

## Clear Lake Real Estate

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Clear Lake Real Estate remains in a Normal Seller's Market. Sales for CCISD single family homes are strong, but have a clear break above \$500k. 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.

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

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

Price Range	# Sold	Active Listings	Months of Inventory	Market
\$0-\$100K	2	4	2.0	Extreme Seller's Market
\$100-\$200K	79	122	1.5	Extreme Seller's Market
\$200-\$300K	93	251	2.7	Extreme Seller's Market
\$300-\$400K	56	225	4.0	Normal Seller's Market
\$400-\$500K	11	79	7.2	Balanced Market
\$500-\$600K	8	51	6.4	Balanced Market
\$600-\$700K	3	27	29.0	Extreme Buyer's Market
\$700-\$800K	1	25	25.0	Extreme Buyer's Market
\$800-\$900K	1	15	15.0	Extreme Buyer's Market
\$900-\$1M	0	3	N/A	No Sales This Month
\$1M-\$2M	2	21	10.5	Normal Buyer's Market
\$2M-\$3M	0	11	N/A	No Sales This Month
>\$3M	0	0	N/A	No Sales This Month
<b>Overall Mkt</b>	<b>256</b>	<b>834</b>	<b>3.3</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.)

3,261 Closed sales during 1<sup>st</sup> 12 Months of 2016

2,595 Closed sales during 1<sup>st</sup> 12 Months of 2009

3,050 Closed sales during 1<sup>st</sup> 12 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 – 256 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
<b>Min</b>	1034	2	1	0	45000	31.21	59864	41.51	59864	41.51	81 %	67 %	0	0	1957
<b>Avg</b>	2484	3.62	2.32	0.58	282537	113.74	273990	110.3	272306	109.62	98 %	95 %	50.52	70.33	1994
<b>Max</b>	6926	5	5	2	1399000	355.71	1399000	355.71	1399000	355.71	133 %	133 %	498	687	2016
<b>Median</b>	2380	4	2	1	249950	106.92	249677	105.9	247245	105.39	98 %	96 %	23.5	25.5	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 – 61 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
<b>Min</b>	1500	2	2	0	149900	62.11	0	0	0	0	0 %	0 %	0	0	1960
<b>Avg</b>	3152	3.75	2.72	0.74	465065	147.55	0	0	0	0	0 %	0 %	123.1	160.41	1996
<b>Max</b>	5616	5	4	2	1750000	510.2	0	0	0	0	0 %	0 %	293	974	2016
<b>Median</b>	3092	4	3	1	321900	107.97	0	0	0	0	0 %	0 %	124	128	2000

Terminated – 52 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
<b>Min</b>	1099	3	1	0	65000	50.05	0	0	0	0	0 %	0 %	1	1	1962
<b>Avg</b>	2981	4.04	2.46	0.62	342468	114.88	0	0	0	0	0 %	0 %	125.77	158.15	1996
<b>Max</b>	6697	6	5	2	1070000	174.68	0	0	0	0	0 %	0 %	953	953	2016
<b>Median</b>	2764	4	2	1	279524	106.79	0	0	0	0	0 %	0 %	83	102.5	1998

Leased – 69 December 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>	896	2	1	0	1195	0.64	1195	0.64	1195	0.64	90 %	83 %	0	0	1963
<b>Avg</b>	1953	3.3	2.06	0.39	1765	0.9	1754	0.9	1754	0.9	100 %	97 %	42.81	45.35	1987
<b>Max</b>	3894	5	3	4	3250	1.7	3000	1.7	3000	1.7	105 %	103 %	137	137	2014
<b>Median</b>	1795	3	2	0	1650	0.93	1650	0.92	1650	0.92	100 %	100 %	35	36	1983