

Clark



2020 NWMLS Annual Statistical Review and Highlights

44 Northwest
Multiple Listing Service®

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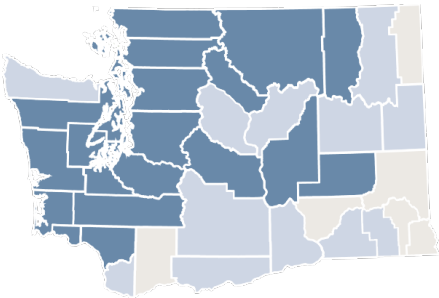
Member Offices

2,534



Total Members/Subscribers

32,888



Counties

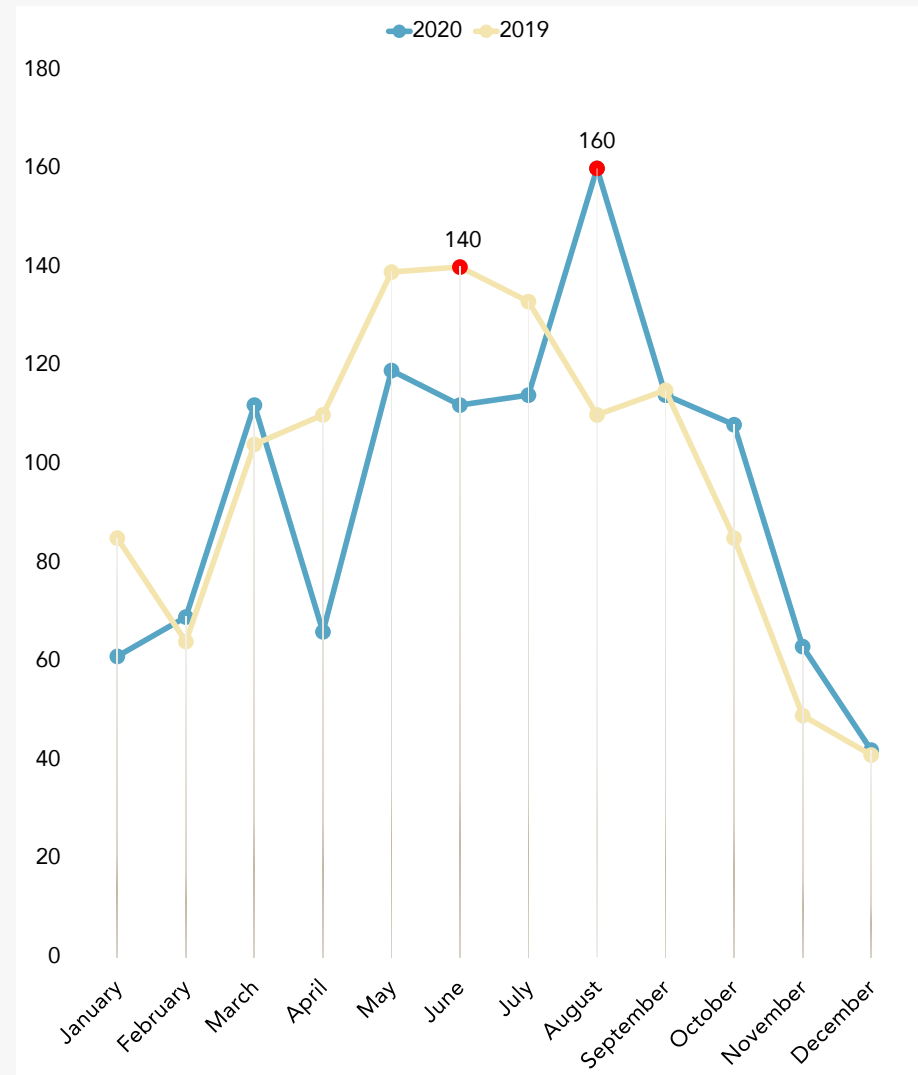
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Clark: Residential Homes and Condominiums

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).

	2020	2019	% chg.
January	61	85	-28.24%
February	69	64	7.81%
March	112	104	7.69%
April	66	110	-40.00%
May	119	139	-14.39%
June	112	140	-20.00%
July	114	133	-14.29%
August	160	110	45.45%
September	114	115	-0.87%
October	108	85	27.06%
November	63	49	28.57%
December	42	41	2.44%
Total	1,140	1,175	
% chg.	-2.98%		

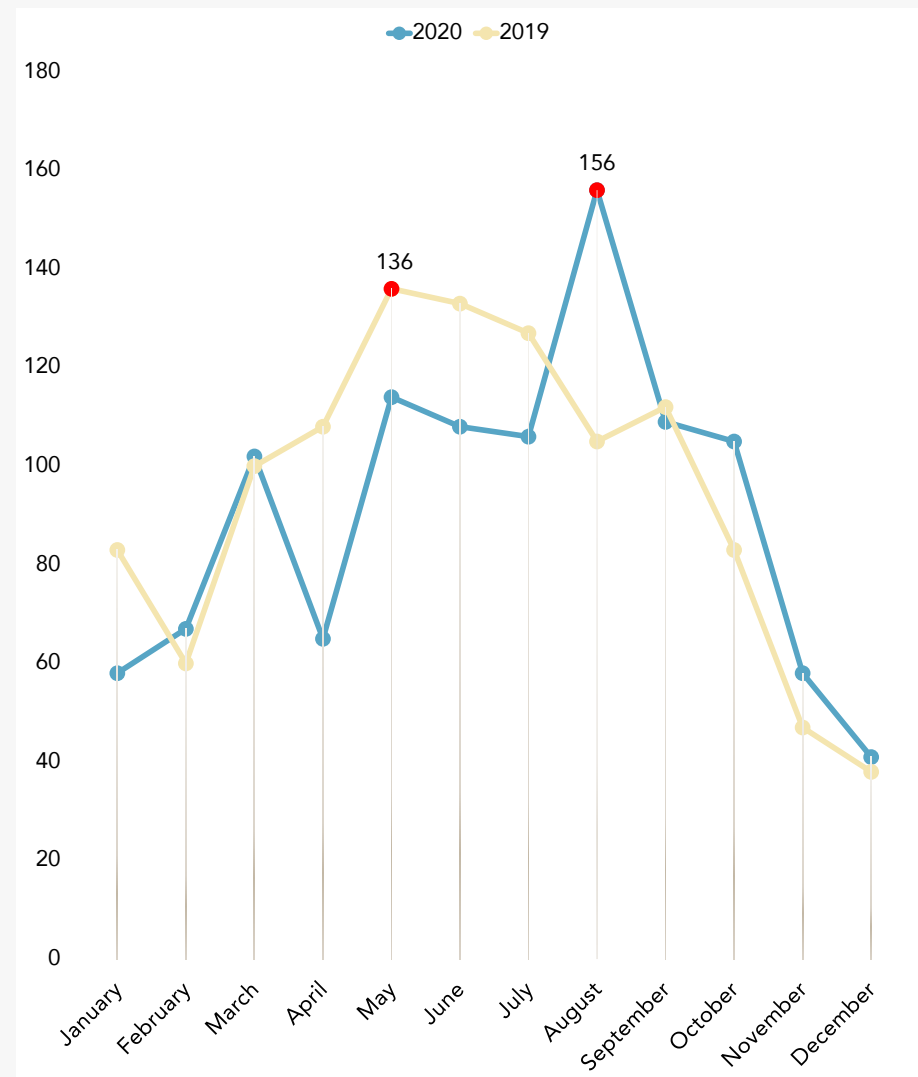


Clark: Residential Homes Only

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).

