

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 a clear drop off in the higher price market. 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 July 2017 Home Sales by Price				
Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	0	1	N/A	Extreme Seller's Market
\$100-\$200K	64	123	1.9	Extreme Seller's Market
\$200-\$300K	132	392	3.0	Extreme Seller's Market
\$300-\$400K	68	318	4.7	Normal Seller's Market
\$400-\$500K	20	147	7.4	Balanced Market
\$500-\$600K	8	41	5.1	Normal Seller's Market
\$600-\$700K	1	40	40.0	Extreme Buyer's Market
\$700-\$800K	3	26	8.7	Balanced Market
\$800-\$900K	1	14	14.0	Extreme Buyer's Market
\$900-\$1M	2	10	5.0	Normal Seller's Market
\$1M-\$2M	1	32	32.0	Extreme Buyer's Market
\$2M-\$3M	0	8	N/A	No Sales This Month
>\$3M	0	1	N/A	No Sales This Month
Overall Mkt	300	1153	3.8	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.)

1,078 Closed sales during 1st 7 Months of 2017

1,385 Closed sales during 1st 7 Months of 2010

1,898 Closed sales during 1st 7 Months of 2005 just before The Bubble Busted!

1 Month Market Snap Shot 2017 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 final MLS #

Sold – 300 July 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	1099	2	1	0	117500	71.57	118000	67.27	117500	67.27	80 %	77 %	0	0	1955
Avg	2571	3.69	2.38	0.54	292438	113.74	285815	111.17	284406	110.62	98 %	97 %	30.64	42.35	1994
Max	6455	7	5	2	1175000	449.16	1000418	382.42	1000418	382.42	108 %	108 %	339	555	2017
Median	2453	4	2	1	257200	108.87	253700	107.87	251350	107.26	99 %	98 %	14	15	1996

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 – 32 July 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	1140	0	0	0	135000	82.32	0	0	0	0	0 %	0 %	0	10	1962
Avg	3039	3.59	2.56	0.69	419011	137.88	0	0	0	0	0 %	0 %	97.75	150.94	1994
Max	4702	6	5	2	1150000	264.68	0	0	0	0	0 %	0 %	395	572	2017
Median	3233	4	2	1	359900	125.74	0	0	0	0	0 %	0 %	88.5	112	1994

Terminated – 63 July 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	954	1	1	0	1750	1.83	0	0	0	0	0 %	0 %	0	0	1967
Avg	2825	3.68	2.54	0.59	339484	120.17	0	0	0	0	0 %	0 %	66.46	107.95	1997
Max	4898	7	5	2	1650000	351.81	0	0	0	0	0 %	0 %	358	1061	2016
Median	2778	4	2	1	299000	108.61	0	0	0	0	0 %	0 %	45	49	1999

Leased – 124 July 2017 CCOSD															
	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	0.53	1000	0.5	1000	0.5	94 %	81 %	0	0	1950
Avg	1986	3.38	2.05	0.36	1816	0.91	1825	0.92	1825	0.92	100 %	99 %	29.94	31.73	1986
Max	4185	5	4	1	4000	2.38	5000	2.38	5000	2.38	125 %	125 %	129	183	2017
Median	1862	3	2	0	1750	0.94	1750	0.94	1750	0.94	100 %	100 %	22	23	1983

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