

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
Overall Mkt	338	1091	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.)

2,213 Closed sales during 1st 8 Months of 2016
 1,765 Closed sales during 1st 8 Months of 2009
 2,151 Closed sales during 1st 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
Min	1034	2	1	0	59900	46.91	80103	50	80103	50	59 %	55 %	0	0	1950
Avg	2486	3.59	2.3	0.46	276554	111.24	270594	108.85	269384	108.36	99 %	98 %	30.23	38.71	1994
Max	6220	6	6	2	2390000	384.24	2115000	340.03	2115000	340.03	151 %	151 %	694	795	2016
Median	2358.5	4	2	0	247700	106.34	243250	106.31	240118.5	105.5	99 %	99 %	13.5	15	1996

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

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

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