	2020	2019	% chg.
January	58	83	-30.12%
February	67	60	11.67%
March	102	100	2.00%
April	65	108	-39.81%
May	114	136	-16.18%
June	108	133	-18.80%
July	106	127	-16.54%
August	156	105	48.57%
September	109	112	-2.68%
October	105	83	26.51%
November	58	47	23.40%
December	41	38	7.89%
Total	1,089	1,132	
% chg.	-3.80%		

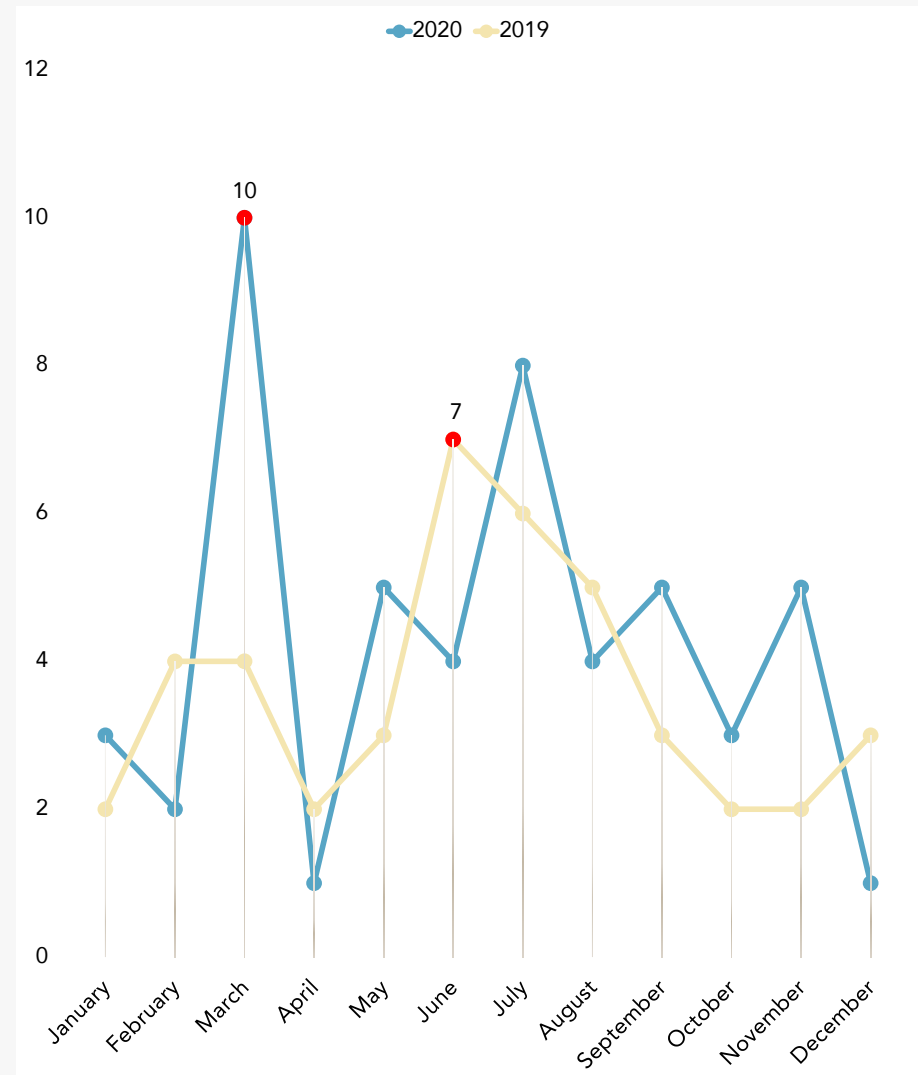


Clark: Condominiums Only

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).

	2020	2019	% chg.
January	3	2	50.00%
February	2	4	-50.00%
March	10	4	150.00%
April	1	2	-50.00%
May	5	3	66.67%
June	4	7	-42.86%
July	8	6	33.33%
August	4	5	-20.00%
September	5	3	66.67%
October	3	2	50.00%
November	5	2	150.00%
December	1	3	-66.67%
Total	51	43	
% chg.	18.60%		

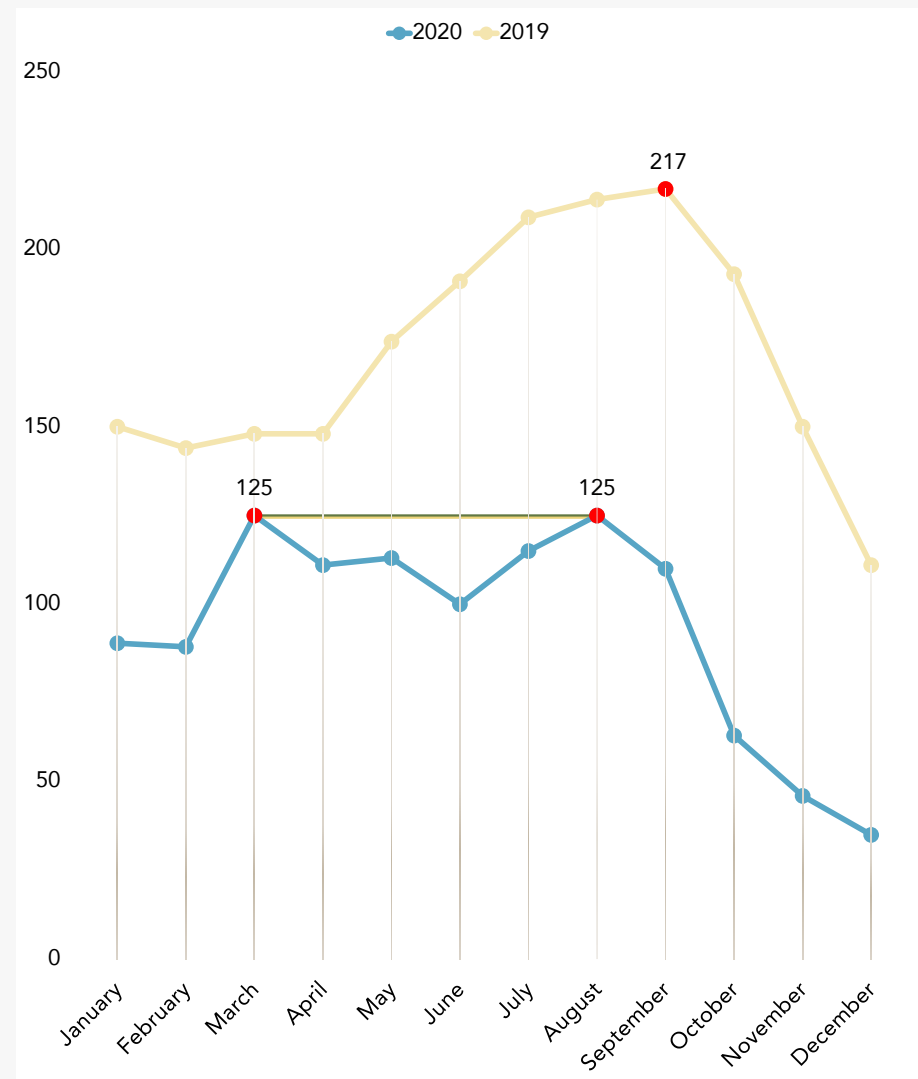


Clark: Residential Homes and Condominiums

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.

