



Powering the Region's Real Estate Industry

NORTHWEST
MULTIPLE LISTING SERVICE®

2023

Clark

Annual Statistical Review and Highlights



Table of Contents

Pg 2.....Table of Contents

New Listings
Pg 3-5.....By Month

Active Inventory
Pg 6-8.....By Month

Pending Sales
Pg 9-11....By Month

Closed Sales
Pg 12-14....By Month

Median Sales Price
Pg 15-17....By Month

Months of Inventory
Pg 18-20....By Month



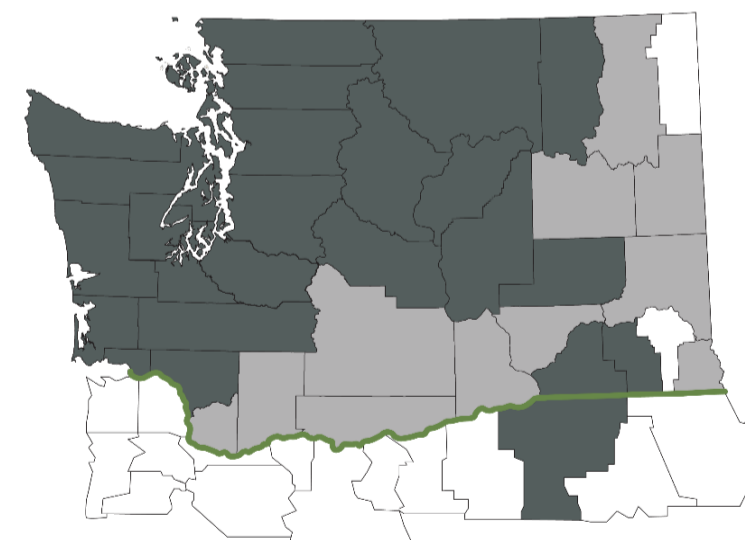
Member Offices

2,562



Total Members/Subscribers

32,478



Counties

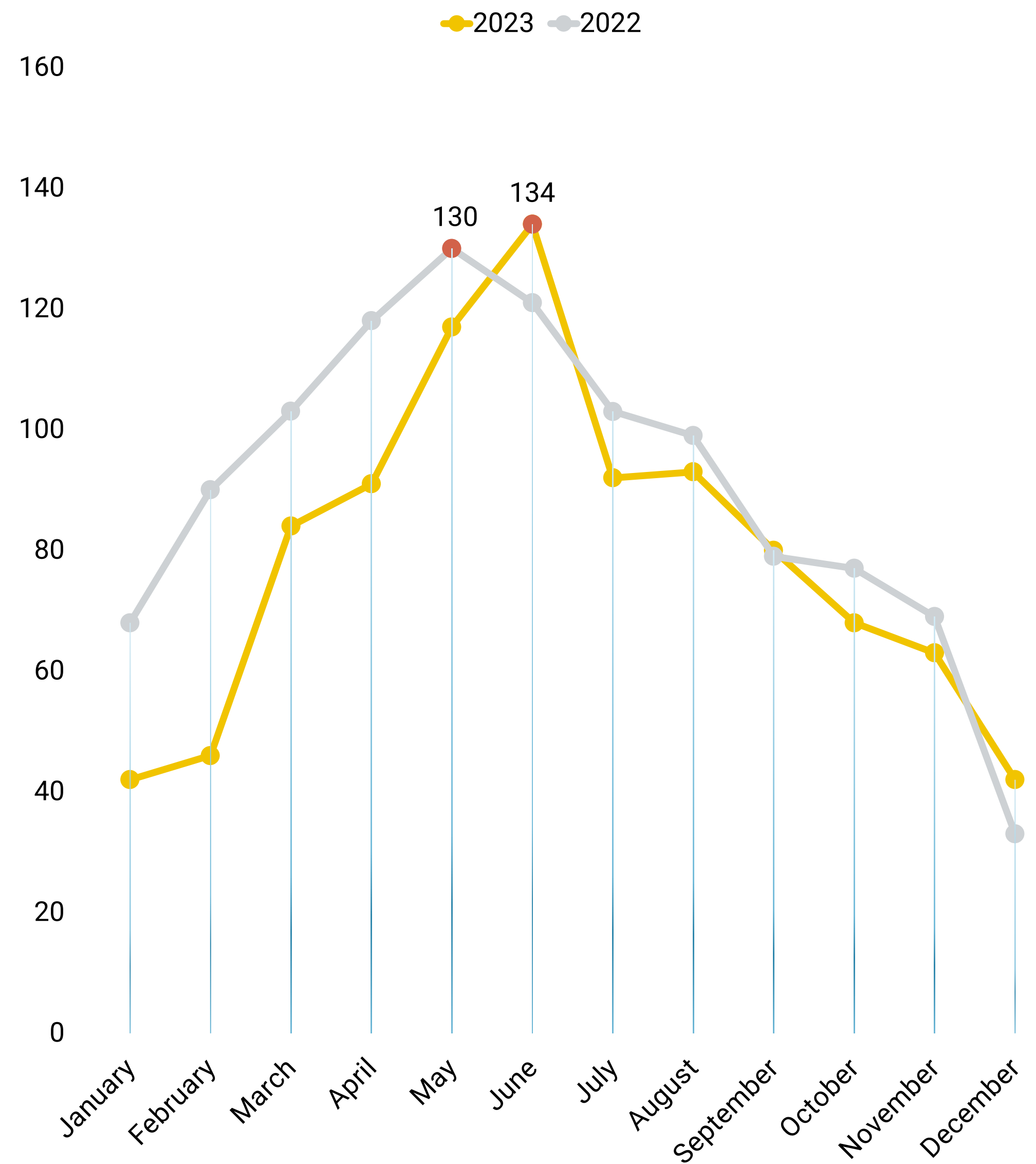
26

Clark: Residential Homes and Condominiums

New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes & condominiums.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2023	2022	% chg.
January	42	68	-38.24%
February	46	90	-48.89%
March	84	103	-18.45%
April	91	118	-22.88%
May	117	130	-10.00%
June	134	121	10.74%
July	92	103	-10.68%
August	93	99	-6.06%
September	80	79	1.27%
October	68	77	-11.69%
November	63	69	-8.70%
December	42	33	27.27%
Total	952	1,090	
% chg.			-12.66%

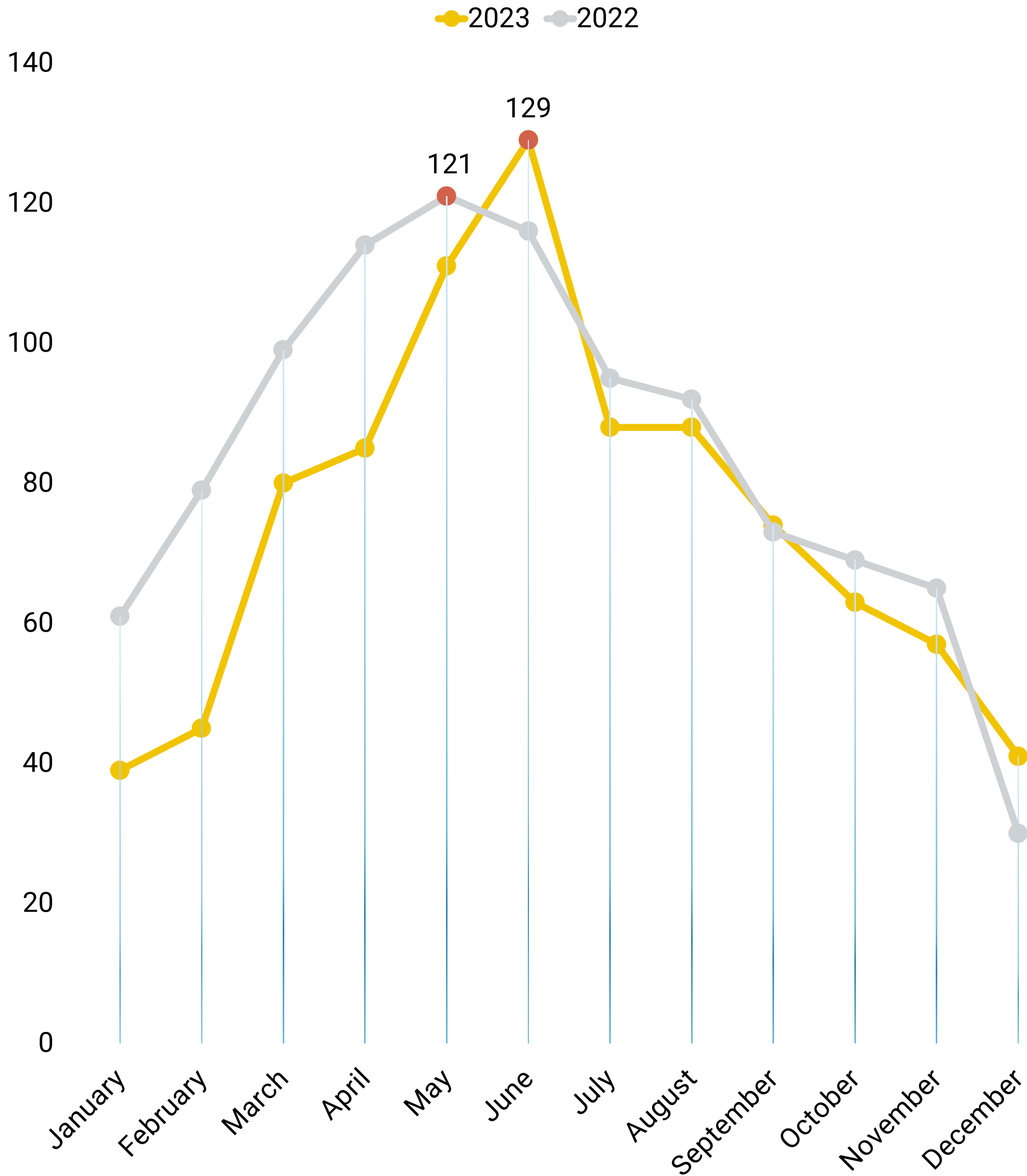


Clark: Residential Homes Only

New Listings by Month

A comparison of new listings added each month this year vs. last year, for residential homes only.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2023	2022	% chg.
January	39	61	-36.07%
February	45	79	-43.04%
March	80	99	-19.19%
April	85	114	-25.44%
May	111	121	-8.26%
June	129	116	11.21%
July	88	95	-7.37%
August	88	92	-4.35%
September	74	73	1.37%
October	63	69	-8.70%
November	57	65	-12.31%
December	41	30	36.67%
Total	900	1,014	
% chg.			-11.24%

