

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 2018. Sales for CCISD single family homes stay strong but dipping a little from last year. Median prices have declined, but remain high, as shown on the "[Market Trend](#)" graphs. We're into a bidding situation on the lower price bands for *market ready homes*. Overall market remains in a strong sellers' market. 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 2018 Home Sales by Price

Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	17	0	0.0	Extreme Seller's Market
\$100-\$200K	45	34	0.8	Extreme Seller's Market
\$200-\$300K	41	122	3.0	Extreme Seller's Market
\$300-\$400K	33	158	4.8	Normal Seller's Market
\$400-\$500K	14	79	5.6	Normal Seller's Market
\$500-\$600K	0	37	N/A	Extreme Buyer's Market
\$600-\$700K	4	25	6.3	Balanced Market
\$700-\$800K	0	19	N/A	Normal Buyers Market
\$800-\$900K	0	12	N/A	No Sales This Month
\$900-\$1M	0	10	N/A	No Sales This Month
\$1M-\$2M	1	21	21.0	Extreme Buyer's Market
\$2M-\$3M	0	10	N/A	No Sales This Month
>\$3M	0	1	N/A	No Sales This Month
Overall Mkt	155	528	3.4	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 ↓