	2020	2019	% chg.
January	89	150	-40.67%
February	88	144	-38.89%
March	125	148	-15.54%
April	111	148	-25.00%
May	113	174	-35.06%
June	100	191	-47.64%
July	115	209	-44.98%
August	125	214	-41.59%
September	110	217	-49.31%
October	63	193	-67.36%
November	46	150	-69.33%
December	35	111	-68.47%
Total	1,120	2,049	
% chg.	-45.34%		

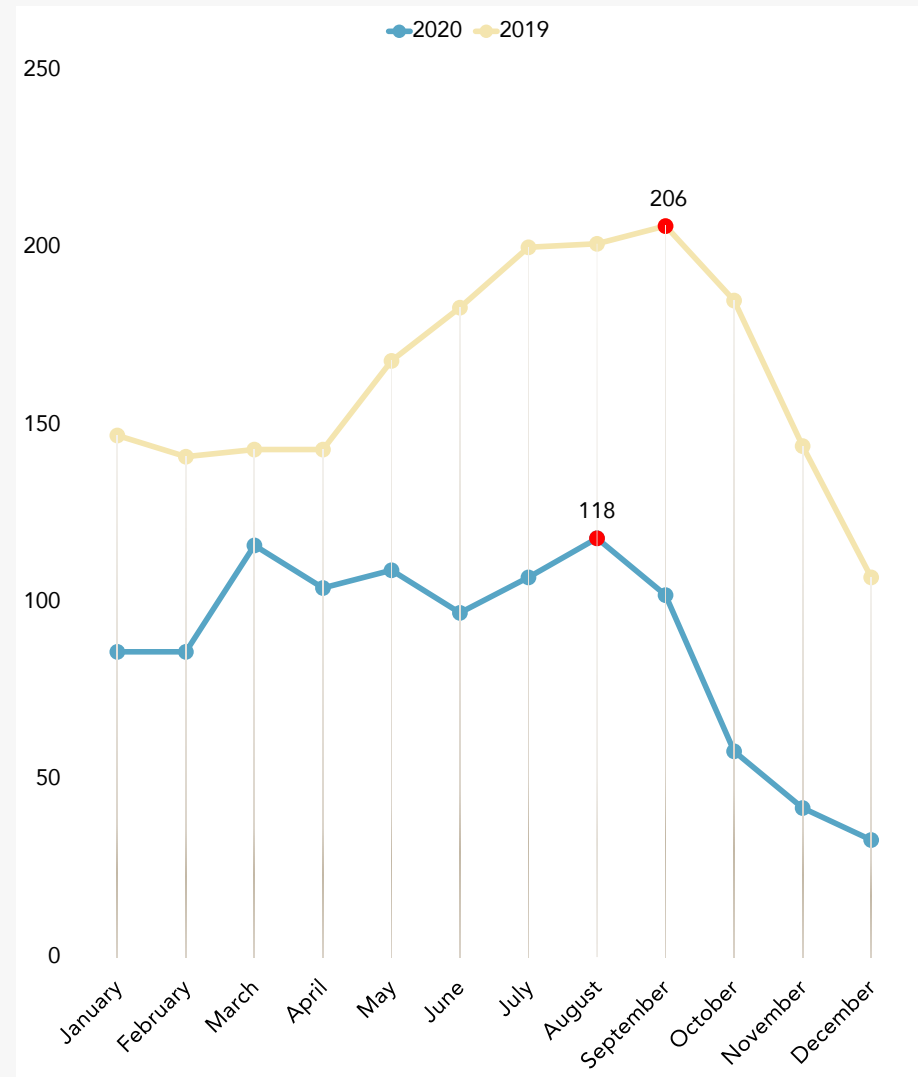


Clark: Residential Homes Only

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.

	2020	2019	% chg.
January	86	147	-41.50%
February	86	141	-39.01%
March	116	143	-18.88%
April	104	143	-27.27%
May	109	168	-35.12%
June	97	183	-46.99%
July	107	200	-46.50%
August	118	201	-41.29%
September	102	206	-50.49%
October	58	185	-68.65%
November	42	144	-70.83%
December	33	107	-69.16%
Total	1,058	1,968	
% chg.	-46.24%		



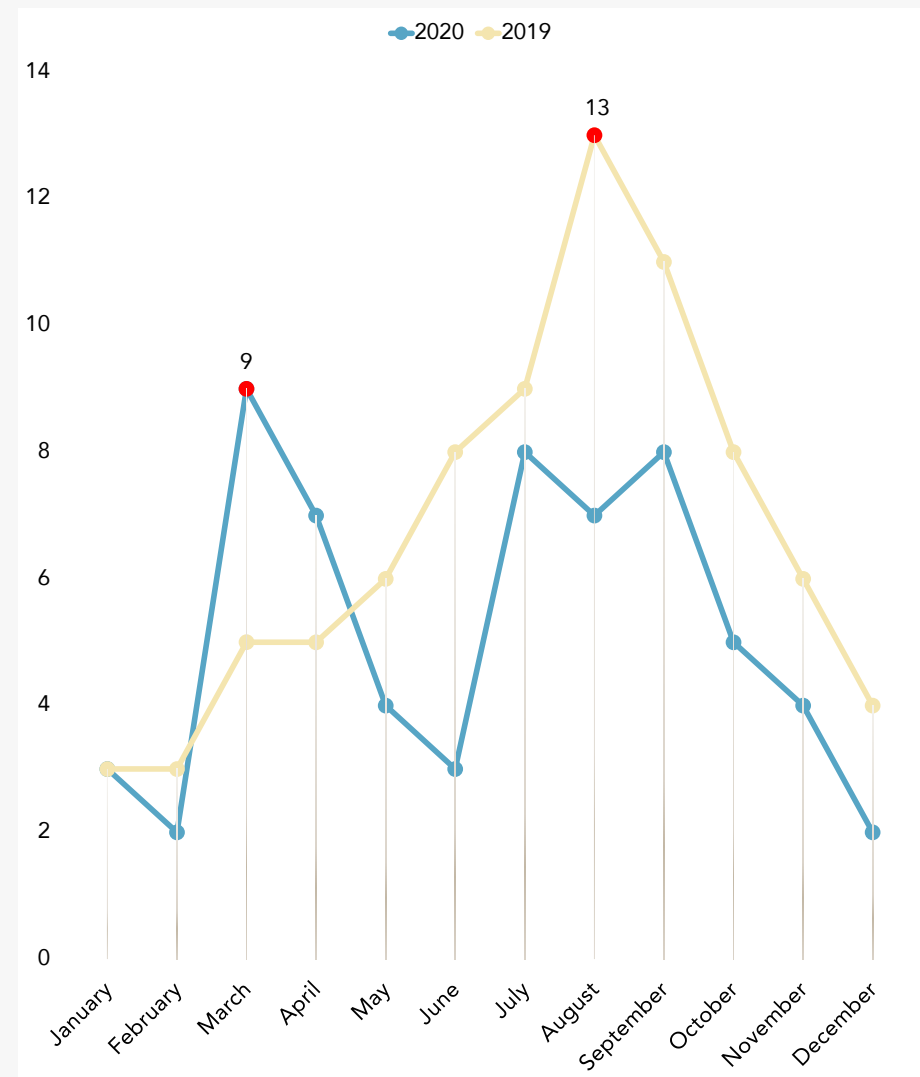
Clark: Condominiums Only

Active Listings by Month

A comparison of active listings each month this year vs. last year, for condominiums only.

Active Listings: Inventory on market.

