Clark County Market Report

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In August the Clark County real estate market continued it's summer vacation that began in June. One indication of that was the 609 *New Pending Residential Sales* reported to RMLS, up 0.7% from July. That was also up 2.4% from August 2025, up 9.3% from August 2024, and up 10.5% from August 2023. But that was fewer *New Pending Residential Sales* than in any August between 2012 and 2022. Still, that was better than eight other Augusts since 2025. As a result, at the end of August there were 893 pending sales waiting to close, down 2.4% from August 2025, and down just marginally from both August 2024 and 2025. Even so, that was significantly down from every other August since 2008. At the substantially reduced rate sales closed in August that represented 1.7 months of closings.

Closing activity also continued to vacation in August, and weakened even more since July. Of course, that was due to the weaker new sales activity in June and July. There were just 524 *New Closed Residential Sales* reported, down 9.8% from July, down 5.4% from August 2025. In fact, that was the fewest *New Closed Residential Sales* in August since 2011, and it was better than only five other Augusts since 2025. Consequently, at the end of the month there were 4,690 *Solds Year to Date* reported, up 4.3% from August 2025, and better than any other August since 2022. But that was fewer than in any August between 2012 and 2022. Furthermore with the weaker summer sales, *Solds Year to Date* will continue to lag compared to recent years until sales activity improves significantly.

Listing activity was even weaker than closed sales in August, with just 710 new residential listings submitted. While a decline in new listings is typical of August, new listings this August were down 21.5% from July, and down 10.0% from August 2025. That was the fewest new listings submitted since February, and it was significantly fewer new listings than were submitted in any other August since 2012. As a result the number of *Active Listings* declined 0.7% from July to 2,650, but that was still up 11.2% from August 2025. And that was the most *Active Listings* in any August since 2015, when there were 2,653. To put that in perspective, in August 2010 there were 5,599 *Active Listings,* and in 2008, which was the high for August, there were 7,745 *Active Listings.* Consequently, this August there were 1.17 new residential listings for each new pending residential sale. And based on the number of closed residential sales in June, there were 3.6 months of standing residential inventory available.

The stronger new sales activity appeared to push average prices up in August. For example, *Average Sale Price-All MLS* was $630,763, up just 0.1% from July, and up 1.5% from August 2025. More significantly, *Median Sale Price-Residential* increased to $575,000, up 1.8% from July, and up 4.6% from August 2025. And the average residential sale price increased to $644,100, up 1.3% from July, and up 5.7% from August 2025.

	AUGUST 2026	Change from Aug. 2025
Active Listings	2,650	11.2%
Solds Year To Date	4,690	4.3%
New Closed Residential Sales	524	-5.4%
New Pending Residential Sales	609	2.4%
Average Days on Market-Res. Solds	69	11.3%
Average Sale Price- All MLS	$630,763	1.5%
Median Sale Price-Residential	$575,000	4.6%

The increase in new sales activity this August was interesting because it was the first time since 2021 that new sales were up from July. In fact, over the last ten years new sales activity in August has declined from the July in six of the ten years. And of the four years in which new sales increased, two were during the COVID boom. Otherwise, the last time sales increased from July was in the very good markets of 2017 and 2016. Another interesting development in August was the increases in average prices, after several months of little change. So does that mean the market is starting to improve? And, what does the weak listing activity indicate? As we move into the fall market we will see. But the growth in new sales activity is encouraging. And the best news is with inventory at the highest level since 2015, buyers have more choices.