

# Clark County Market Report

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Mike Lamb

Broker at Windermere Northwest Living, Vancouver, WA

[Mike@MikeLamb.info](mailto:Mike@MikeLamb.info)

360-921-1397

The Clark County real estate market looked like a typical Spring market in April. You could see that in the 660 *New Pending Residential Sales* reported to RMLS, up 10.9% from April 2025, up 8.9% from April 2024, and up 8.7% from April 2023. Significantly, that was better than were reported in nine Aprils in the 21 years since 2005. Nevertheless, *New Pending Residential Sales* were still down 17.7% from April 2022, and down 28.0% from April 2021, which was the best recorded since 2005. The noteworthy result of the strong new sales activity was that by the end of the month there were 1,020 pending sales waiting to close. That was up 9.0% from March, up 9.9% from April 2025, and that was the most pending sales waiting to close in any April since 2022. At the rate sales closed in April that represented 1.86 months of closings.

April was also a good month for closing activity, with 547 *New Closed Residential Sales* reported. That was up 6.6% from March, up 2.2% from April 2025, up 3.2% from April 2024, and up 17.4% from April 2023. And while *New Closed Residential Sales* were down 32.1% from April 2022, and down 33.8% from April 2021, which was the best since 2005 for closings, that was better than were reported in ten Aprils since 2005. As a result, at the end of the month there were 2,073 *Solds Year to Date* reported, up 4.5% from April 2025, up 6.9% from April 2024, and up 10.6% from April 2023. Impressively, that was more *Solds Year to Date* reported than in ten Aprils since 2005. But that was still down 30.2% from April 2022, and down 33.5% from the April 2021 record high.

Listing activity improved really significantly in April, with 935 new residential listings submitted. That was up 17.8% from March, up 5.2% from April 2025, up 12% from April 2024, and up 51.1% from April 2023. Even so, that was still fewer listings than were submitted in any April between 2022 and 2014. More importantly, even with the strong new sales activity the improved listing activity resulted in a 13.7% increase in the number of *Active Listings* from March, with a total of 2,198 by month end. That was the most *Active Listings* in any month since November, and the most in April since 2019 when there were 2,391. To put that in perspective, in April 2015 there were 2,476, and in April 2010 there were 5,237. As a result, this April there were 1.4 new residential listings for each new pending residential sale. And, based on the number of closed residential sales in April there were 2.7 months of standing residential inventory available. Significantly, that was the most months of standing inventory for the month since May 2012.

Interestingly, despite strong new sales activity average prices were down from March, though up from last April. For example, *Average Sale Price-All MLS* was \$617,614, down 1.3% from March but up 5.9% from April 2025. Similarly, *Median Sale Price-Residential* was \$545,000, down 3.5% from March but up 1.9% from April 2025. And the average residential sale price was \$600,700, down 6.9% from March, and down 6.7% from April 2025.

	APRIL 2026	Change from April 2025
Active Listings	2,198	17.3%
Solds Year To Date	2,073	4.5%
New Closed Residential Sales	547	2.2%
New Pending Residential Sales	660	10.9%
Average Days on Market-Res. Solds	72	10.8%
Average Sale Price- All MLS	\$617,614	5.9%
Median Sale Price- Residential	\$545,000	1.9%

*The improved sales and listing activity this year have given us the best Spring we have seen since the first quarter of 2022. And while there is still room for improvement, the fact that sales activity this spring is nearing the 50th percentile of all the Aprils since 2005 is encouraging. More importantly though, it appears that listing activity and total inventory may finally be coming out of the doldrums. As a result, the combination of improved sales, better listing activity, and more inventory are fueling the healthiest market we have seen in a long time. Even more interesting is the fact that supply and demand are improving together. As long as it lasts that is great news . . .*