	2020	2019	% chg.
January	3	3	0.00%
February	2	3	-33.33%
March	9	5	80.00%
April	7	5	40.00%
May	4	6	-33.33%
June	3	8	-62.50%
July	8	9	-11.11%
August	7	13	-46.15%
September	8	11	-27.27%
October	5	8	-37.50%
November	4	6	-33.33%
December	2	4	-50.00%
Total	62	81	
% chg.	-23.46%		



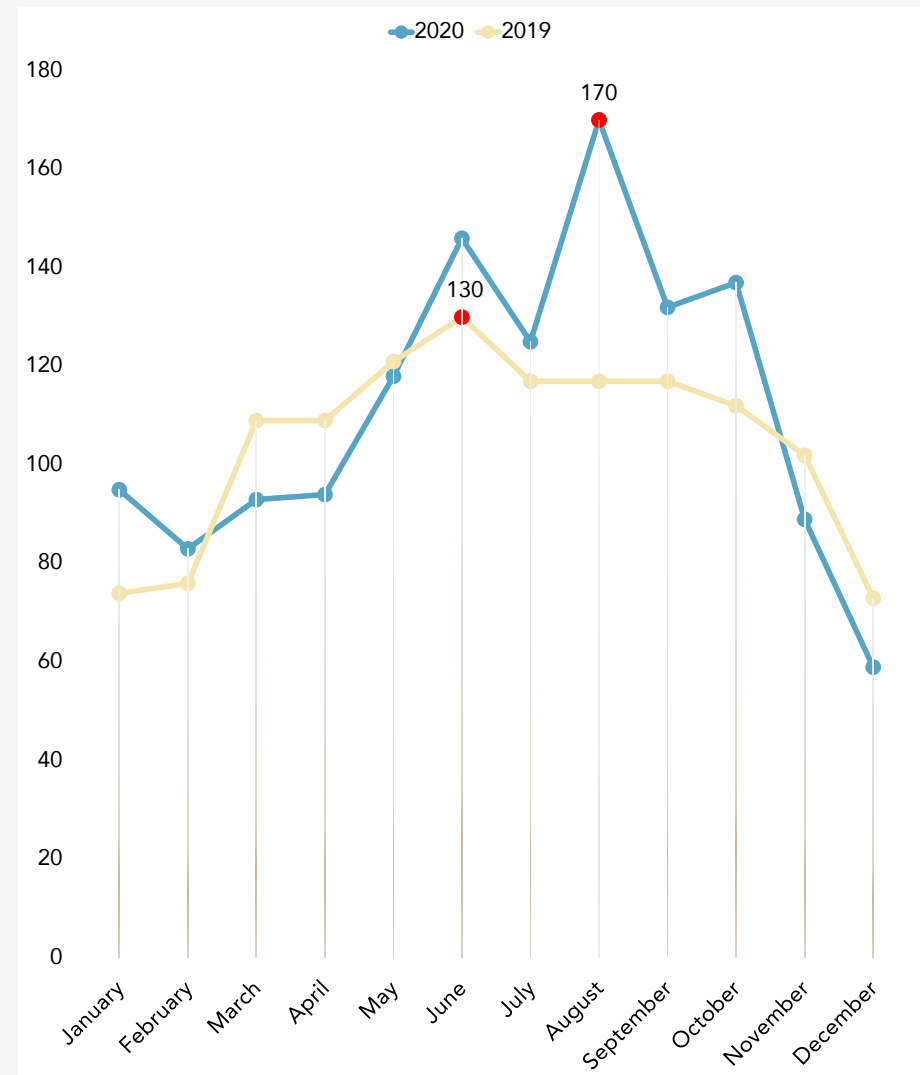
Clark: Residential Homes and Condominiums

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.

	2020	2019	% chg.
January	95	74	28.38%
February	83	76	9.21%
March	93	109	-14.68%
April	94	109	-13.76%
May	118	121	-2.48%
June	146	130	12.31%
July	125	117	6.84%
August	170	117	45.30%
September	132	117	12.82%
October	137	112	22.32%
November	89	102	-12.75%
December	59	73	-19.18%
Total	1,341	1,257	
% chg.	6.68%		



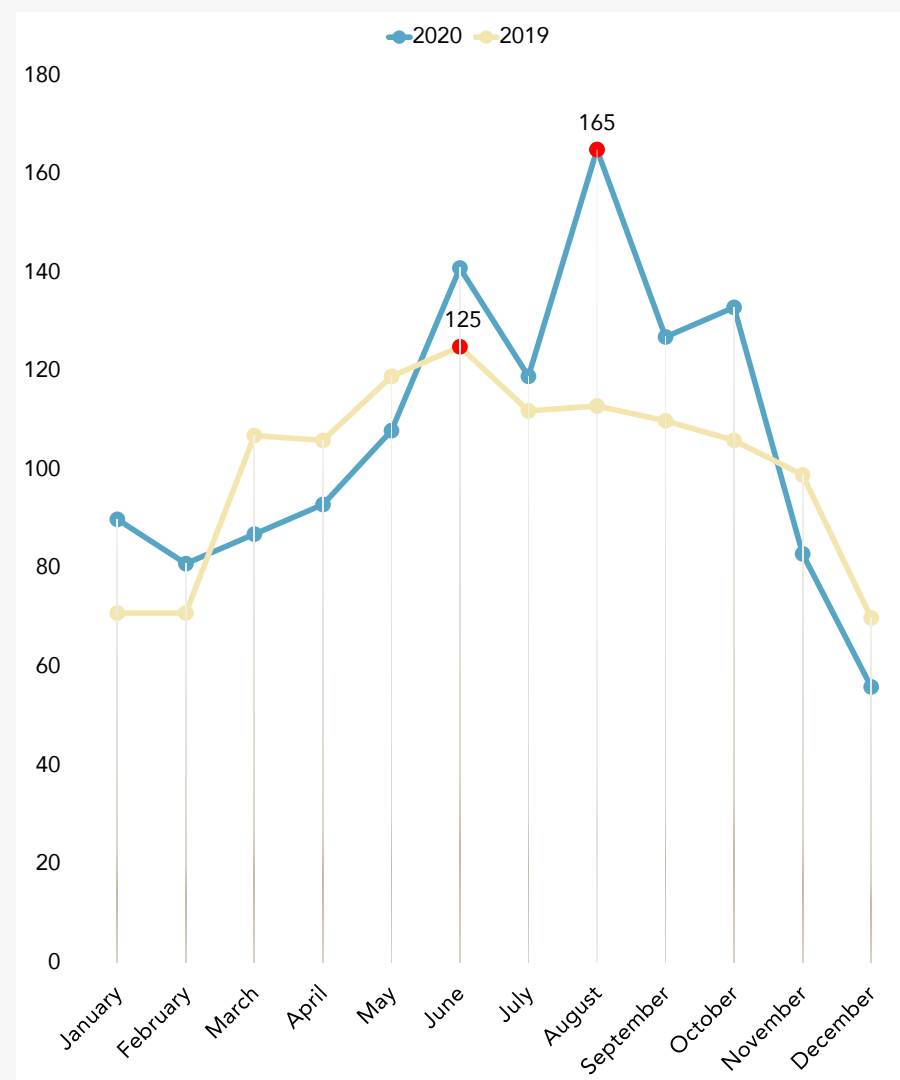
Clark: Residential Homes Only

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.

