

Clear Lake Real Estate

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Clear Lake Real Estate remains in a Normal Seller's Market to begin 2017. Sales for CCISD single family homes are strong, but slow 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 January 2017 Home Sales by Price				
Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	2	3	1.5	Extreme Seller's Market
\$100-\$200K	44	90	2.0	Extreme Seller's Market
\$200-\$300K	60	208	3.5	Normal Seller's Market
\$300-\$400K	32	210	6.6	Balanced Market
\$400-\$500K	6	86	14.3	Extreme Buyer's Market
\$500-\$600K	4	44	11.0	Normal Buyer's Market
\$600-\$700K	3	25	8.3	Balanced Market
\$700-\$800K	2	21	10.5	Normal Buyer's Market
\$800-\$900K	1	14	14.0	Extreme Buyer's Market
\$900-\$1M	0	2	N/A	No Sales This Month
\$1M-\$2M	0	22	N/A	No Sales This Month
\$2M-\$3M	0	8	N/A	No Sales This Month
>\$3M	0	0	N/A	No Sales This Month
Overall Mkt	154	733	4.8	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.)

165 Closed sales during 1st Month of 2017

124 Closed sales during 1st Month of 2010

165 Closed sales during 1st Month 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 – 165 January 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	1064	2	1	0	74950	61.73	72500	61.73	72500	61.73	77 %	66 %	0	0	1900
Avg	2530	3.56	2.36	0.47	281732	111.36	273849	108.24	272357	107.65	98 %	1753 %	56.41	80.36	1995
Max	6687	6	5	2	864990	240.51	776500	240.51	776500	238.77	115 %	273500 %	555	683	2017
Median	2364	3	2	0	264900	106.24	260000	103.88	258400	103.19	98 %	97 %	27	41	1999

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 – 30 January 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	1500	2	2	0	155000	67.99	0	0	0	0	0 %	0 %	1	2	1962
Avg	2885	3.87	2.5	0.63	397720	137.86	0	0	0	0	0 %	0 %	131.9	163.4	1993
Max	5282	6	4	2	2100000	467.39	0	0	0	0	0 %	0 %	714	714	2016
Median	2607	4	2	1	269700	103.27	0	0	0	0	0 %	0 %	91.5	112	1996

Terminated – 42 January 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	1276	3	1	0	1450	1	0	0	0	0	0 %	0 %	1	1	1910
Avg	2915	3.88	2.55	0.74	377751	129.59	0	0	0	0	0 %	0 %	110.81	152.1	1990
Max	5871	7	5	2	1650000	368.27	0	0	0	0	0 %	0 %	356	938	2015
Median	2668	4	2	1	291995	108.99	0	0	0	0	0 %	0 %	80.5	123	1989

Leased – 67 January 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	630	1	1	0	1000	0.65	1000	0.62	1000	0.62	88 %	40 %	1	1	1945
Avg	1938	3.33	2.06	0.31	1830	0.94	1816	0.94	1816	0.94	99 %	96 %	42.9	43.88	1986
Max	4074	5	3	1	4000	2.22	4000	2.22	4000	2.22	107 %	103 %	145	145	2016
Median	1847.5	3	2	0	1650	0.96	1650	0.96	1650	0.96	100 %	99 %	33	34	1983