

Clear Lake Real Estate

Debbie Russell, Realtor® UTR-Texas REALTORS®
 GRI Graduate Real Estate Institute
 CBR Certified Buyers Representative
 CSS Certified Short Sales Negotiator
 CNE Certified Negotiation Expert



Direct 281-910-2001 Office 17000 El Camino Real, Ste 107, Houston, TX
 email me: sold@debbierussell.com

Clear Lake Real Estate remains in a Normal Seller's Market to begin 2017. Sales for CCISD single family homes are strong, but slow and spotty above \$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 February 2017 Home Sales by Price				
Price Range	# Sold	Active Listings	Months of Inventory	Market
\$0-\$100K	1	1	1.0	Extreme Seller's Market
\$100-\$200K	35	81	2.3	Extreme Seller's Market
\$200-\$300K	80	222	2.8	Extreme Seller's Market
\$300-\$400K	35	204	5.8	Balanced Market
\$400-\$500K	13	95	7.3	Balanced Market
\$500-\$600K	2	43	21.5	Extreme Buyer's Market
\$600-\$700K	4	33	8.3	Balanced Market
\$700-\$800K	2	18	9.0	Balanced Market
\$800-\$900K	3	12	4.0	Normal Seller's Market
\$900-\$1M	1	9	9.0	Balanced Market
\$1M-\$2M	0	25	N/A	No Sales This Month
\$2M-\$3M	1	9	9.0	Balanced Market
>\$3M	0	1	N/A	No Sales This Month
Overall Mkt	177	753	4.3	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.)

346 Closed sales during 1st 2 Months of 2017
 263 Closed sales during 1st 2 Months of 2010
 384 Closed sales during 1st 2 Months of 2005

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 – 181 February 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	960	2	1	0	37600	39.17	56729	58.58	56729	58.58	75 %	67 %	0	0	1955
Avg	2638	3.66	2.37	0.52	312576	118.49	300739	114	298925	113.32	98 %	96 %	51.8	83.16	1995
Max	13638	10	9	2	2500000	298.7	2000000	262.44	2000000	260.36	151 %	151 %	462	1003	2017
Median	2409	4	2	1	255000	107.87	249000	106.17	248223	105.25	98 %	97 %	30	42	2000

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 – 22 February 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	1470	3	2	0	169900	76.64	0	0	0	0	0 %	0 %	4	4	1962
Avg	3107	3.77	2.41	0.64	360545	116.04	0	0	0	0	0 %	0 %	145.55	178.59	1998
Max	5892	5	4	1	875000	169.15	0	0	0	0	0 %	0 %	729	729	2016
Median	2599.5	4	2	1	297000	113.49	0	0	0	0	0 %	0 %	140.5	156	2002

Terminated – 58 February 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	1125	1	1	0	2000	0.8	0	0	0	0	0 %	0 %	1	1	1963
Avg	2859	3.69	2.52	0.6	325395	113.81	0	0	0	0	0 %	0 %	107.91	149.17	1997
Max	5495	5	4	2	749000	198.08	0	0	0	0	0 %	0 %	359	700	2017
Median	2733	4	2	1	324900	109.8	0	0	0	0	0 %	0 %	93.5	133	2000

Leased – 84 February 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	704	1	1	0	1000	0.37	1000	0.37	1000	0.37	80 %	44 %	2	2	1950
Avg	2048	3.39	2.02	0.43	1850	0.9	1844	0.9	1844	0.9	100 %	97 %	48.99	57.54	1988
Max	5264	5	3	4	4900	1.48	3900	1.48	3900	1.48	156 %	156 %	162	215	2016
Median	1907	3	2	0	1725	0.92	1700	0.92	1700	0.92	100 %	98 %	39	47.5	1988