

Clear Lake Real Estate

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Clear Lake Real Estate remains in a Normal Seller's Market to begin 2017. Sales for CCISD single family homes are strong, but only to \$500k. Median prices continue to rise dramatically, as shown on the "[Market Trend](#)" graphs. We're into a bidding situation on the lower price bands 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.

Market Report by Sales Price Single Family Residential Dwellings

CLEAR CREEK ISD April 2017 Home Sales by Price

Price Range	# Sold	Active Listings	Months of Inventory	Market
\$0-\$100K	0	0	N/A	No Sales This Month
\$100-\$200K	74	110	1.5	Extreme Seller's Market
\$200-\$300K	109	275	2.5	Extreme Seller's Market
\$300-\$400K	50	252	5.0	Normal Seller's Market
\$400-\$500K	18	120	6.7	Balanced Market
\$500-\$600K	4	44	11.0	Normal Buyer's Market
\$600-\$700K	2	42	21.0	Extreme Buyer's Market
\$700-\$800K	1	20	20.0	Extreme Buyer's Market
\$800-\$900K	1	15	15.0	Extreme Buyer's Market
\$900-\$1M	0	9	N/A	No Sales This Month
\$1M-\$2M	0	31	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	259	928	3.6	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.)

894 Closed sales during 1st 4 Months of 2017
 730 Closed sales during 1st 4 Months of 2010
 903 Closed sales during 1st 4 Months of 2005

1 Month Market Snap Shot 2017 Clear Creek ISD on sold, expired, terminated or leased

CDOM = Cumulative Days on Market i.e. total number of days listed under previous MLS number(s) combined
 When DOM & CDOM are the same – property was not listed previous to the time it sold under current MLS #

Sold – 259 April 2017 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	808	2	0	0	105000	64.56	85900	57.02	85900	57.02	74 %	74 %	0	0	1925
Avg	2460	3.58	2.31	0.46	272846	110.91	267222	108.63	265536	107.94	98 %	97 %	37.55	48.24	1994
Max	5576	5	5	2	825000	278.47	840000	235.15	840000	235.15	109 %	109 %	577	577	2017
Median	2369	4	2	0	254900	108.63	250000	107.24	248665	106.22	99 %	98 %	14	17	1995

When DOM & CDOM Do Not Match then the property was listed more than 1 time before it sold i.e. the previous listing(s) ended with Expired or Terminated status before it was re-listed and finally sold!

Expired – 15 April 2017 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	1062	3	1	0	149000	83.43	0	0	0	0	0 %	0 %	7	7	1954
Avg	2887	3.4	2.4	0.4	484725	167.9	0	0	0	0	0 %	0 %	151.33	185.6	1988
Max	5264	4	3	1	2599999	550.61	0	0	0	0	0 %	0 %	509	509	2016
Median	2862	3	2	0	315000	108.94	0	0	0	0	0 %	0 %	123	171	1992

Terminated – 57 April 2017 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	1485	2	2	0	1550	1.04	0	0	0	0	0 %	0 %	1	1	1964
Avg	2953	3.65	2.51	0.7	409997	138.84	0	0	0	0	0 %	0 %	95.58	130.25	2001
Max	4873	5	4	2	2500000	728.86	0	0	0	0	0 %	0 %	292	1077	2017
Median	2937	4	2	1	325000	116.33	0	0	0	0	0 %	0 %	76	90	2005

Leased – 85 April 2017 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	575	1	1	0	1025	0.56	1025	0.56	1025	0.56	89 %	85 %	0	0	1944
Avg	2049	3.34	2.11	0.32	1902	0.93	1889	0.92	1889	0.92	99 %	98 %	35.99	41.84	1988
Max	4158	5	4	1	5500	2.44	5700	2.43	5700	2.43	104 %	104 %	196	228	2016
Median	1823	3	2	0	1750	0.94	1700	0.92	1700	0.92	100 %	100 %	29	33	1988