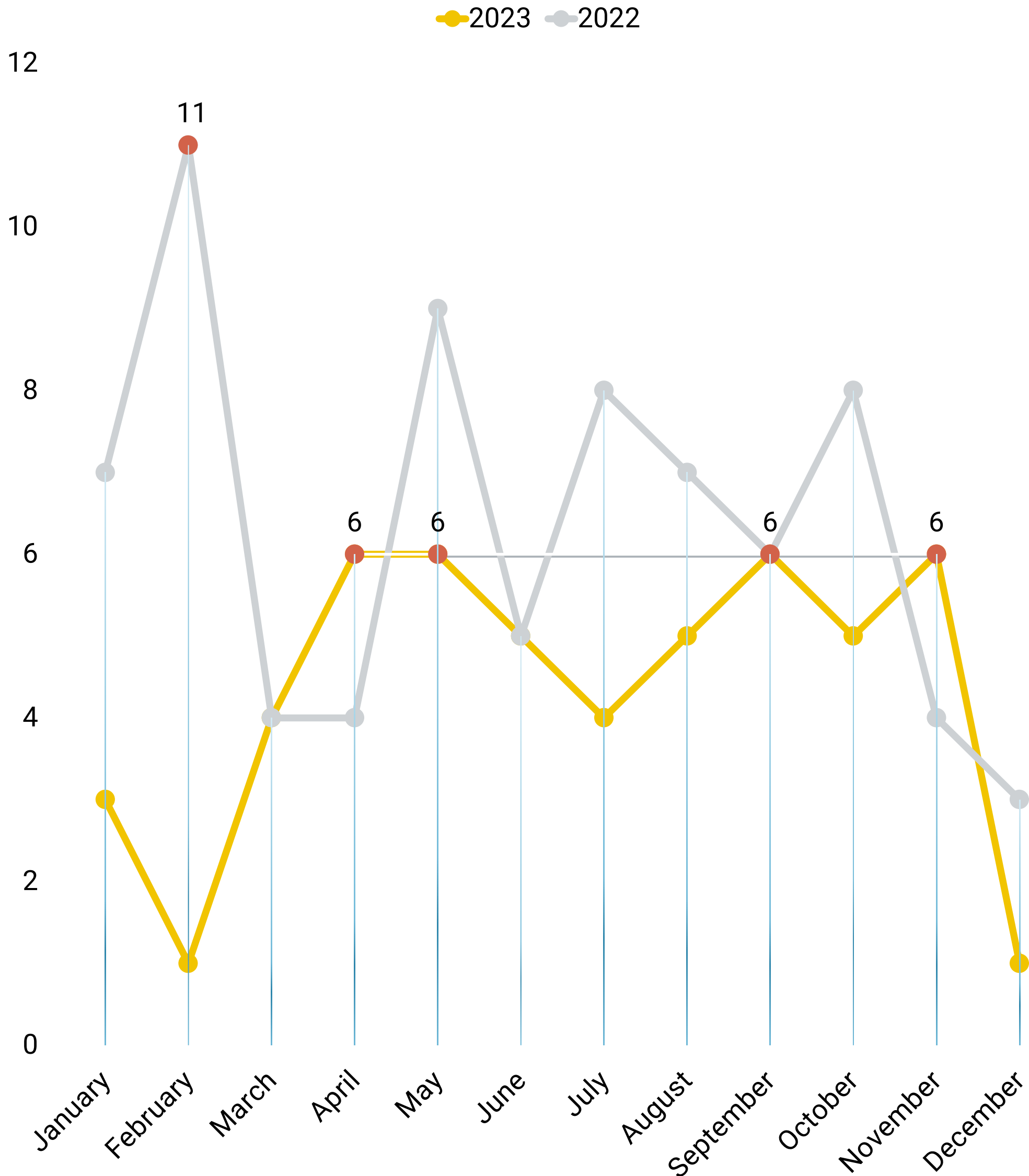


Clark: Condominiums Only

New Listings by Month

A comparison of new listings added each month this year vs. last year, for condominiums only.
 New Listings: Property added to inventory during the reporting period (included in active listing totals).

	2023	2022	% chg.
January	3	7	-57.14%
February	1	11	-90.91%
March	4	4	0.00%
April	6	4	50.00%
May	6	9	-33.33%
June	5	5	0.00%
July	4	8	-50.00%
August	5	7	-28.57%
September	6	6	0.00%
October	5	8	-37.50%
November	6	4	50.00%
December	1	3	-66.67%
Total	52	76	
% chg.			-31.58%

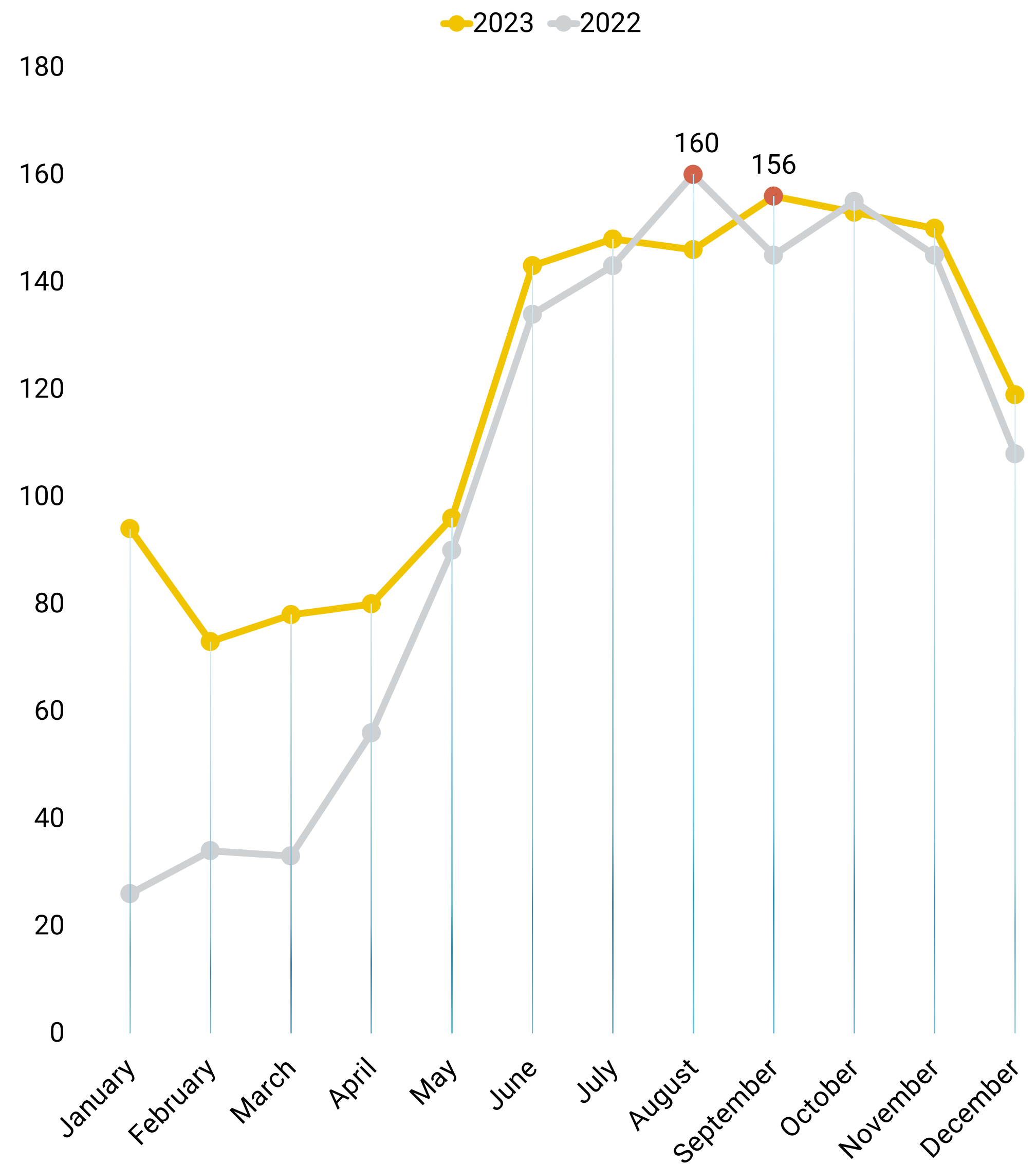


Clark: Residential Homes and Condominiums

Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes & condominiums.
Active Listings: Inventory on market.

