

Clark County Market Report

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The Clark County real estate market weakened substantially in September. You could see that in the 521 *New Pending Residential Sales* reported to RMLS, down 14.5% from August. That was also down 5.5% from September 2025, down 10.0% from September 2024, and down 12.1% from September 2023. While that was better than September 2022, it was fewer *New Pending Residential Sales* than in any other September since 2012, putting it in the 29th percentile of all Septembers since 2005. Consequently, at the end of the month there were 820 pending sales waiting to close, down 8.2% from August, and down 3.9% from September 2025. And while that was up 3.1% from September 2024, it was down significantly from every other September since 2008. At the reduced rate sales closed in September that represented just 1.6 months of closings.

Closing activity was also down in September, somewhat surprisingly due to the improved new sales activity in August. But there were only 512 *New Closed Residential Sales* reported, down 2.3% from August, and down 5.5% from September 2025. That was the fewest *New Closed Residential Sales* in September since 2023, and it was better than only seven other Septembers since 2025. As a result, at the end of the month there were 5,288 *Solds Year to Date* reported, down 4.3% from August. While that was still up 3.2% from September 2025 the increase from 2025 was only because sales in the first five months of the year were much better. That was also fewer *Solds Year to Date* than in any other September since 2012.

Listing activity also weakened in September, with just 710 new residential listings submitted. That was down 8.3% from August, and it was by far the fewest new listings submitted in any month this year since February. Even so, that was up 0.5% from September 2025, and it was better than in any other September since 2022. But that was significantly fewer new listings than were submitted in any other September since 2012. As a result, the number of *Active Listings* declined 2.1% from August to 2,594, but that was up 23.9% from September 2025. And that was the most *Active Listings* in any September since 2013, when there were 2,330. To put that in perspective, in September 2010 there were 5,411 *Active Listings*, and in 2008, which was the high for September, there were 7,314 *Active Listings*. This September there were 1.25 new residential listings for each new pending residential sale. And based on the number of closed residential sales in September, there were 3.68 months of standing residential inventory available.

With weaker new sales activity and relatively more inventory in September, average prices softened noticeably. For example, *Average Sale Price-All MLS* was \$628,212, down 0.4% from August, and up just 1.2% from September 2025. More significantly, *Median Sale Price-Residential* dropped to \$549,500, down 4.4% from August, and up just 0.8% from September 2025. And the average residential sale price fell 5.1% from August to \$611,500, That was down 0.8% from September 2025.

	SEPTEMBER 2026	Change from Sept. 2025
Active Listings	2,594	23.9%
Solds Year To Date	5,288	3.2%
New Closed Residential Sales	512	-5.5%
New Pending Residential Sales	521	-13.2%
Average Days on Market-Res. Solds	70	7.7%
Average Sale Price- All MLS	\$628,212	1.2%
Median Sale Price-Residential	\$549,500	0.8%

The fact that new pending sales fell in September was not unusual. In fact, since 2010 new sales activity in September has declined in fourteen of the sixteen years. And the magnitude of the change this September was just twenty percent above the average of those sixteen years. That typical seasonal decline reflects the fact that sales is a process that requires activity. When Realtors and their clients go on vacation, like they did in August, it takes a while for sales activity to spool up. What was unusual this September was that sales and listing activity were the weakest they have been since February. That suggests the market has cooled significantly, but that is good news for buyers. Inventory remains at levels unseen since 2013, and prices appear to be softening, giving buyers much better choices than they have had in years.