Clark County Market Report

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The Clark County real estate market continued to cool in October. That was best seen in the 438 *New Pending Residential Sales* reported to RMLS, down 15.9% from September, down 16.9% from October 2025, and down 24.4% from October 2024. And even though new pending sales this October were marginally better than the 433 reported in October 2023, there were only four of the Octobers since 2005 with fewer new pending sales. As a result, at the end of the month there were 736 pending sales waiting to close, down 10.2% from September, down 5.6% from October 2025, and down 16.0% from October 2024. And even though that was up 0.4% from October 2024, it was down significantly from every other October since 2008. At the anemic rate sales closed in October that represented just 1.4 months of closings.

Closing activity also weakened in October, reflecting declining new sales activity in September. There were just 480 *New Closed Residential Sales* reported, down 6.3% from September, down 9.4% from October 2025, and down 12.9% from October 2024. Even though that was still up 7.9% from October 2023, there were only six Octobers since 2025 with fewer *New Closed Residential Sales*. Consequently, at the end of the month there were 5,821 *Solds Year to Date* reported, up just 1.8% from October 2025. Although that was still better than in any October since 2022, that percentage has been declining since June. For example, in May Solds Year to Date were up 4.5% from May 2025. Furthermore, the October total was better than only seven Octobers since 2005.

Listing activity also continued to weaken in October, with just 613 new residential listings submitted. That was down 5.8% from September, and it was by far the fewest new listings submitted in any month since December 2025. Even so, that was still up 0.5% from October 2025, and it was better than in any other October since 2022. Nevertheless that was significantly fewer new listings than were submitted in any other October between 2012 and 2022. As a result, at month end the 2,552 *Active Listings* were down 1.6% from September to 2,594, but that was still up 16.1% from October 2025. And that was the most *Active Listings* in any October since 2013, when there were 3,089. To put that in perspective, in October 2010 there were 5,220 *Active Listings,* and in October 2008, which was the high since 2005, there were 7,018 *Active Listings*. This October there were 1.4 new residential listings for each new pending residential sale. And based on the number of closed residential sales in October, there were 4.45 months of standing residential inventory available.

Despite weakening new sales activity, average prices showed little change in October. For example, *Average Sale Price-All MLS* was $627,114, down 0.6% from September, and up just 0.8% from October 2025. And, *Median Sale Price-Residential* was essentially unchanged at $550,000, up just $500 from September, and up 2.0% from October 2025. And the average residential sale price was up 2.6% from September to $627,300, but up just 0.7% from October 2025.

	OCTOBER 2026	Change from Oct. 2025
Active Listings	2,552	16.1%
Solds Year To Date	5,821	1.8%
New Closed Residential Sales	480	-9.4%
New Pending Residential Sales	438	-16.9%
Average Days on Market-Res. Solds	74	8.8%
Average Sale Price- All MLS	$627,114	0.8%
Median Sale Price-Residential	$550,000	2.0%

The changes in the Clark County market this year are succinctly summarized in the New Pending Residential Sales data. In April, there were 699 New Pending Residential Sales, this year's high. That was in the 38th percentile of all the the Aprils since 2005, and it was the best in April since 2022. By October though, the 438 New Pending Residential Sales had fallen to the 19th percentile, half of what it was in April. Another indicator of the changing market are Average Days on Market, which in April hit a low of 63 days, and in October were 74. These changes reflect the turbulence we have experienced this year, and we know that turbulence is bad for markets. The good news is the elections are over so there is less uncertainty, and fuel prices and interest rates appear to have started to improve. While it is still too soon to know where this market is going, for buyers this is clearly the best market we have seen in more than a decade.