	2020	2019	% chg.
January	90	71	26.76%
February	81	71	14.08%
March	87	107	-18.69%
April	93	106	-12.26%
May	108	119	-9.24%
June	141	125	12.80%
July	119	112	6.25%
August	165	113	46.02%
September	127	110	15.45%
October	133	106	25.47%
November	83	99	-16.16%
December	56	70	-20.00%
Total	1,283	1,209	
% chg.	6.12%		



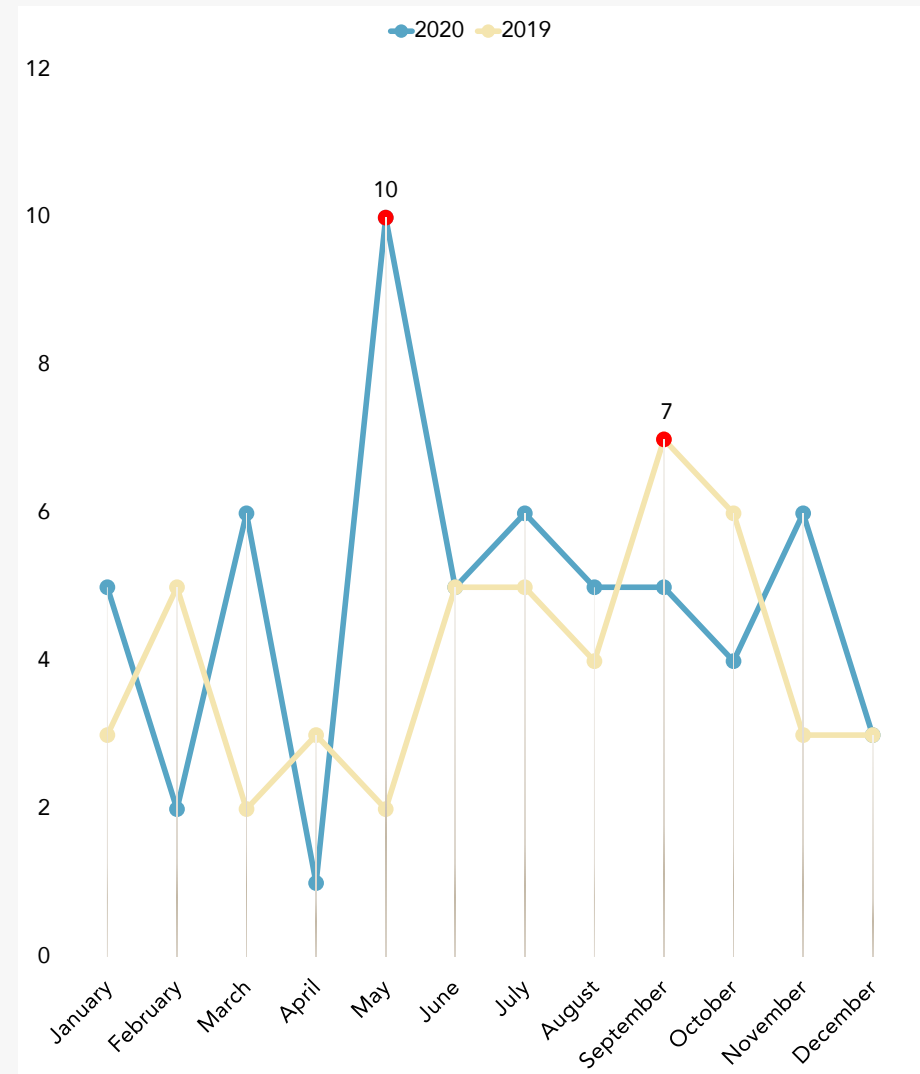
Clark: Condominiums Only

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.

	2020	2019	% chg.
January	5	3	66.67%
February	2	5	-60.00%
March	6	2	200.00%
April	1	3	-66.67%
May	10	2	400.00%
June	5	5	0.00%
July	6	5	20.00%
August	5	4	25.00%
September	5	7	-28.57%
October	4	6	-33.33%
November	6	3	100.00%
December	3	3	0.00%
Total	58	48	
% chg.	20.83%		

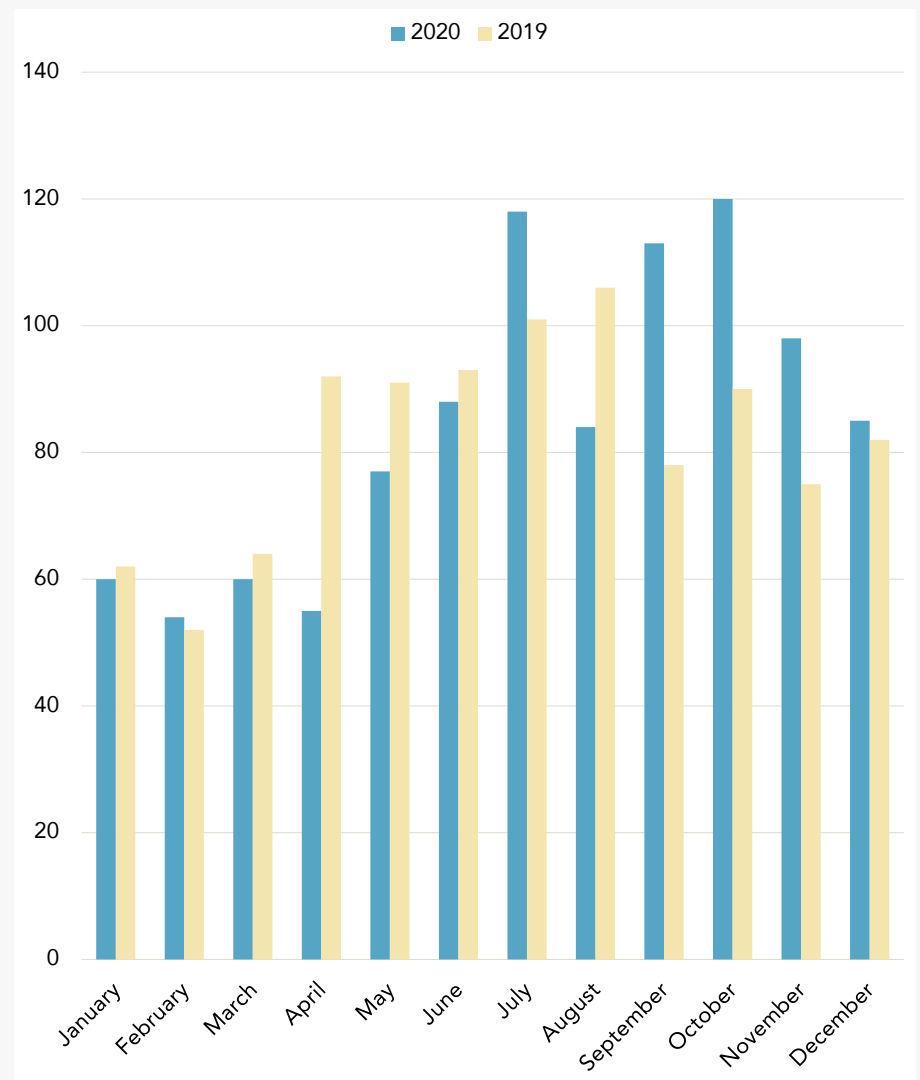


Clark: Residential Homes and Condominiums

Closed Sales by Month

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

	2020	2019	% chg.
January	60	62	-3.23%
February	54	52	3.85%
March	60	64	-6.25%
April	55	92	-40.22%
May	77	91	-15.38%
June	88	93	-5.38%
July	118	101	16.83%
August	84	106	-20.75%
September	113	78	44.87%
October	120	90	33.33%
November	98	75	30.67%
December	85	82	3.66%
Total	1,012	986	
% chg.	2.64%		

