

## Clear Lake Real Estate

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Clear Lake Real Estate moves back into a Normal Seller's Market. Sales for CCISD single family homes are strong, but have a clear break in some higher price levels. Median prices have risen 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.

### August, 2016 Market Report Single Family Residential Dwellings

#### CLEAR CREEK ISD August 2016 Home Sales by Price

Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	3	5	1.7	Extreme Seller's Market
\$100-\$200K	97	169	1.7	Extreme Seller's Market
\$200-\$300K	146	364	2.5	Extreme Seller's Market
\$300-\$400K	58	278	4.8	Normal Seller's Market
\$400-\$500K	18	102	5.7	Normal Seller's Market
\$500-\$600K	8	59	7.4	Balanced Market
\$600-\$700K	4	31	7.8	Balanced Market
\$700-\$800K	1	27	27.0	Extreme Buyer's Market
\$800-\$900K	1	17	17.0	Extreme Buyer's Market
\$900-\$1M	0	8	N/A	No Sales This Month
\$1M-\$2M	1	22	22.0	Extreme Buyer's Market
\$2M-\$3M	1	8	8.0	Balanced Market
>\$3M	0	1	N/A	No Sales This Month
<b>Overall Mkt</b>	<b>338</b>	<b>1091</b>	<b>3.2</b>	<b>Normal Seller's Market</b>
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.)

2,213 Closed sales during 1<sup>st</sup> 8 Months of 2016  
 1,765 Closed sales during 1<sup>st</sup> 8 Months of 2009  
 2,151 Closed sales during 1<sup>st</sup> 8 Months of 2004

1 Month Market Snap Shot 2016 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 – 338 August 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
<b>Min</b>	1034	2	1	0	59900	46.91	80103	50	80103	50	59 %	55 %	0	0	1950
<b>Avg</b>	2486	3.59	2.3	0.46	276554	111.24	270594	108.85	269384	108.36	99 %	98 %	30.23	38.71	1994
<b>Max</b>	6220	6	6	2	2390000	384.24	2115000	340.03	2115000	340.03	151 %	151 %	694	795	2016
<b>Median</b>	<b>2358.5</b>	<b>4</b>	<b>2</b>	<b>0</b>	<b>247700</b>	<b>106.34</b>	<b>243250</b>	<b>106.31</b>	<b>240118.5</b>	<b>105.5</b>	<b>99 %</b>	<b>99 %</b>	<b>13.5</b>	<b>15</b>	<b>1996</b>

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 – 29 August 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
<b>Min</b>	2377	3	2	0	195900	60.3	0	0	0	0	0 %	0 %	11	17	1964
<b>Avg</b>	4051	4.17	3.28	0.69	735207	181.49	0	0	0	0	0 %	0 %	137.48	268.41	2000
<b>Max</b>	13638	6	9	2	3750000	452	0	0	0	0	0 %	0 %	362	1003	2016
<b>Median</b>	<b>3598</b>	<b>4</b>	<b>3</b>	<b>1</b>	<b>485000</b>	<b>114.87</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0 %</b>	<b>0 %</b>	<b>117</b>	<b>178</b>	<b>2005</b>

Terminated – 48 August 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
<b>Min</b>	1436	2	2	0	1500	1.04	0	0	0	0	0 %	0 %	0	0	1920
<b>Avg</b>	3095	3.9	2.63	0.73	429466	138.76	0	0	0	0	0 %	0 %	84.08	135.96	1994
<b>Max</b>	5892	6	4	2	2300000	580.66	0	0	0	0	0 %	0 %	365	846	2014
<b>Median</b>	<b>2998.5</b>	<b>4</b>	<b>3</b>	<b>1</b>	<b>341250</b>	<b>107.3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0 %</b>	<b>0 %</b>	<b>65</b>	<b>84</b>	<b>1996</b>

Leased – 105 August 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
<b>Min</b>	888	2	1	0	1150	0.66	1150	0.65	1150	0.65	76 %	69 %	0	0	1955
<b>Avg</b>	2056	3.48	2.14	0.33	1848	0.9	1838	0.89	1838	0.89	99 %	98 %	25.42	26.2	1988
<b>Max</b>	3594	5	4	2	4500	1.78	4150	1.78	4150	1.78	125 %	118 %	212	212	2014
<b>Median</b>	<b>1932</b>	<b>3</b>	<b>2</b>	<b>0</b>	<b>1750</b>	<b>0.91</b>	<b>1750</b>	<b>0.91</b>	<b>1750</b>	<b>0.91</b>	<b>100 %</b>	<b>100 %</b>	<b>18</b>	<b>19</b>	<b>1984</b>