

Clear Lake Real Estate

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April shows an improved split market in CCISD. Sales have strengthened beyond the \$500k level. Sales for CCISD single family home price bands are strong extending all the way to \$900k, but still weak for higher price levels. Median prices have risen dramatically, as shown on the "[Market Trend](#)" graphs. We're into a bidding situation on price bands to \$400k for **market ready homes**. Overall market is still showing reduced inventory. Need to sell your home? Call ME It may be the **perfect** time to have your home on the market. Be sure to visit my [Market Trend](#) page to learn much more about the state of the real estate market in Clear Lake.

April, 2016 Market Report Single Family Residential Dwellings

CLEAR CREEK ISD April 2016 Home Sales by Price				
Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	1	4	4.0	Normal Seller's Market
\$100-\$200K	79	132	1.7	Extreme Seller's Market
\$200-\$300K	122	268	2.2	Extreme Seller's Market
\$300-\$400K	44	205	4.7	Normal Seller's Market
\$400-\$500K	11	98	8.9	Balanced Market
\$500-\$600K	11	65	5.9	Normal Seller's Market
\$600-\$700K	2	35	17.5	Extreme Buyer's Market
\$700-\$800K	3	14	4.7	Normal Seller's Market
\$800-\$900K	2	11	5.5	Normal Seller's Market
\$900-\$1M	0	12	N/A	No Sales This Month
\$1M-\$2M	0	19	N/A	No Sales This Month
\$2M-\$3M	0	9	N/A	No Sales This Month
>\$3M	0	1	N/A	No Sales This Month
Overall Mkt	275	873	3.2	Normal Seller's Market
12+ months of inventory		Extreme Buyer's Market		High depreciation
9-12 months of inventory		Normal Buyer's Market		Moderate depreciation
6-9 months of inventory		Balanced Market		Flat to moderate depreciation
3-6 months of inventory		Normal Seller's market		Moderate to high appreciation
0-3 months of inventory		Extreme Seller's Market		High appreciation

↓ Scroll down for Market Snapshot ↓

12 Year Market Snap Shot – Home Sales – Clear Creek ISD (no townhouse, condo, etc.)

899 Closed sales during 1st 4 Months of 2016

724 Closed sales during 1st 4 Months of 2009

875 Closed sales during 1st 4 Months of 2004

1 Month Market Snap Shot 2016 Clear Creek ISD on **sold, expired, terminated or leased**

Sold – 275 April 2016 CCISD															
	SqFt	Beds	FB	HB	List Price	LP/SqFt	Sale Price	SP/SqFt	Adj. Sale Price	Adj. SP/SqFt	SP/LP %	SP/OLP %	DOM	CDOM	Year Built
Min	968	2	1	0	96000	53.42	85000	49.65	85000	49.65	57 %	65 %	0	0	1957
Avg	2555	3.65	2.33	0.48	274169	107.31	268093	104.93	266592	104.34	98 %	97 %	38.62	54.53	1994
Max	7176	6	4	3	895000	221.52	840000	208.86	840000	208.86	116 %	116 %	496	1180	2016
Median	2437	4	2	0	245000	102.54	242500	100.92	240123	100.73	99 %	98 %	15	16	1995

Expired – 18 April 2016 CCISD															
	SqFt	Beds	FB	HB	List Price	LP/SqFt	Sale Price	SP/SqFt	Adj. Sale Price	Adj. SP/SqFt	SP/LP %	SP/OLP %	DOM	CDOM	Year Built
Min	1283	3	2	0	132500	65.12	0	0	0	0	0 %	0 %	0	0	1910
Avg	2847	3.94	2.67	0.44	342639	120.35	0	0	0	0	0 %	0 %	78.56	85.17	1990
Max	4234	5	4	1	740000	195.15	0	0	0	0	0 %	0 %	186	255	2016
Median	2989	4	3	0	292450	104.11	0	0	0	0	0 %	0 %	59.5	59.5	1999

Terminated – 61 2016 CCISD															
	SqFt	Beds	FB	HB	List Price	LP/SqFt	Sale Price	SP/SqFt	Adj. Sale Price	Adj. SP/SqFt	SP/LP %	SP/OLP %	DOM	CDOM	Year Built
Min	956	2	2	0	1375	0.78	0	0	0	0	0 %	0 %	0	0	1904
Avg	3004	3.92	2.7	0.66	407646	135.7	0	0	0	0	0 %	0 %	59.49	116.21	1994
Max	13638	10	9	2	3300000	504.54	0	0	0	0	0 %	0 %	567	890	2016
Median	2942	4	3	1	299990	107.44	0	0	0	0	0 %	0 %	41	61	2000

Leased – 88 2016 CCISD															
	SqFt	Beds	FB	HB	List Price	LP/SqFt	Lease Price	LseP/SqFt	Adj. Lease Price	Adj. LseP/SqFt	SP/LP %	SP/OLP %	DOM	CDOM	Year Built
Min	832	1	1	0	1100	0.58	1100	0.58	1100	0.58	91 %	88 %	0	0	1950
Avg	2009	3.35	2.02	0.3	1889	0.94	1879	0.94	1879	0.94	100 %	99 %	30.55	37.25	1988
Max	4175	5	3	2	6000	1.44	5500	1.32	5500	1.32	120 %	138 %	221	221	2015
Median	1902.5	3	2	0	1750	0.96	1750	0.96	1750	0.96	100 %	100 %	21	22.5	1987