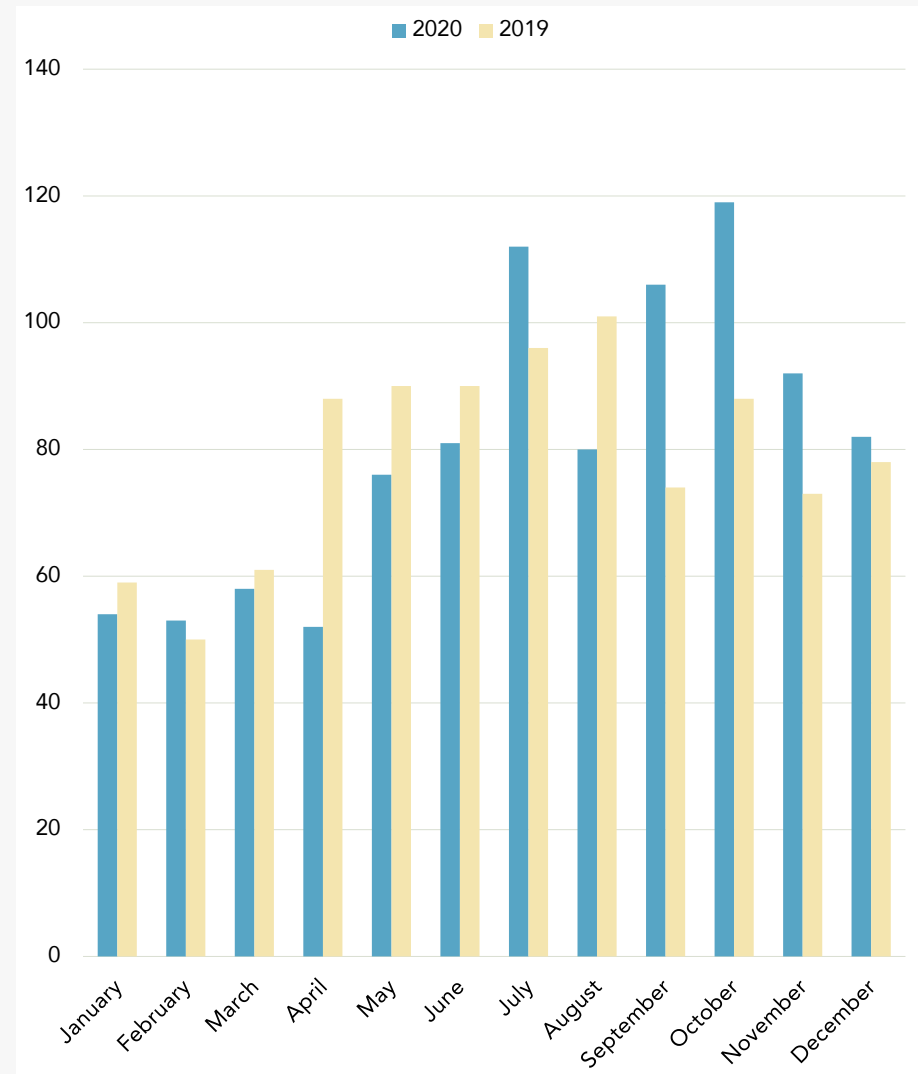


Clark: Residential Homes Only

Closed Sales by Month

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

	2020	2019	% chg.
January	54	59	-8.47%
February	53	50	6.00%
March	58	61	-4.92%
April	52	88	-40.91%
May	76	90	-15.56%
June	81	90	-10.00%
July	112	96	16.67%
August	80	101	-20.79%
September	106	74	43.24%
October	119	88	35.23%
November	92	73	26.03%
December	82	78	5.13%
Total	965	948	
% chg.	1.79%		

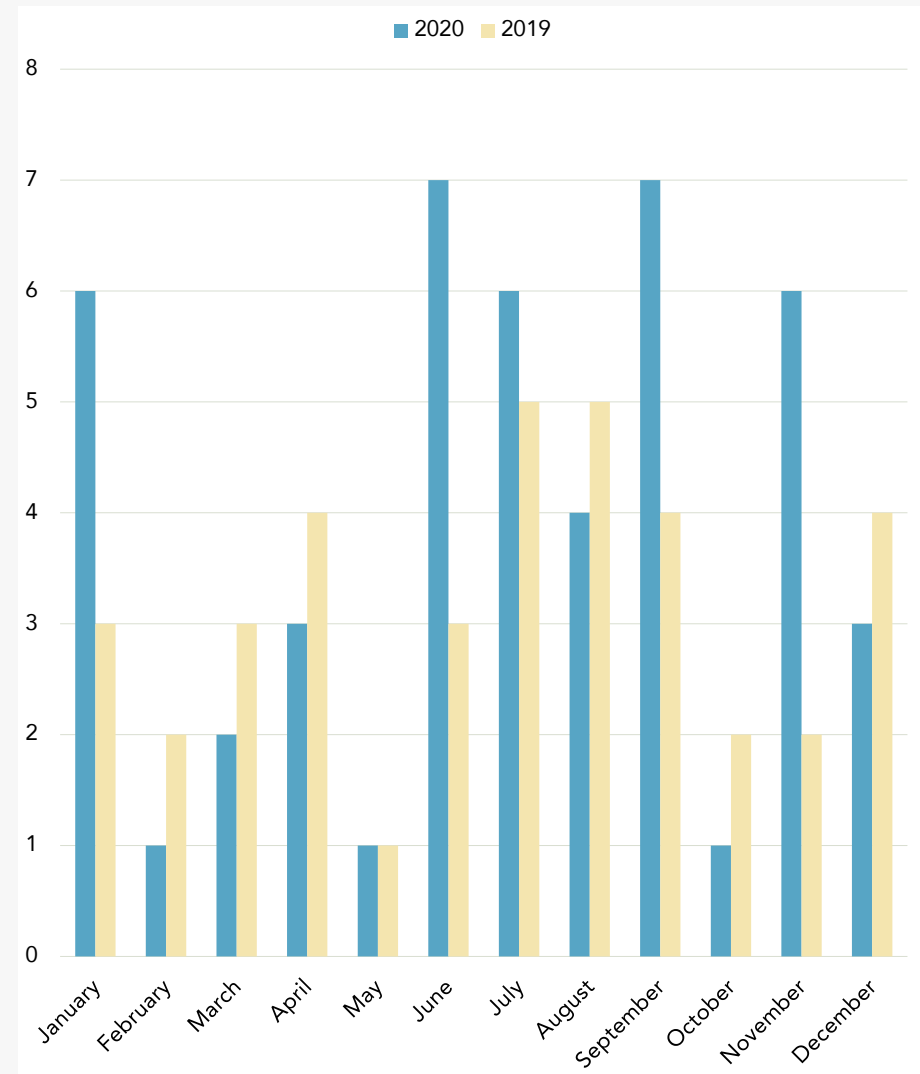


Clark: Condominiums Only

Closed Sales by Month

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

	2020	2019	% chg.
January	6	3	100.00%
February	1	2	-50.00%
March	2	3	-33.33%
April	3	4	-25.00%
May	1	1	0.00%
June	7	3	133.33%
July	6	5	20.00%
August	4	5	-20.00%
September	7	4	75.00%
October	1	2	-50.00%
November	6	2	200.00%
December	3	4	-25.00%
Total	47	38	
% chg.	23.68%		

