

Clear Lake Real Estate

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Wow, for the first time since I've been doing market reports, CCISD real estate is in an **Extreme Sellers's Market**. Simply, there aren't enough homes on the market to meet the demand. Prices have risen dramatically, as shown on the "[Market Trend](#)" graphs. We're into a bidding situation on **market ready homes**. If you need to sell your home, Call ME ☺ Right now is 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.

March, 2015 Market Report

Single Family Residential Dwellings

(Does not include townhouse, condo, midrise, etc.)

CLEAR CREEK ISD March 2015 Home Sales by Price				
Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	2	6	3.0	Extreme Seller's Market
\$100-\$200K	92	161	1.8	Extreme Seller's Market
\$200-\$300K	100	257	2.6	Extreme Seller's Market
\$300-\$400K	43	160	3.7	Normal Seller's Market
\$400-\$500K	16	64	4.0	Normal Seller's Market
\$500-\$600K	4	36	9.0	Balanced Market
\$600-\$700K	3	19	6.3	Balanced Market
\$700-\$800K	1	15	15.0	Extreme Buyer's Market
\$800-\$900K	1	9	9.0	Balanced Market
\$900-\$1M	2	8	4.0	Normal Seller's Market
\$1M-\$2M	1	19	19.0	Extreme Buyer's Market
\$2M-\$3M	0	3	N/A	No Sales This Month
>\$3M	0	3	N/A	No Sales This Month
Overall Mkt	265	760	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.)

639 Closed sales during 1st 3 months of 2015

630 Closed sales during 1st 3 months of 2008

575 Closed sales during 1st 3 months of 2003

1 Month Market Snap Shot 2015 Clear Creek ISD ***sold, expired, terminated or leased***

Sold – 265 March CCISD														
	SqFt	Beds	FB	HB	List Price	LP/SqFt	Sale Price	SP/SqFt	Adj. Sale Price	Adj. SP/SqFt	SP/LP %	DOM	CDOM	Year Built
Min	832	0	0	0	65000	55.89	66300	55.18	66300	55.18	76 %	0	0	1958
Avg	2572	3.64	2.37	0.54	265338	103.16	257170	99.99	255778	99.45	97 %	43.6	67.58	1993
Max	6716	6	5	3	1275000	345.25	1000000	270.78	1000000	270.78	109 %	339	1700	2015
Median	2519	4	2	1	239500	96.65	234000	95.11	230095	94.64	99 %	17	21	1995

Expired – 29 March CCISD														
	SqFt	Beds	FB	HB	List Price	LP/SqFt	Sale Price	SP/SqFt	Adj. Sale Price	Adj. SP/SqFt	SP/LP %	DOM	CDOM	Year Built
Min	1470	2	2	0	155000	78.27	0	0	0	0	0 %	15	15	1963
Avg	3262	3.97	2.83	0.66	358252	109.83	0	0	0	0	0 %	149.72	200.59	2001
Max	5325	5	5	1	685000	190.48	0	0	0	0	0 %	502	681	2014
Median	3181.5	4	3	1	339900	106.93	0	0	0	0	0 %	109	181	2005

Terminated – 35 March CCISD														
	SqFt	Beds	FB	HB	List Price	LP/SqFt	Sale Price	SP/SqFt	Adj. Sale Price	Adj. SP/SqFt	SP/LP %	DOM	CDOM	Year Built
Min	1198	2	1	0	99000	74.12	0	0	0	0	0 %	0	0	1954
Avg	2867	3.86	2.63	0.6	348842	121.67	0	0	0	0	0 %	92.06	120.4	1997
Max	7216	5	4	1	1750000	305.12	0	0	0	0	0 %	380	926	2015
Median	2640	4	3	1	267000	97.9	0	0	0	0	0 %	84	88	1998

Leased – 84 March CCISD														
	SqFt	Beds	FB	HB	List Price	LP/SqFt	Lease Price	LseP/SqFt	Adj. Lease Price	Adj. LseP/SqFt	SP/LP %	DOM	CDOM	Year Built
Min	1078	1	1	0	1000	0.69	1000	0.69	1000	0.69	90 %	2	2	1950
Avg	1986	3.33	2.05	0.36	1761	0.89	1757	0.88	1757	0.88	100 %	27.27	30.45	1986
Max	4210	5	3	1	3200	1.23	3500	1.23	3500	1.23	109 %	122	178	2014
Median	1857	3	2	0	1622.5	0.9	1600	0.91	1600	0.91	100 %	18.5	21.5	1988

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