

Clear Lake Real Estate

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December roared. A lot of year end purchases. Homes are selling, and market remains tight. Sales in all CCISD single family home price bands to \$900k. 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 just a tick over 3 months of inventory. Need to sell your home? Call ME 😊 Right now is 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.

December, 2015 Market Report

Single Family Residential Dwellings

CLEAR CREEK ISD December 2015 Home Sales by Price				
Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	1	2	2.0	Extreme Seller's Market
\$100-\$200K	83	157	1.9	Extreme Seller's Market
\$200-\$300K	96	257	2.7	Extreme Seller's Market
\$300-\$400K	44	157	3.6	Normal Seller's Market
\$400-\$500K	15	73	4.9	Normal Seller's Market
\$500-\$600K	3	42	14.0	Extreme Buyer's Market
\$600-\$700K	3	29	9.7	Normal Buyer's Market
\$700-\$800K	2	11	5.5	Normal Seller's Market
\$800-\$900K	1	12	12.0	Extreme Buyer's Market
\$900-\$1M	0	5	N/A	No Sales This Month
\$1M-\$2M	0	16	N/A	No Sales This Month
\$2M-\$3M	0	8	N/A	No Sales This Month
>\$3M	0	1	N/A	No Sales This Month
Overall Mkt	248	770	3.1	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.)

3,312 Closed sales during 2015
 2,779 Closed sales during 2008
 2,896 Closed sales during 2003

1 Month Market Snap Shot 2015 Clear Creek ISD ***sold, expired, terminated or leased***

Sold – 259 Sold December 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	1061	2	1	0	83200	56.99	86200	54.6	86200	54.6	74 %	73 %	0	0	1960
Avg	2516	3.59	2.33	0.47	267614	106.36	258844	102.88	257088	102.18	97 %	95 %	42.86	53.76	1994
Max	7355	6	5	2	1495000	284.44	1350000	256.85	1350000	256.85	106 %	106 %	273	1638	2015
Median	2342	4	2	0	230000	102.3	230540	99.94	227500	98.74	98 %	97 %	28	29	1995

Expired – 64 December 2015															
	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	1360	2	1	0	129800	65.82	0	0	0	0	0 %	0 %	8	13	1962
Avg	3051	3.75	2.55	0.66	435401	142.71	0	0	0	0	0 %	0 %	110.98	169.19	1995
Max	5616	5	4	2	1900000	524.68	0	0	0	0	0 %	0 %	457	793	2014
Median	2870	4	2	1	288950	104.82	0	0	0	0	0 %	0 %	92	109.5	1998

Terminated – 45 December 2015 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	1490	3	2	0	139900	71.33	0	0	0	0	0 %	0 %	8	8	1965
Avg	2976	3.96	2.78	0.56	362338	121.75	0	0	0	0	0 %	0 %	96.82	121.27	1996
Max	5299	5	5	1	1275000	278.69	0	0	0	0	0 %	0 %	428	612	2016
Median	3032	4	3	1	279900	102.53	0	0	0	0	0 %	0 %	74	101	1999

Leased – 80 December 2015 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	1016	2	1	0	1175	0.63	1175	0.63	1175	0.63	94 %	86 %	0	3	1964
Avg	2001	3.31	2.03	0.33	1735	0.87	1734	0.87	1734	0.87	100 %	97 %	33.92	39.99	1987
Max	4501	5	3	1	4200	1.21	4200	1.21	4200	1.21	107 %	102 %	109	306	2015
Median	1824	3	2	0	1697.5	0.88	1700	0.88	1700	0.88	100 %	100 %	28	32	1987