	2023	2022	% chg.
January	94	26	261.54%
February	73	34	114.71%
March	78	33	136.36%
April	80	56	42.86%
May	96	90	6.67%
June	143	134	6.72%
July	148	143	3.50%
August	146	160	-8.75%
September	156	145	7.59%
October	153	155	-1.29%
November	150	145	3.45%
December	119	108	10.19%
Total	1,436	1,229	
% chg.			16.84%

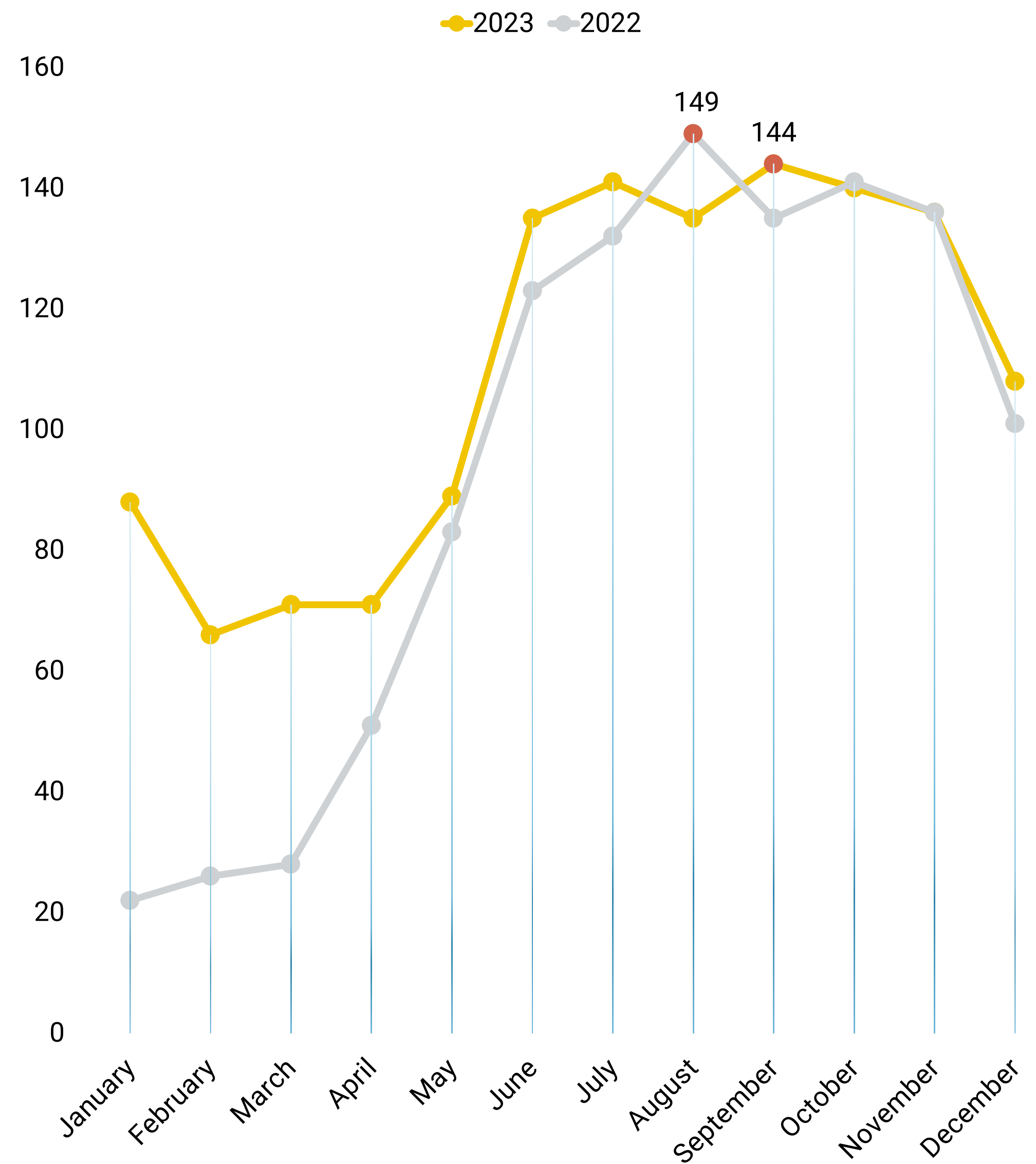


Clark: Residential Homes Only

Active Listings by Month

A comparison of active listings each month this year vs. last year, for residential homes only.
Active Listings: Inventory on market.

	2023	2022	% chg.
January	88	22	300.00%
February	66	26	153.85%
March	71	28	153.57%
April	71	51	39.22%
May	89	83	7.23%
June	135	123	9.76%
July	141	132	6.82%
August	135	149	-9.40%
September	144	135	6.67%
October	140	141	-0.71%
November	136	136	0.00%
December	108	101	6.93%
Total	1,324	1,127	
% chg.			17.48%

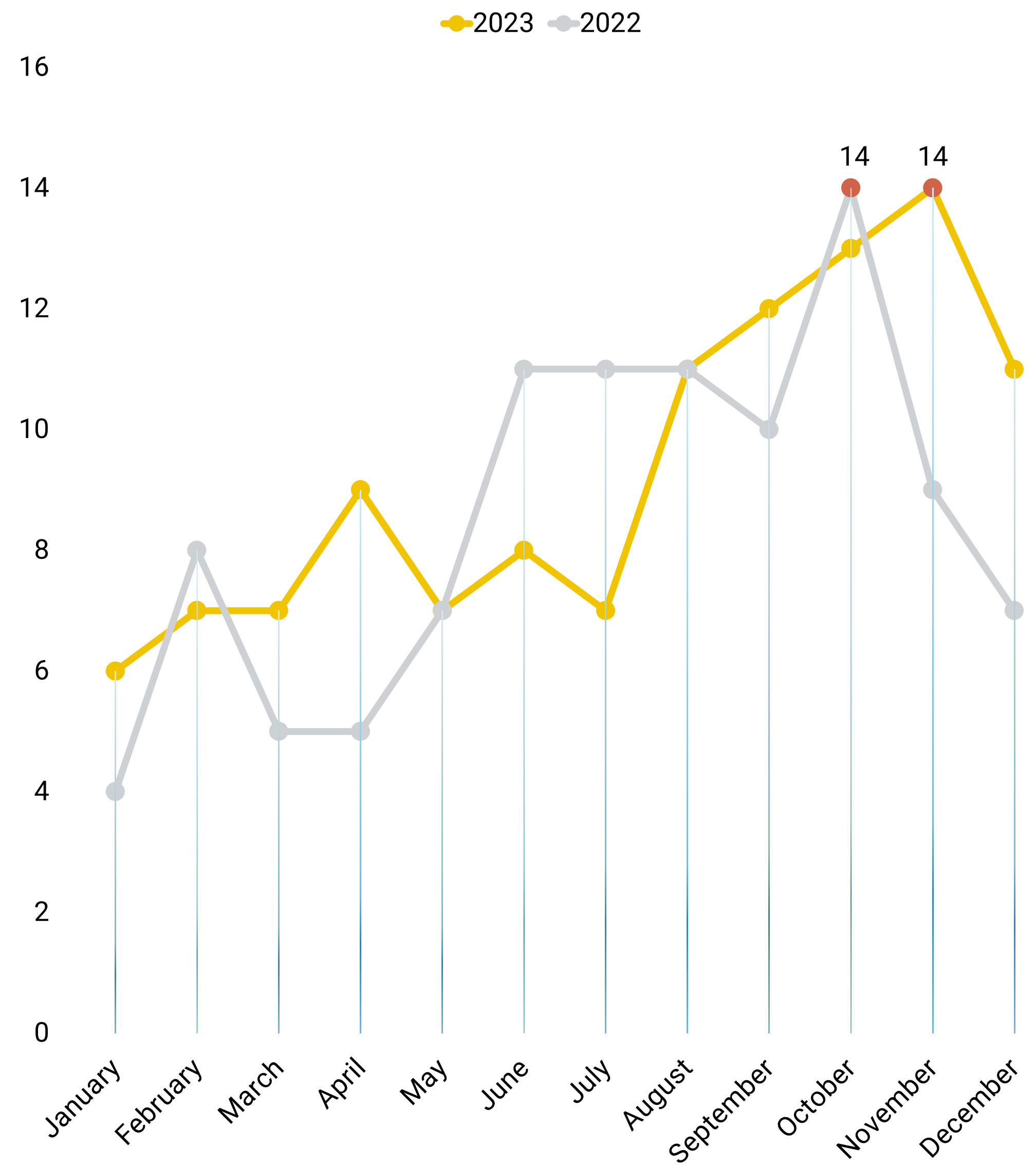


Clark: Condominiums Only

Active Listings by Month

A comparison of active listings each month this year vs. last year, for condominiums only.
Active Listings: Inventory on market.

	2023	2022	% chg.
January	6	4	50.00%
February	7	8	-12.50%
March	7	5	40.00%
April	9	5	80.00%
May	7	7	0.00%
June	8	11	-27.27%
July	7	11	-36.36%
August	11	11	0.00%
September	12	10	20.00%
October	13	14	-7.14%
November	14	9	55.56%
December	11	7	57.14%
Total	112	102	
% chg.			9.80%



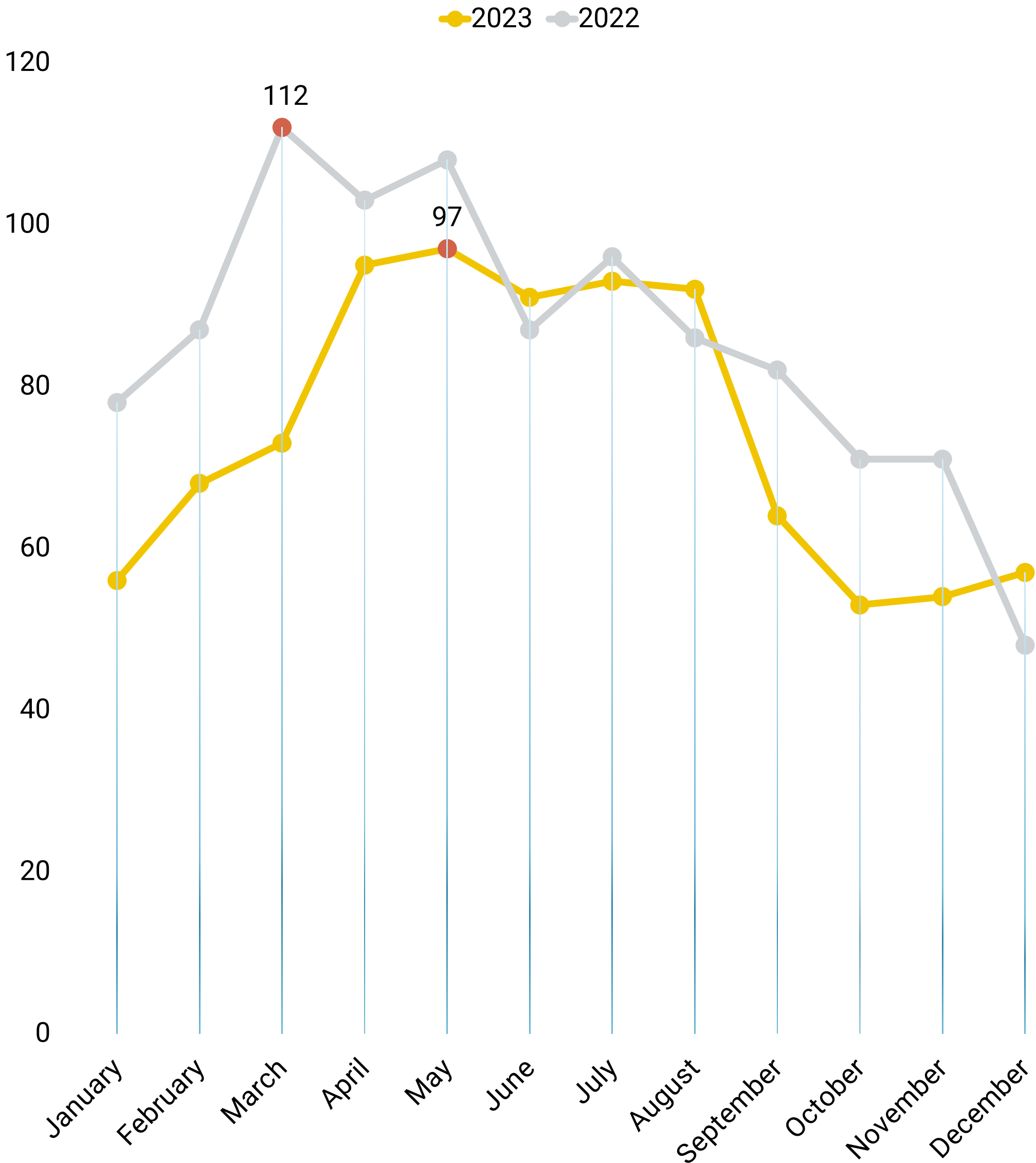
Clark: Residential Homes and Condominiums

