

# Clark County Market Report

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New sales activity in the Clark County real estate market remained strong in February. You could see that in the per day sales activity, which in January was 18.2 new sales per day, while in February it was 19.1 new sales per day. You could also see that in the 556 *New Pending Residential Sales* reported to RMLS, up 17.1% from February 2025. And while that was down 2.3% from February 2024, it was up 11.2% from February 2023. Still, that was down 26.7% from February 2022, which was the best total since 2005. Interestingly that was also better than were reported in ten other Februaries since 2005, up from ninth in January. As a result, at the end of the month there were 853 pending sales waiting to close, up 3.1% from January. While that was down 3.7% from February 2024, it was up 1.7% from January 2023. At the rate sales closed in February that represented 1.8 months of closings.

Closing activity improved dramatically in February. The 465 *New Closed Residential Sales* reported were the best since 2022, up 32.1% from January, which was easily the largest increase month over month since 2010. That was also up 11.0% from February 2025, up 15.7% from February 2024, and up 19.9% from February 2023. Even so, that was down 18.0% from February 2022, and down 23.8% from the February 2021 record. That was also better than thirteen other Februaries since 2005, up significantly from ninth in January. Consequently at month end there were 887 *Solds Year to Date* reported, down an insignificant 0.3% from February 2025, but up 9.0% from February 2024, and up 8.6% from February 2023. Nevertheless, that was down 27.4% from February 2022, and down 34.1 from the February 2021 record high. But that was also better than ten other Februaries since 2005.

Listing activity also remained strong in February, mirroring the pattern in new sales activity. In January there were 22.7 new listings per day, while in February there were 23.5 new listings per day. As a result there were 657 new residential listings submitted in February, up 23.5% from February 2025, up 9.1% from February 2024, and up 45.7% from February 2023. But that was still significantly less than typical listing activity from 2022 to 2014. Still, the improved listing activity resulted in a 2.5% increase in the number of *Active Listings*, with 1,788 by month end. That was the most *Active Listings* in February since 2019 when there were 2,067. To put that in perspective, in February 2015 there were 2,387, and in February 2010 there were 5,181. This February there were 1.18 new residential listings for each new pending residential sale. And, based on the number of closed residential sales in February there were 2.4 months of standing residential inventory available.

Despite improved new sales activity changes in average prices were mixed in February. For example, *Average Sale Price-All MLS* was \$618,152, up 6.0% from February 2025. But the *Median Sale Price-Residential* was \$535,000, up just 0.9% from \$530,300 in February 2025. And the average residential sale price was \$624,200, down from \$631,100 in January and up 4.4% from February 2025.

	FEBRUARY 2026	Change from Feb. 2025
Active Listings	1,788	19.4%
Solds Year To Date	887	-0.3%
New Closed Residential Sales	465	10.9%
New Pending Residential Sales	556	17.1%
Average Days on Market-Res. Solds	94	22.1%
Average Sale Price- All MLS	\$618,152	6.0%
Median Sale Price-Residential	\$535,000	0.9%

*So far this year the market is looking more “normal” than we have seen since 2020. Indicative of that is February’s improvement in per day new sales and listing activity, which followed the “normal” seasonal pattern which is typified by increasing activity going into Spring. Additionally, the fact the improvement in closing activity over January was by far the best since 2010 is a good sign. An even more important change is that new sales activity in February moved up to the 67th percentile of the 21 years since 2005. It would be fair to call that better than average. The other really significant improvement was in listing activity. While in historic terms listing activity remains somewhat anemic, February’s activity was much better than we have seen in the last three years. So while we still need more listings to meet improving demand, this market is off to a good start . . .*