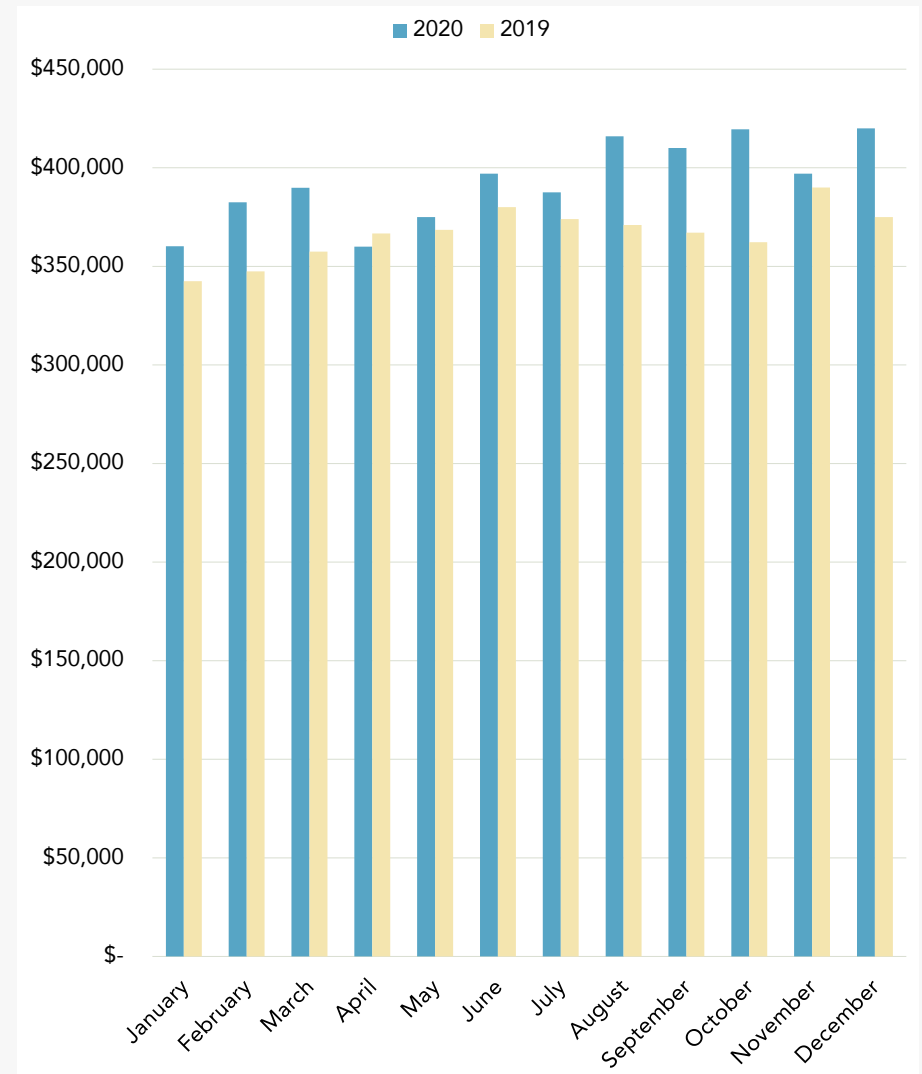


Clark: Residential Homes and Condominiums

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.

	2020	2019	% chg.
January	\$ 360,200	\$ 342,500	5.17%
February	\$ 382,500	\$ 347,450	10.09%
March	\$ 389,875	\$ 357,450	9.07%
April	\$ 360,000	\$ 366,650	-1.81%
May	\$ 375,000	\$ 368,500	1.76%
June	\$ 397,000	\$ 380,000	4.47%
July	\$ 387,500	\$ 374,000	3.61%
August	\$ 415,950	\$ 371,000	12.12%
September	\$ 410,000	\$ 367,050	11.70%
October	\$ 419,500	\$ 362,250	15.80%
November	\$ 397,000	\$ 390,000	1.79%
December	\$ 420,000	\$ 375,000	12.00%



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.

	2020	2019	% chg.
January	\$ 365,995	\$ 349,000	4.87%
February	\$ 386,000	\$ 347,450	11.10%
March	\$ 390,000	\$ 360,000	8.33%
April	\$ 379,000	\$ 368,600	2.82%
May	\$ 376,250	\$ 368,750	2.03%
June	\$ 405,000	\$ 386,000	4.92%
July	\$ 398,750	\$ 380,000	4.93%
August	\$ 420,950	\$ 378,000	11.36%
September	\$ 418,750	\$ 371,200	12.81%
October	\$ 420,000	\$ 367,200	14.38%
November	\$ 401,750	\$ 392,000	2.49%
December	\$ 422,500	\$ 375,450	12.53%

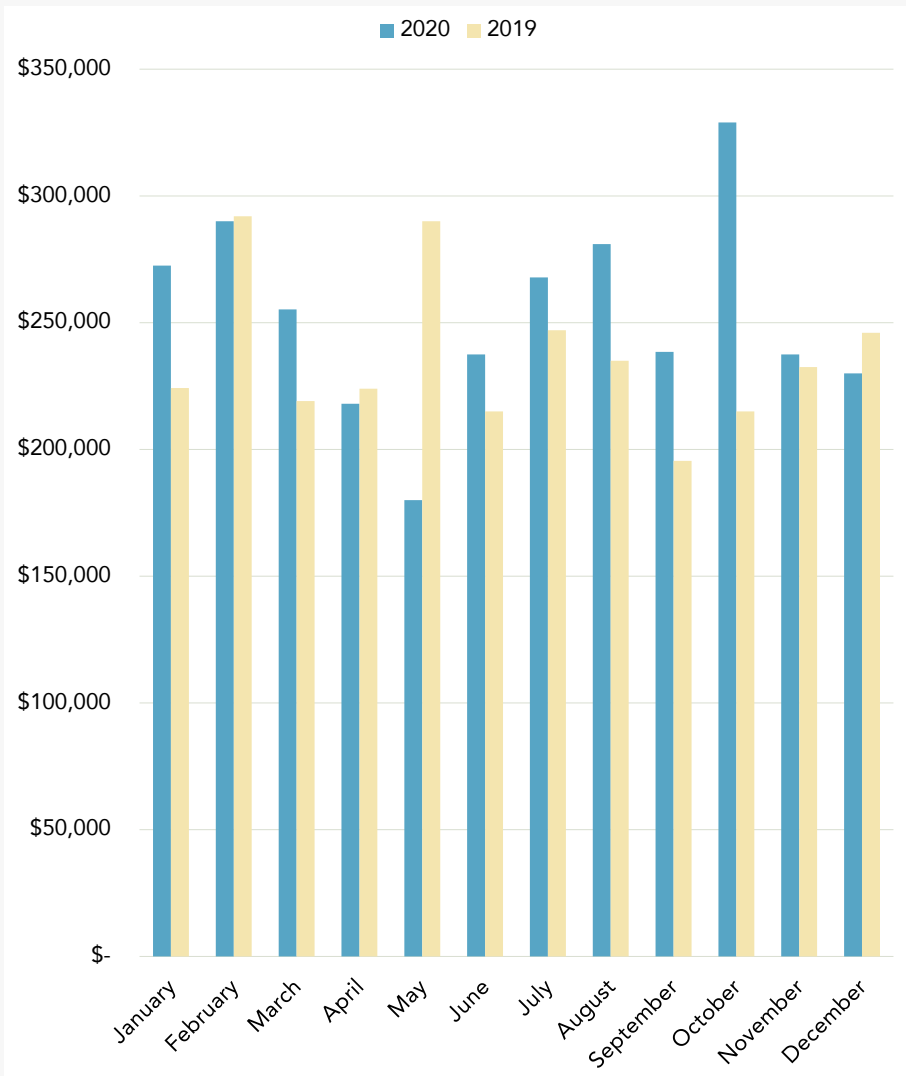


Clark: Condominiums Only

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.

