity, with 943 new residential listings submitted. That was up 13.5% from April, and up 9.1% from May 2023, but it was still down 2.9% from May 2022. And other than COVID impacted 2020 that was the weakest listing activity in any other May since 2013. Nevertheless, the improved listing activity grew *Active Listings* to 1,693 by month end. That was up 10.2% from April, and up 33.7% from May 2023. That was also up 46.2% from May 2022, and up 109.8% from the May 2021 record low. Despite that, there were significantly fewer listings than in any other May since at least 2000. For example, in May 2014 there were 2,473 *Active Listings*, in May 2009 there were 5,852, and in the very good May 2004 market there were 2,308. As a result, there was just 1.63 new residential listings for each new pending residential sale in May. And based on the number of closed residential sales there were only 1.9 months of standing residential inventory available.

Improved sales activity in April and May continued to push average sales prices higher. For example, *Average Sale Price-All MLS* was \$587,783, up 2.7% from April, and up 3.6% from May 2023. More significantly, *Median Sale Price-Residential* was \$542,300, up 1.4% from April, but down an insignificant 0.5% from May 2023. And the average residential sale price was \$628,500 in May, up 4.4% from April, and up 7.1% from \$587,100 in May 2023.

	MAY 2024	Change from May 2023
Active Listings	1,693	33.7%
Solds Year To Date	2,562	2.1%
New Closed Residential Sales	556	3.2%
New Pending Residential Sales	655	9.0%
Average Days on Market-Res. Solds	108	176.9%
Average Sale Price-All MLS	\$587,783	3.6%
Median Sale Price-Residential	\$542,300	-0.5%

The modest but continued improvement in new sales, combined with the increased listing activity in the last three months has been welcome news. Yet as listing activity increased so has demand, resulting in more multiple offer situations, increases in average sale prices, and a 2.7% decrease in Average Days on Market-Residential Sold. While the increases in prices have been modest so far this year, over time low inventories have come with significant increases in the price of housing in Clark County. For example, as recently as May 2020 the Median Residential Sale Price was \$384,900, and the Average Residential Sale Price was \$418,300. And only eight years ago, in May 2016, when there were 2,083 Active Listings and 3,693 Solds Year to Date, the Median Residential Sale Price was \$293,000, and the Average Residential Sale Price was \$329,200. Clearly the continuing shortage of inventory has been having a significant impact on affordability.