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes & condominiums.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2023	2022	% chg.
January	56	78	-28.21%
February	68	87	-21.84%
March	73	112	-34.82%
April	95	103	-7.77%
May	97	108	-10.19%
June	91	87	4.60%
July	93	96	-3.13%
August	92	86	6.98%
September	64	82	-21.95%
October	53	71	-25.35%
November	54	71	-23.94%
December	57	48	18.75%
Total	893	1,029	
% chg.			-13.22%



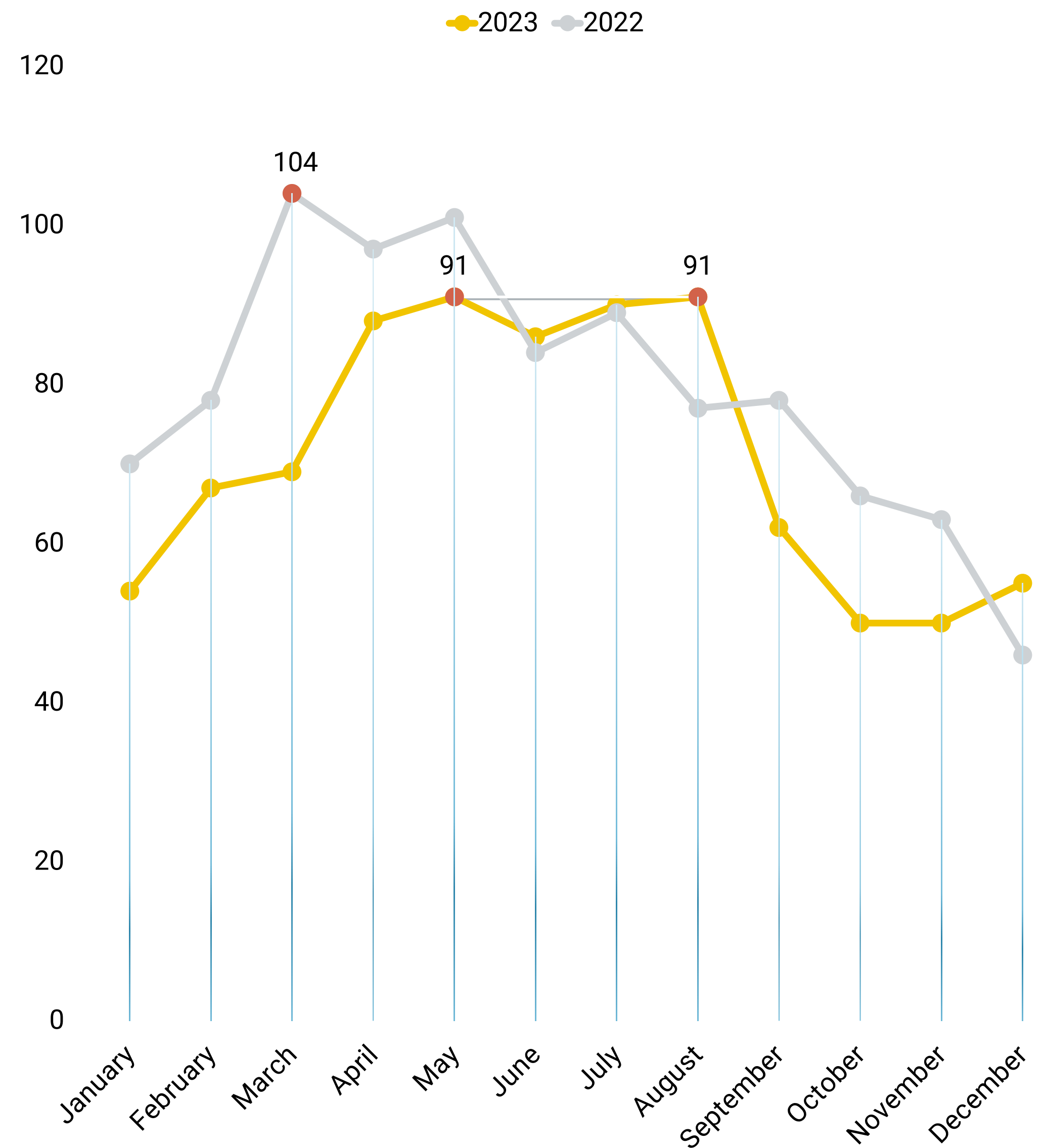
Clark: Residential Homes Only

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for residential homes only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2023	2022	% chg.
January	54	70	-22.86%
February	67	78	-14.10%
March	69	104	-33.65%
April	88	97	-9.28%
May	91	101	-9.90%
June	86	84	2.38%
July	90	89	1.12%
August	91	77	18.18%
September	62	78	-20.51%
October	50	66	-24.24%
November	50	63	-20.63%
December	55	46	19.57%
Total	853	953	
% chg.			-10.49%



Clark: Condominiums Only

Pending Sales by Month

A comparison of the number of pending sales this year vs. last year, for condominiums only.

Pending Sales: Purchase and sale agreement has been signed by buyer and seller, but the transaction has not closed (pending arrangements for financing, home inspection, sale of buyer's home, or other reasons). Figures include all transactions that became "pending" during the period unless the listing went back on the market during the same period.

	2023	2022	% chg.
January	2	8	-75.00%
February	1	9	-88.89%
March	4	8	-50.00%
April	7	6	16.67%
May	6	7	-14.29%
June	5	3	66.67%
July	3	7	-57.14%
August	1	9	-88.89%
September	2	4	-50.00%
October	3	5	-40.00%
November	4	8	-50.00%
December	2	2	0.00%
Total	40	76	
% chg.			-47.37%

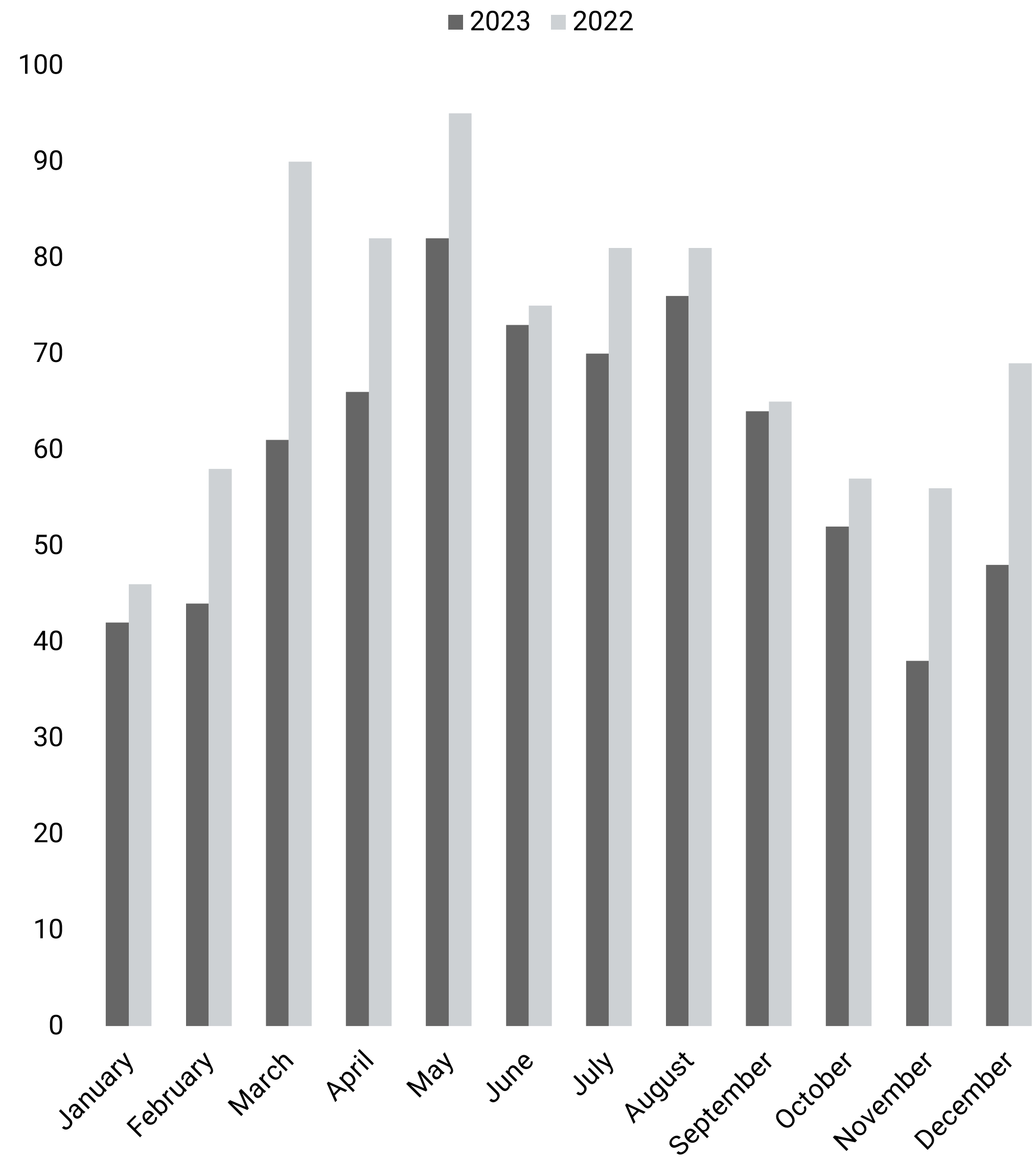


Clark: Residential Homes and Condominiums

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes & condominiums.

