

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 continues in an overall EXTREME seller's market. Sales for CCISD single family homes are strong, but have a clear break in some higher price levels. Median prices have risen dramatically, as shown on the "[Market Trend](#)" graphs. We're into a bidding situation on price bands to \$500k 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.

June, 2016 Market Report Single Family Residential Dwellings

CLEAR CREEK ISD June 2016 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	77	135	1.8	Extreme Seller's Market
\$200-\$300K	144	323	2.2	Extreme Seller's Market
\$300-\$400K	66	252	3.8	Normal Seller's Market
\$400-\$500K	25	99	4.0	Normal Seller's Market
\$500-\$600K	10	58	5.8	Normal Seller's Market
\$600-\$700K	4	36	9.0	Balanced Market
\$700-\$800K	0	15	N/A	No Sales This Month
\$800-\$900K	1	14	14.0	Extreme Buyer's Market
\$900-\$1M	1	10	10.0	Normal Buyer's Market
\$1M-\$2M	0	17	N/A	No Sales This Month
\$2M-\$3M	0	8	N/A	No Sales This Month
>\$3M	0	1	N/A	No Sales This Month
Overall Mkt	330	971	2.9	Extreme 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.)

1,554 Closed sales during 1st 6 Months of 2016

1,238 Closed sales during 1st 6 Months of 2009

1,522 Closed sales during 1st 6 Months of 2004

1 Month Market Snap Shot 2016 Clear Creek ISD on **sold, expired, terminated or leased**

Sold – 378 June 2016 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	900	1	1	0	44900	36.37	40000	33.79	40000	33.79	83 %	1 %	0	0	1953
Avg	2404	3.57	2.24	0.47	192267	79.98	186226	77.47	183526	76.34	97 %	98 %	63.84	89.09	1988
Max	5127	5	4	2	1250000	280.65	1075000	241.36	1075000	241.36	105 %	959 %	693	1441	2004
Median	2202.5	4	2	0	158500	73.58	155650	71.7	153253	70.9	98 %	97 %	42	50	1990

Expired – 24 June 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	1628	3	2	0	150000	75.86	0	0	0	0	0 %	0 %	7	7	1970
Avg	3255	4	2.83	0.79	411906	126.55	0	0	0	0	0 %	0 %	78.54	186.5	1998
Max	5102	5	4	1	990000	322.75	0	0	0	0	0 %	0 %	196	811	2014
Median	3204.5	4	3	1	354700	110.87	0	0	0	0	0 %	0 %	80	109	2000

Terminated – 64 June 2016 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	1358	2	2	0	1500	1.08	0	0	0	0	0 %	0 %	1	1	1964
Avg	3129	3.94	2.63	0.69	377798	120.74	0	0	0	0	0 %	0 %	71.09	117.73	1996
Max	6926	5	5	2	1450000	269.17	0	0	0	0	0 %	0 %	532	742	2016
Median	2996	4	3	1	327500	106.92	0	0	0	0	0 %	0 %	54	68.5	1998

Leased – 114 June 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	700	1	0	0	700	0.64	800	0.62	800	0.62	93 %	84 %	1	1	1963
Avg	2076	3.37	2.01	0.31	1904	0.92	1906	0.92	1906	0.92	100 %	99 %	23.26	25.46	1989
Max	4984	5	3	2	4900	1.48	4900	1.48	4900	1.48	121 %	121 %	106	163	2013
Median	1980	3	2	0	1800	0.93	1800	0.93	1800	0.93	100 %	100 %	15.5	17.5	1989

Debbie Russell, REALTOR® UTR-TEXAS REALTORS® 281-910-2001