

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, and we're beginning to see strength in the higher prices, but a clear drop off above \$700k. 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 June 2017 Home Sales by Price

Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	1	2	2.0	Extreme Seller's Market
\$100-\$200K	77	130	1.7	Extreme Seller's Market
\$200-\$300K	168	408	2.4	Extreme Seller's Market
\$300-\$400K	79	313	4.0	Normal Seller's Market
\$400-\$500K	23	137	6.0	Balanced Market
\$500-\$600K	7	46	6.6	Balanced Market
\$600-\$700K	5	40	8.0	Balanced Market
\$700-\$800K	1	22	22.0	Extreme Buyer's Market
\$800-\$900K	1	16	16.0	Extreme Buyer's Market
\$900-\$1M	0	6	N/A	No Sales This Month
\$1M-\$2M	0	28	N/A	No Sales This Month
\$2M-\$3M	0	9	N/A	No Sales This Month
>\$3M	0	1	N/A	No Sales This Month
Overall Mkt	362	1158	3.2	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.)

1,595 Closed sales during 1st 6 Months of 2017

1,214 Closed sales during 1st 6 Months of 2010

1,573 Closed sales during 1st 6 Months of 2005

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 – 362 June 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	1209	2	2	0	85000	50.03	1250	0.9	1250	0.9	1 %	1 %	0	0	1902
Avg	2507	3.66	2.32	0.51	280337	111.82	273990	109.29	272763	108.8	98 %	97 %	29.57	46.08	1994
Max	5295	6	5	2	849000	237.82	807000	226.05	807000	226.05	117 %	117 %	305	891	2017
Median	2400.5	4	2	0	258480	109.36	254500	108.45	252800	107.9	99 %	98 %	13	14	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 – 26 June 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	1532	3	2	0	138000	71.28	0	0	0	0	0 %	0 %	0	0	1910
Avg	3346	4.08	2.85	0.88	514909	153.89	0	0	0	0	0 %	0 %	176.08	265.65	1996
Max	5528	5	5	3	1795000	324.71	0	0	0	0	0 %	0 %	538	1426	2017
Median	3129	4	3	1	352495	122.55	0	0	0	0	0 %	0 %	104.5	137	2003

Terminated – 59 June 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	1248	2	2	0	1400	1.12	0	0	0	0	0 %	0 %	4	4	1963
Avg	3124	3.9	2.71	0.69	421846	135.03	0	0	0	0	0 %	0 %	66.83	129.15	1998
Max	5282	6	5	2	2500000	728.86	0	0	0	0	0 %	0 %	292	1118	2017
Median	3218	4	3	1	345900	111.21	0	0	0	0	0 %	0 %	51	71	2003

Leased – 112 June 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	832	0	0	0	1100	0.65	1100	0.65	1100	0.65	91 %	87 %	0	0	1930
Avg	2178	3.47	2.1	0.39	1967	0.9	1967	0.9	1967	0.9	100 %	98 %	34.38	38.71	1990
Max	4972	5	4	1	5000	1.59	5500	1.51	5500	1.51	111 %	111 %	199	241	2016
Median	2079	3	2	0	1862.5	0.91	1862.5	0.9	1862.5	0.9	100 %	100 %	20	20	1989

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