	2023	2022	% chg.
January	42	46	-8.70%
February	44	58	-24.14%
March	61	90	-32.22%
April	66	82	-19.51%
May	82	95	-13.68%
June	73	75	-2.67%
July	70	81	-13.58%
August	76	81	-6.17%
September	64	65	-1.54%
October	52	57	-8.77%
November	38	56	-32.14%
December	48	69	-30.43%
Total	716	855	
% chg.			-16.26%

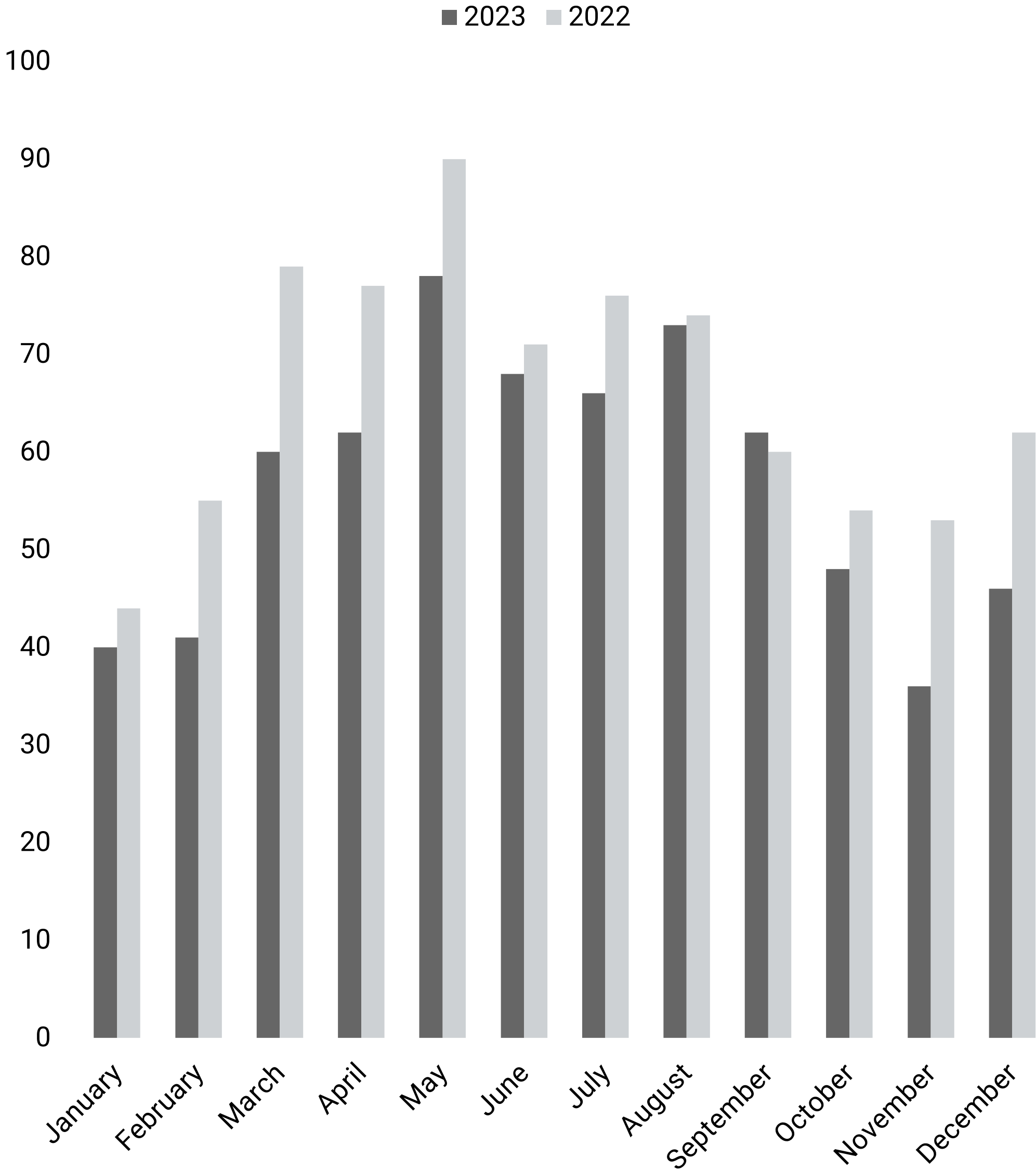


Clark: Residential Homes Only

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for residential homes only.

	2023	2022	% chg.
January	40	44	-9.09%
February	41	55	-25.45%
March	60	79	-24.05%
April	62	77	-19.48%
May	78	90	-13.33%
June	68	71	-4.23%
July	66	76	-13.16%
August	73	74	-1.35%
September	62	60	3.33%
October	48	54	-11.11%
November	36	53	-32.08%
December	46	62	-25.81%
Total	680	795	
% chg.			-14.47%

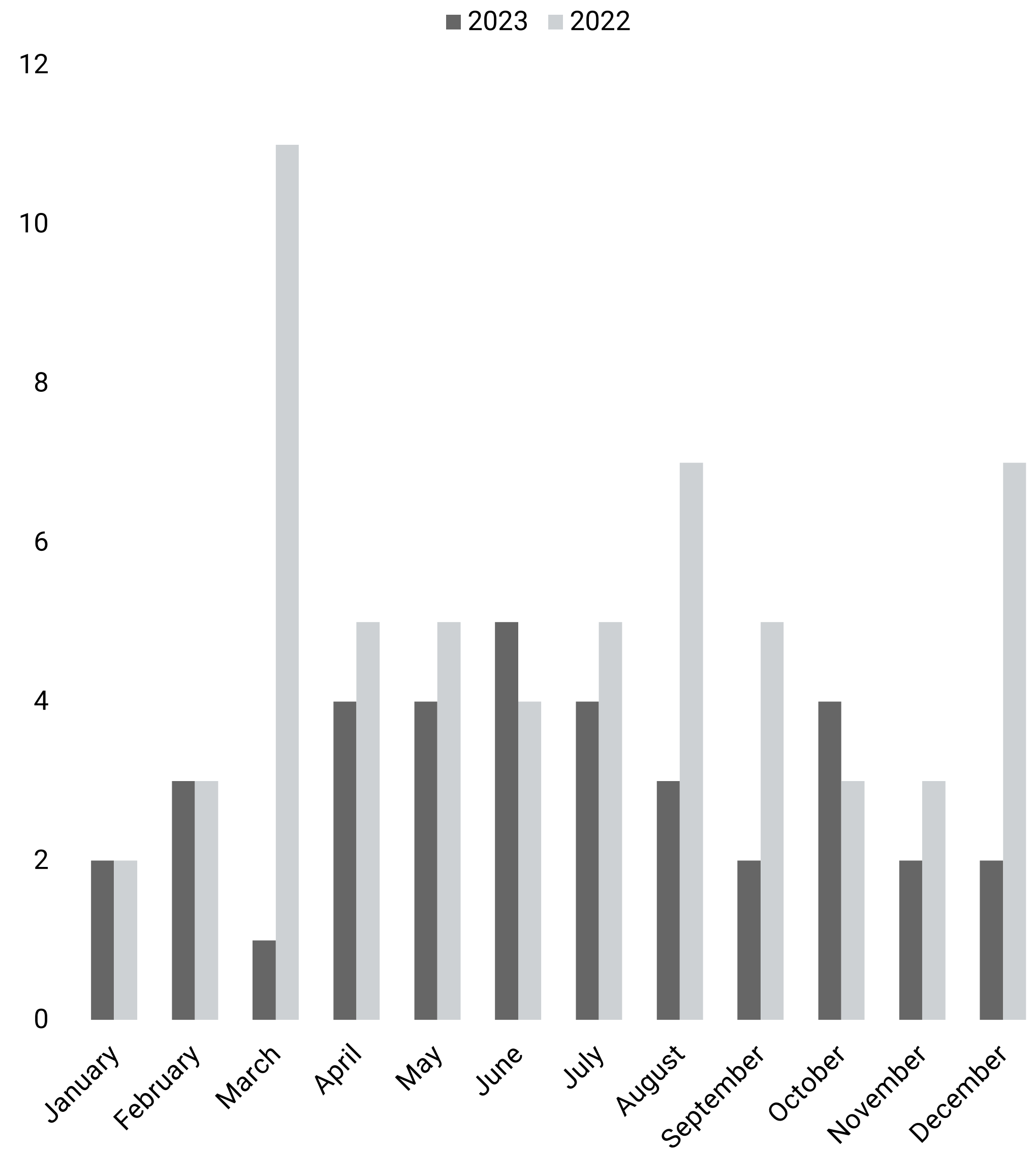


Clark: Condominiums Only

Closed Sales by Month

A comparison of closed sales units this year vs. last year, for condominiums only.