	2020	2019	% chg.
January	\$ 272,500	\$ 224,200	21.54%
February	\$ 290,000	\$ 292,000	-0.68%
March	\$ 255,250	\$ 219,070	16.52%
April	\$ 218,000	\$ 223,950	-2.66%
May	\$ 180,000	\$ 290,000	-37.93%
June	\$ 237,500	\$ 215,000	10.47%
July	\$ 267,875	\$ 247,000	8.45%
August	\$ 281,000	\$ 235,000	19.57%
September	\$ 238,500	\$ 195,500	21.99%
October	\$ 329,000	\$ 215,000	53.02%
November	\$ 237,500	\$ 232,500	2.15%
December	\$ 230,000	\$ 246,000	-6.50%



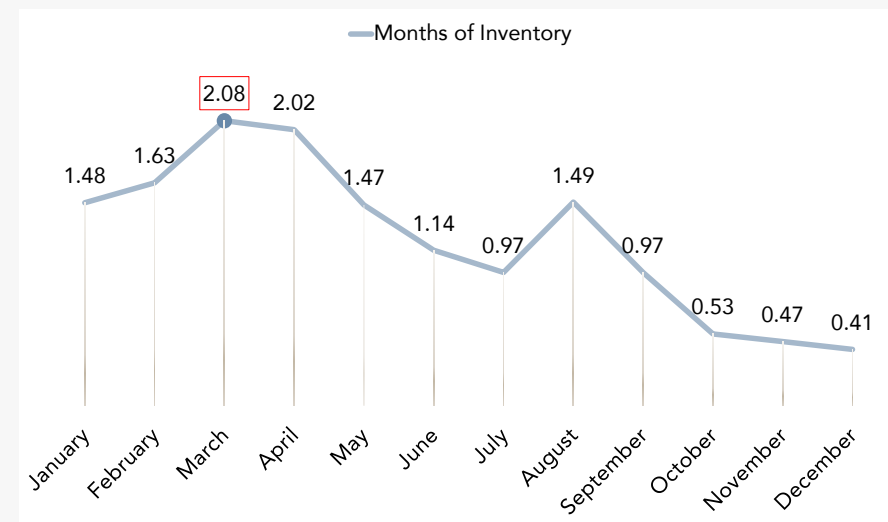
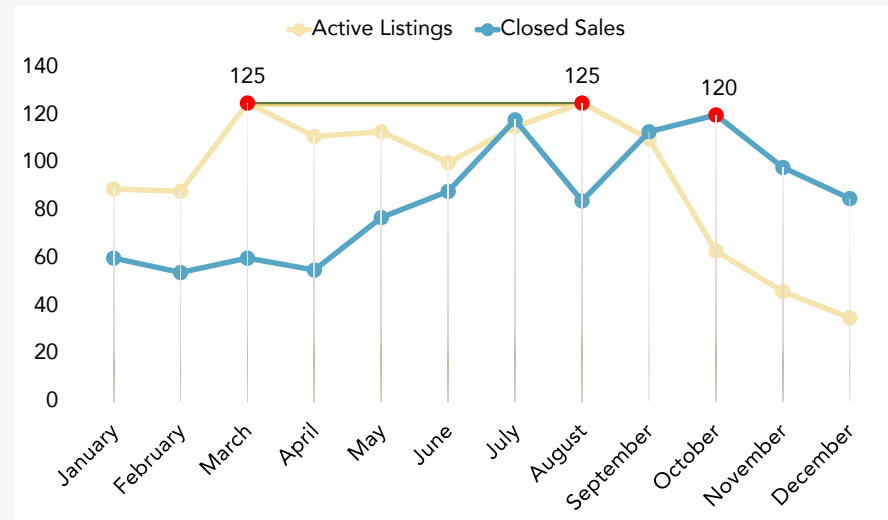
Clark: Residential Homes and Condominiums

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	89	60	1.48
February	88	54	1.63
March	125	60	2.08
April	111	55	2.02
May	113	77	1.47
June	100	88	1.14
July	115	118	0.97
August	125	84	1.49
September	110	113	0.97
October	63	120	0.53
November	46	98	0.47
December	35	85	0.41



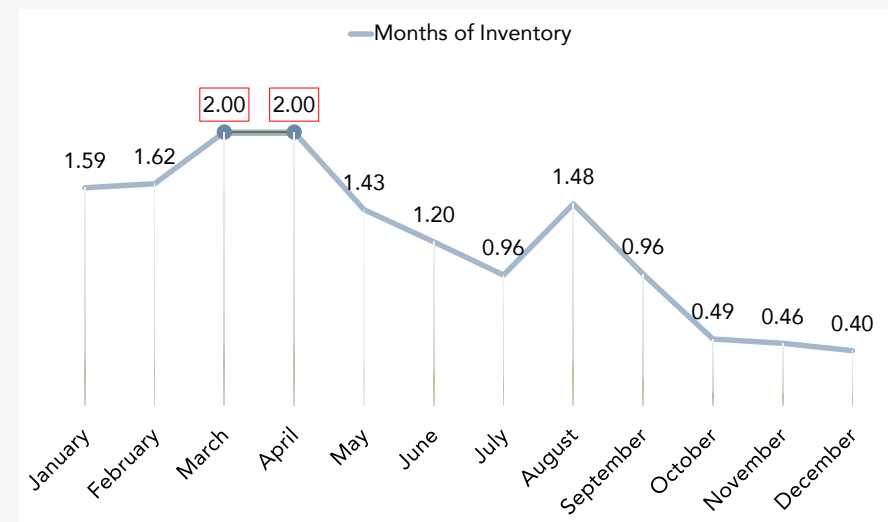
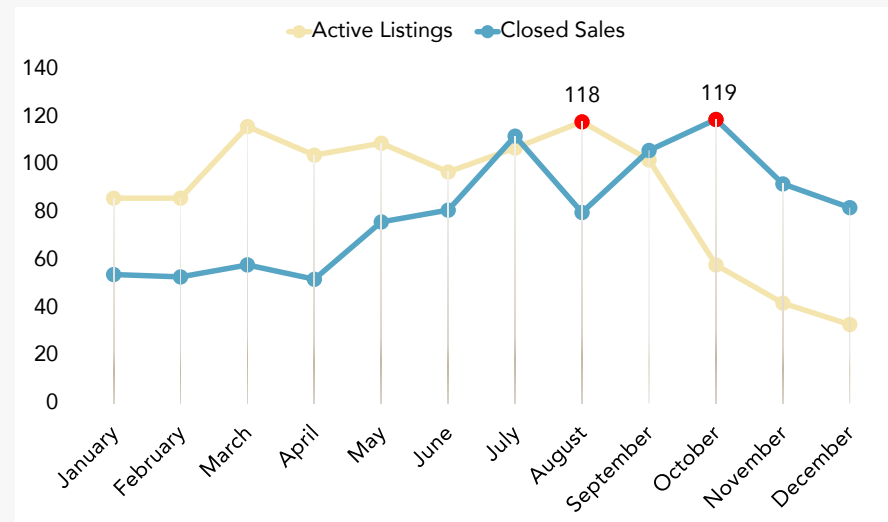
Clark: Residential Homes Only

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	86	54	1.59
February	86	53	1.62
March	116	58	2.00
April	104	52	2.00
May	109	76	1.43
June	97	81	1.20
July	107	112	0.96
August	118	80	1.48
September	102	106	0.96
October	58	119	0.49
November	42	92	0.46
December	33	82	0.40



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	3	6	0.50
February	2	1	2.00
March	9	2	4.50
April	7	3	2.33
May	4	1	4.00
June	3	7	0.43
July	8	6	1.33
August	7	4	1.75
September	8	7	1.14
October	5	1	5.00
November	4	6	0.67
December	2	3	0.67