	2023	2022	% chg.
January	2	2	0.00%
February	3	3	0.00%
March	1	11	-90.91%
April	4	5	-20.00%
May	4	5	-20.00%
June	5	4	25.00%
July	4	5	-20.00%
August	3	7	-57.14%
September	2	5	-60.00%
October	4	3	33.33%
November	2	3	-33.33%
December	2	7	-71.43%
Total	36	60	
% chg.			-40.00%

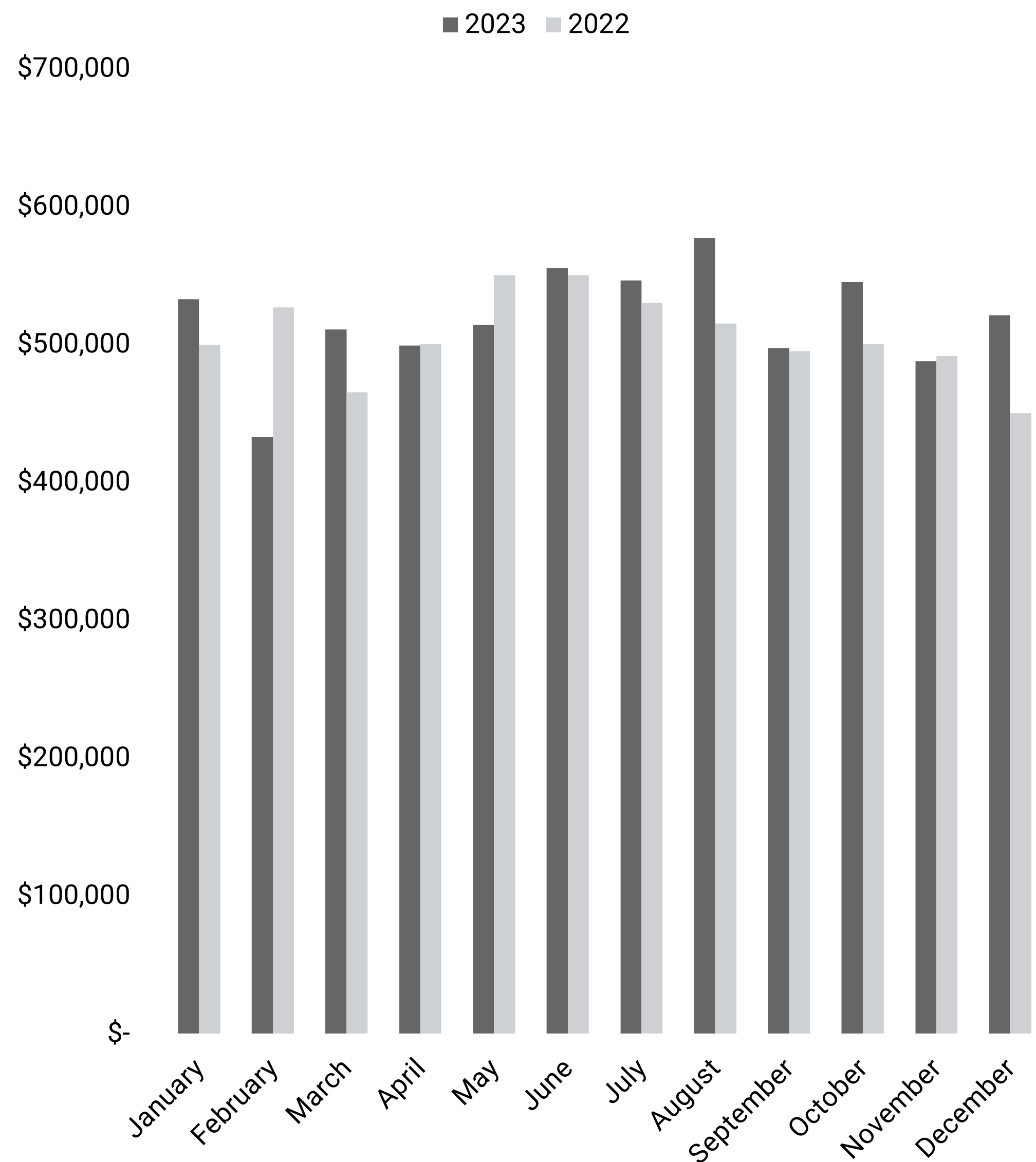


Clark: Residential Homes and Condominiums

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes & condominiums. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2023		2022	% chg.
January	\$ 532,500	\$ 499,475		6.61%
February	\$ 432,500	\$ 526,500		-17.85%
March	\$ 510,500	\$ 465,000		9.78%
April	\$ 499,000	\$ 500,000		-0.20%
May	\$ 514,000	\$ 550,000		-6.55%
June	\$ 555,000	\$ 550,000		0.91%
July	\$ 546,000	\$ 530,000		3.02%
August	\$ 577,000	\$ 515,000		12.04%
September	\$ 497,050	\$ 495,000		0.41%
October	\$ 545,000	\$ 500,000		9.00%
November	\$ 487,500	\$ 491,500		-0.81%
December	\$ 521,000	\$ 450,000		15.78%
Total	\$ 515,000	\$ 509,000		
% chg.				1.18%

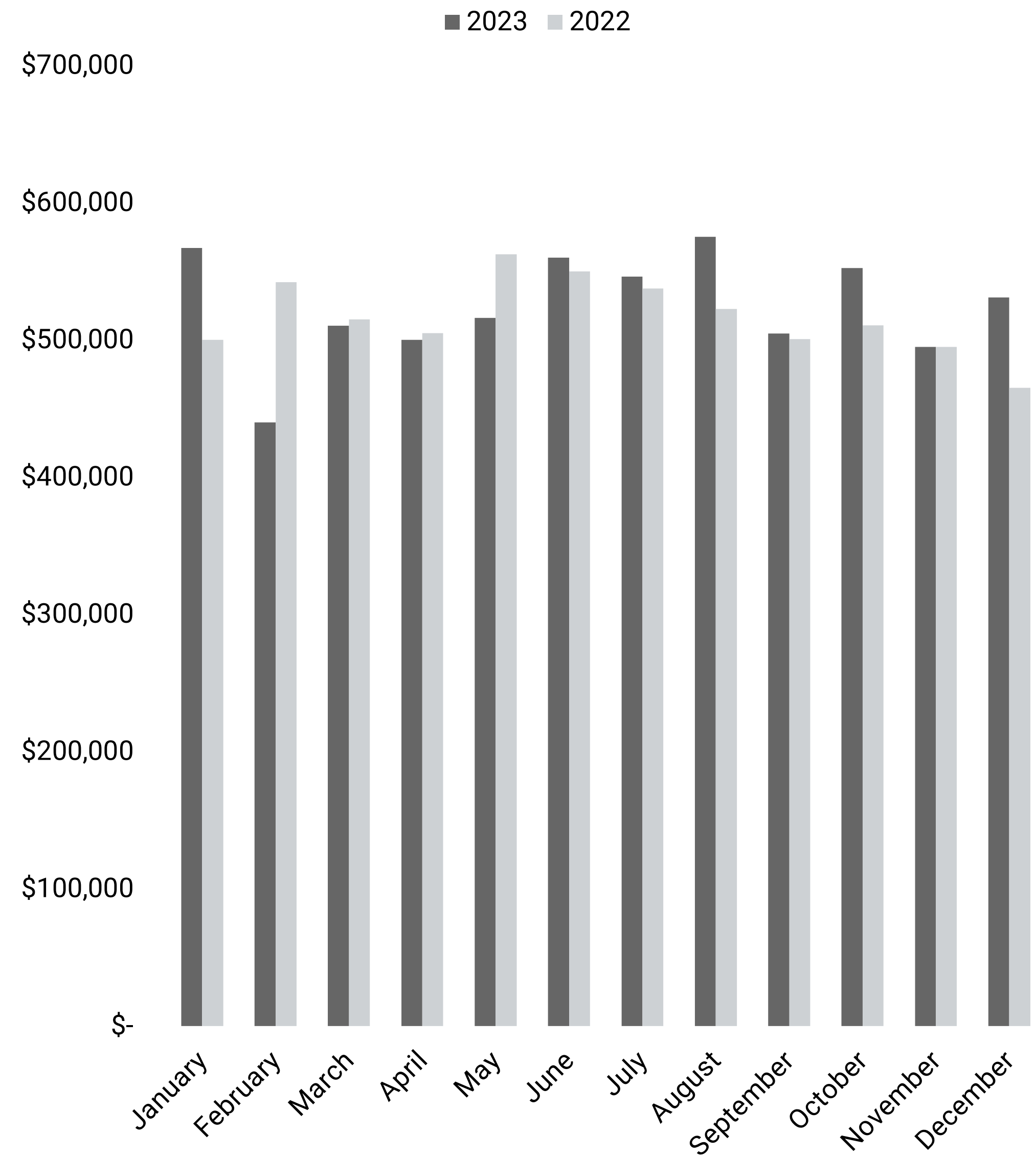


Clark: Residential Homes Only

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for residential homes only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2023	2022	% chg.
January	\$ 567,000	\$ 499,975	13.41%
February	\$ 440,000	\$ 542,000	-18.82%
March	\$ 510,250	\$ 515,000	-0.92%
April	\$ 500,000	\$ 505,000	-0.99%
May	\$ 516,000	\$ 562,400	-8.25%
June	\$ 560,000	\$ 550,000	1.82%
July	\$ 546,000	\$ 537,500	1.58%
August	\$ 575,000	\$ 522,500	10.05%
September	\$ 504,550	\$ 500,500	0.81%
October	\$ 552,500	\$ 510,500	8.23%
November	\$ 495,000	\$ 495,000	0.00%
December	\$ 531,000	\$ 465,000	14.19%
Total	\$ 525,000	\$ 523,000	
% chg.			0.38%

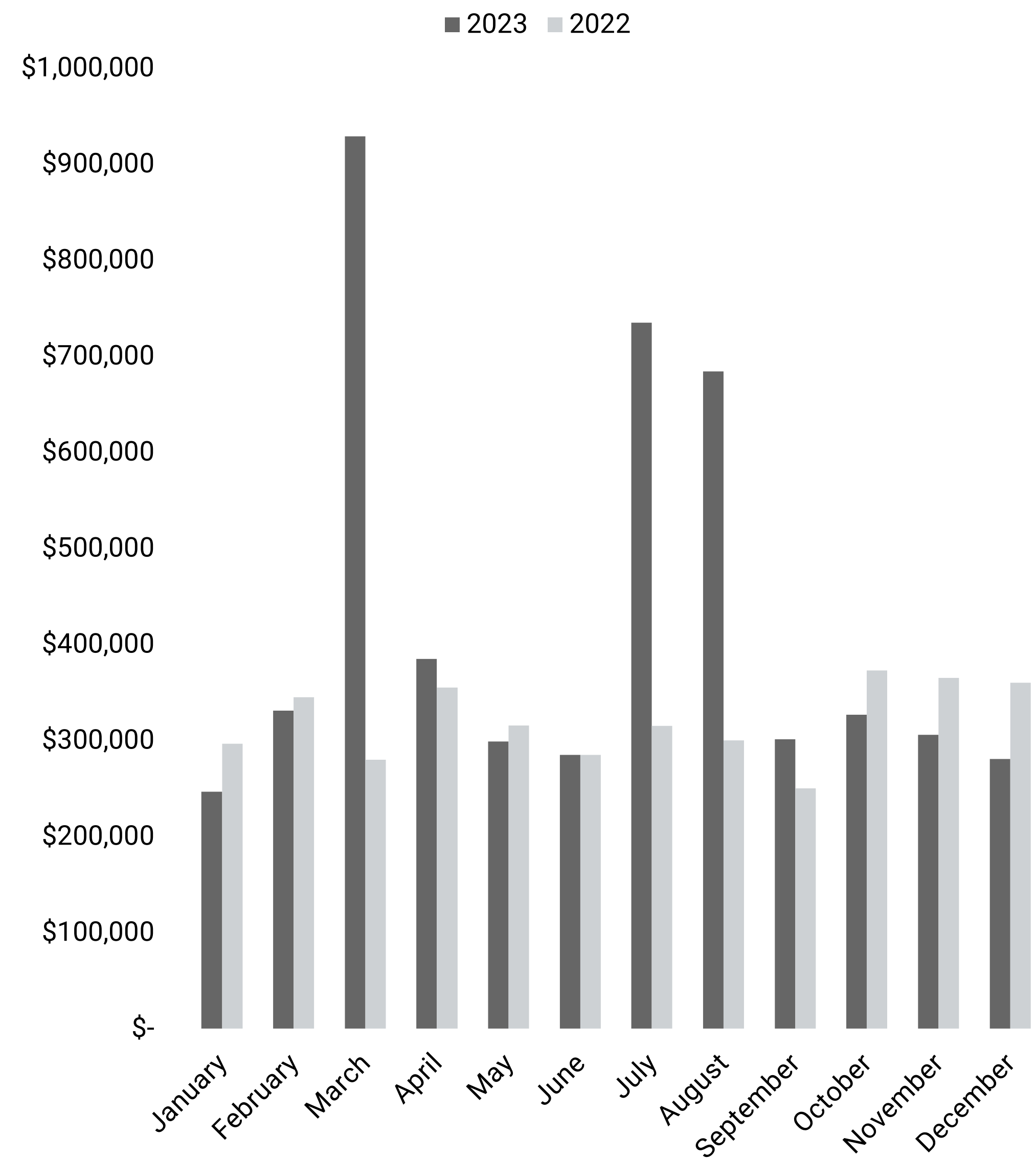


Clark: Condominiums Only

Closed Sales Price by Month

A comparison of median sales prices this year vs. last year, for condominiums only. The median is the “middle” price, meaning that there are an equal number of sold units at a higher and lower value, the middle value being the median. Example: If you wanted to find the median sales price for 5 listings with sales prices of \$100,000, \$200,000, \$250,000, \$300,000, and \$600,000 - the price in the middle of the list is \$250,000.

	2023	2022	% chg.
January	\$ 246,750	\$ 296,500	-16.78%
February	\$ 331,000	\$ 345,000	-4.06%
March	\$ 929,000	\$ 280,000	231.79%
April	\$ 385,000	\$ 355,000	8.45%
May	\$ 299,000	\$ 315,500	-5.23%
June	\$ 285,000	\$ 285,000	0.00%
July	\$ 735,000	\$ 315,000	133.33%
August	\$ 684,000	\$ 300,000	128.00%
September	\$ 301,000	\$ 250,000	20.40%
October	\$ 326,750	\$ 373,000	-12.40%
November	\$ 305,750	\$ 365,000	-16.23%
December	\$ 280,750	\$ 359,900	-21.99%
Total	\$ 333,750	\$ 316,750	
% chg.			5.37%



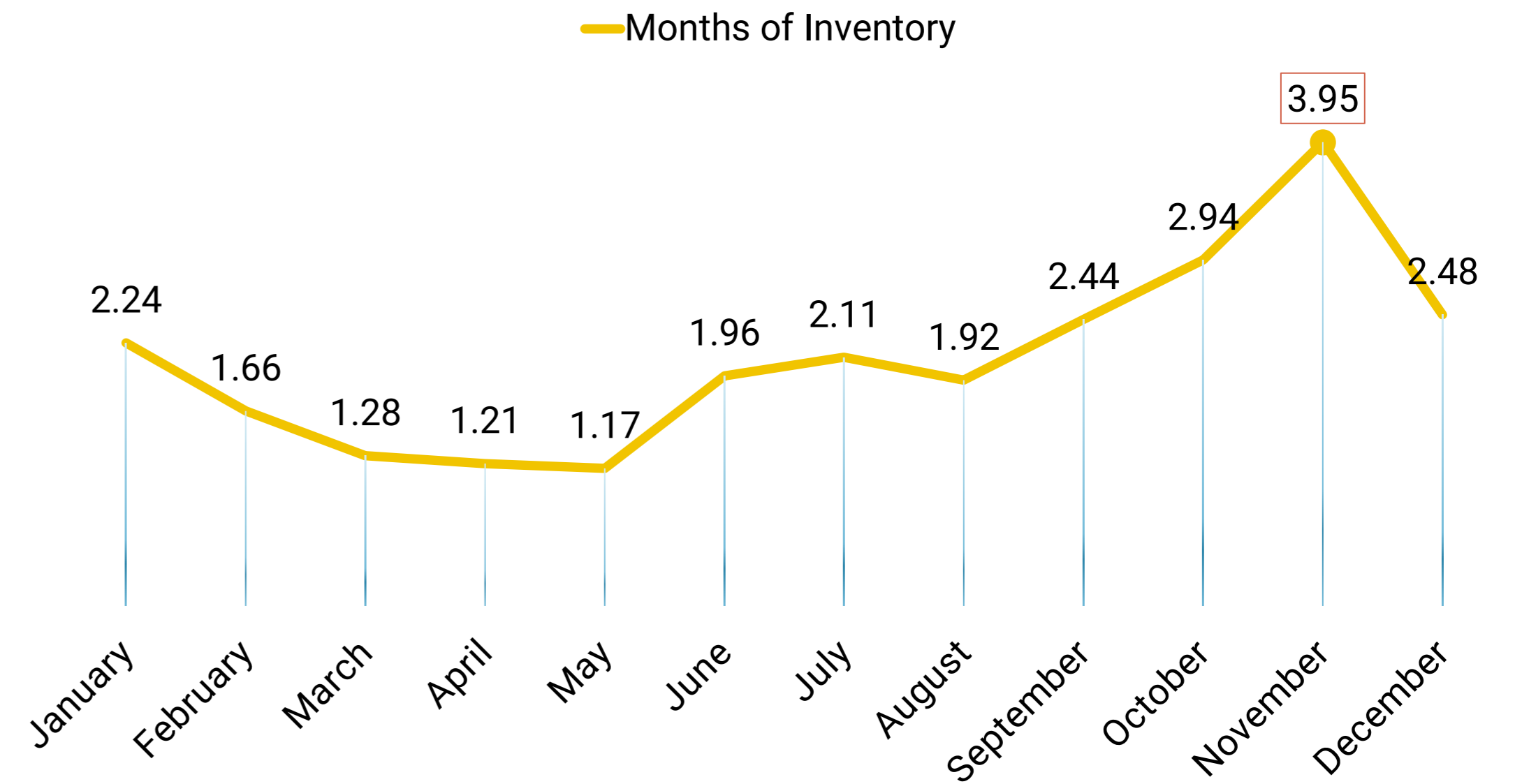
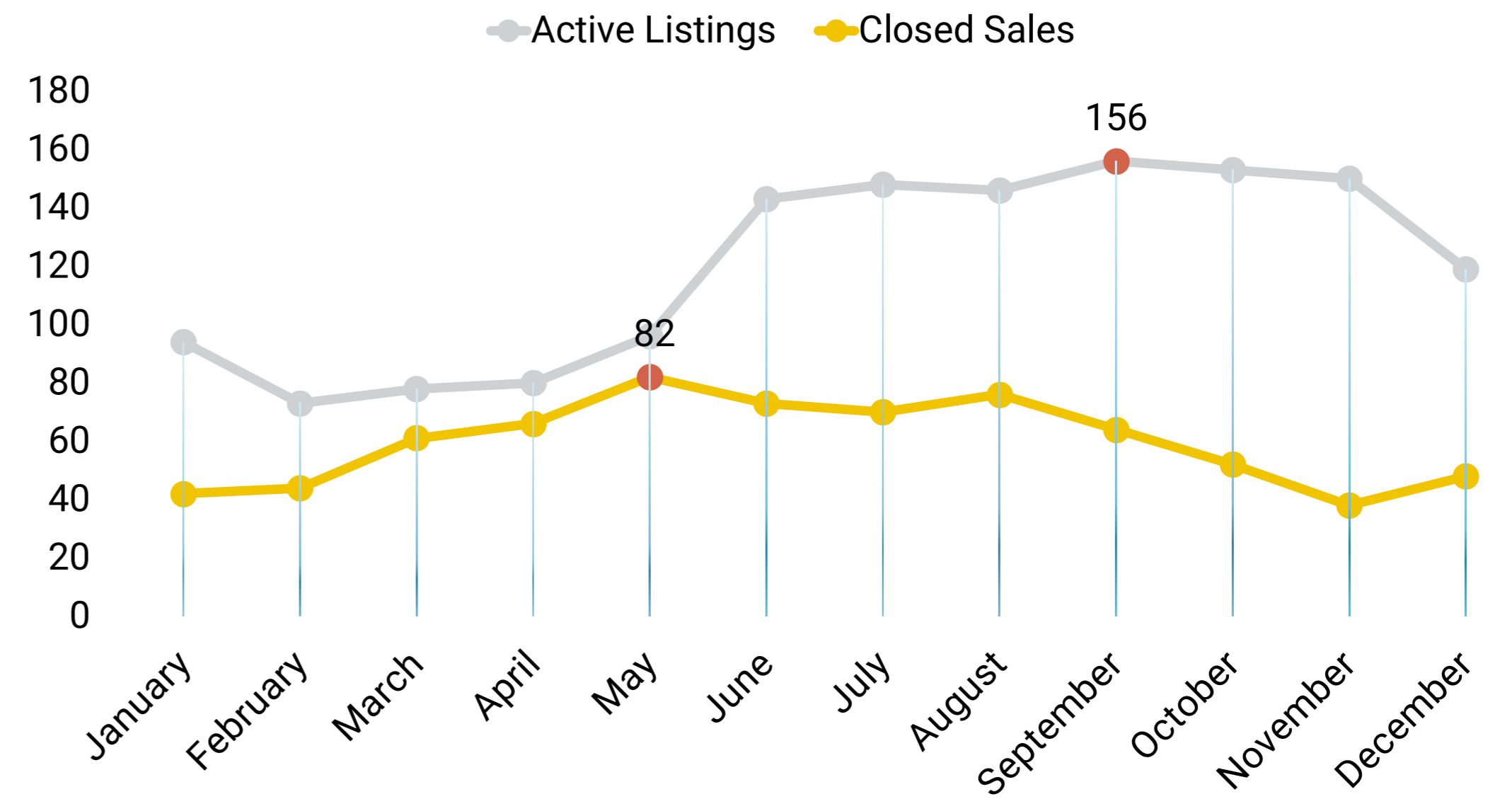
Clark: Residential Homes and Condominiums

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes & condominiums.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	94	42	2.24
February	73	44	1.66
March	78	61	1.28
April	80	66	1.21
May	96	82	1.17
June	143	73	1.96
July	148	70	2.11
August	146	76	1.92
September	156	64	2.44
October	153	52	2.94
November	150	38	3.95
December	119	48	2.48



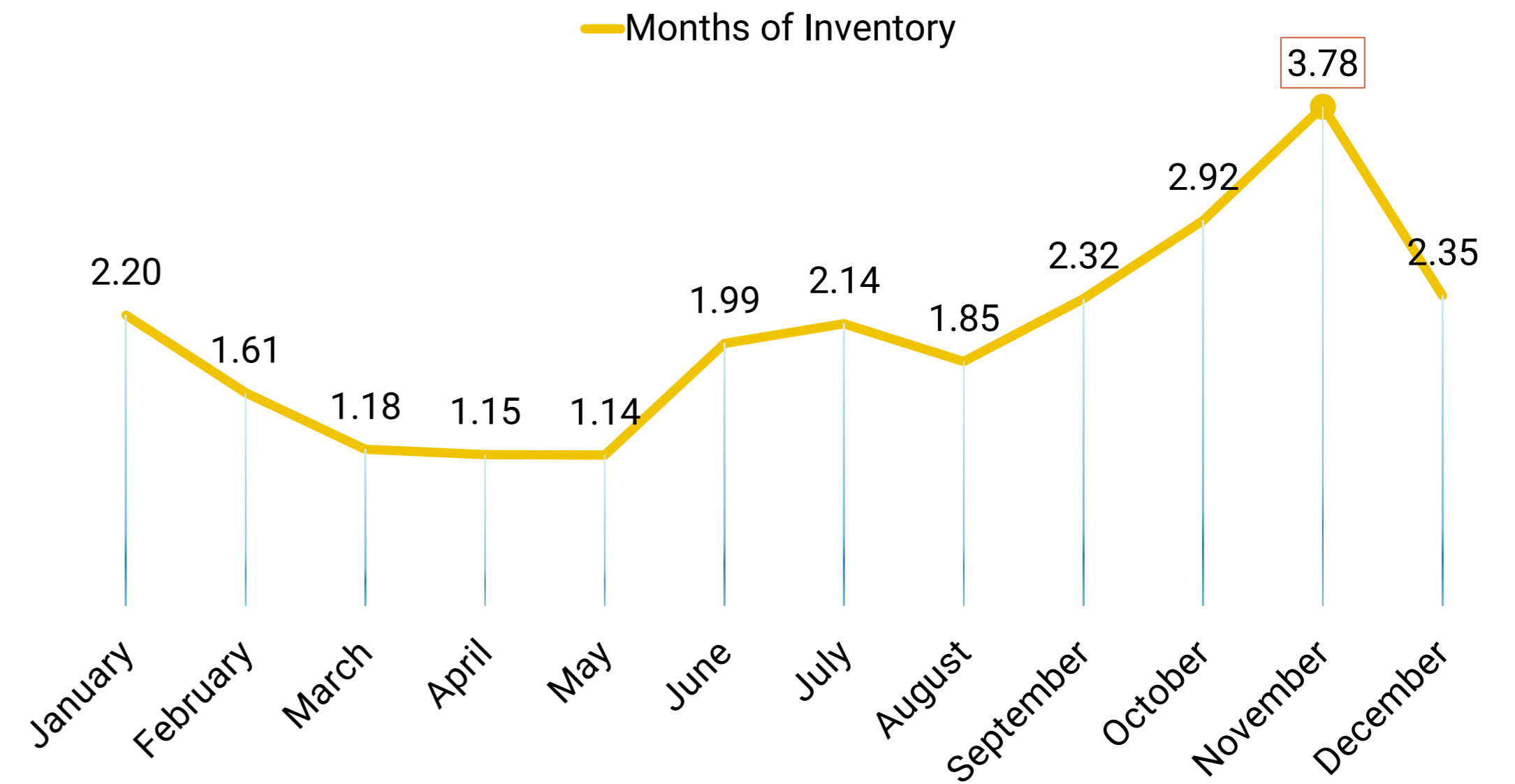
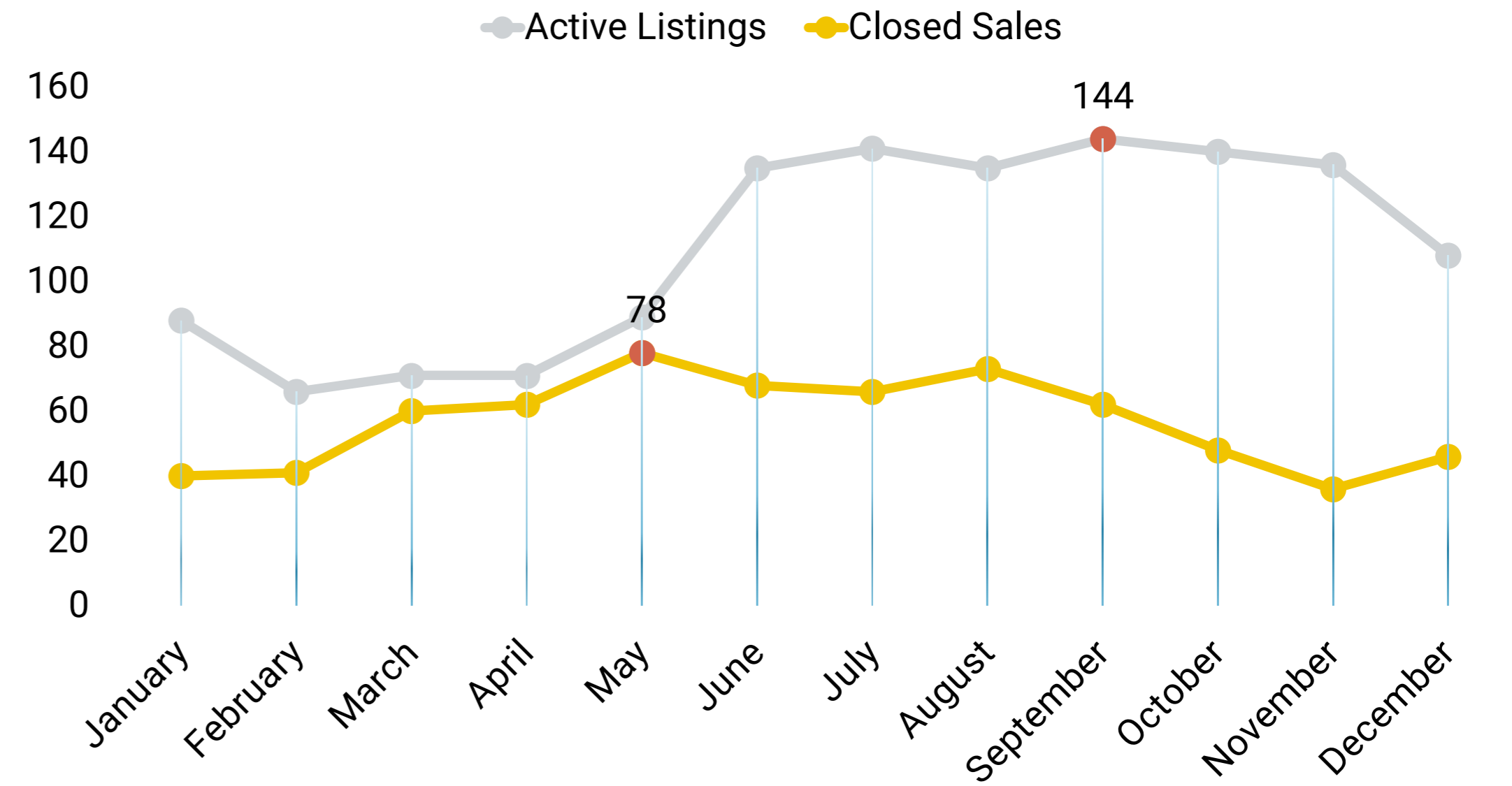
Clark: Residential Homes Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for residential homes only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	88	40	2.20
February	66	41	1.61
March	71	60	1.18
April	71	62	1.15
May	89	78	1.14
June	135	68	1.99
July	141	66	2.14
August	135	73	1.85
September	144	62	2.32
October	140	48	2.92
November	136	36	3.78
December	108	46	2.35



Clark: Condominiums Only

Months of Inventory by Month

A comparison of the ratio of active listings to closed sales, for condominiums only.

Months of Inventory: The ratio of active listings to closed sales (derived by dividing the total number of active listings on the market by the total number of closed sales).

	Active Listings	Closed Sales	Months of Inventory
January	6	2	3.00
February	7	3	2.33
March	7	1	7.00
April	9	4	2.25
May	7	4	1.75
June	8	5	1.60
July	7	4	1.75
August	11	3	3.67
September	12	2	6.00
October	13	4	3.25
November	14	2	7.00
December	11	2	5.50

