

Clear Lake Real Estate

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March continues the ongoing split market in CCISD. We're seeing a clear break in demand above the \$500k level. Sales for CCISD single family home price bands are strong extending to \$500k, but weak for 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 \$400k 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.

March, 2016 Market Report Single Family Residential Dwellings

CLEAR CREEK ISD March 2016 Home Sales by Price				
Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	1	3	3.0	Extreme Seller's Market
\$100-\$200K	74	131	1.8	Extreme Seller's Market
\$200-\$300K	105	243	2.3	Extreme Seller's Market
\$300-\$400K	43	188	4.4	Normal Seller's Market
\$400-\$500K	11	84	7.6	Normal Buyer's Market
\$500-\$600K	3	50	16.7	Extreme Buyer's Market
\$600-\$700K	2	36	18.0	Extreme Buyer's Market
\$700-\$800K	0	11	N/A	No Sales This Month
\$800-\$900K	0	9	N/A	No Sales This Month
\$900-\$1M	1	13	13.0	Extreme Buyer's Market
\$1M-\$2M	2	17	8.5	Balanced Market
\$2M-\$3M	0	10	N/A	No Sales This Month
>\$3M	0	2	N/A	No Sales This Month
Overall Mkt	242	797	3.3	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.)

622 Closed sales during 1st Quarter 2016

508 Closed sales during 1st Quarter 2009

586 Closed sales during 1st Quarter 2004

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

It takes longer to NOT sell a house – than it does to SELL a House – see below DOM days on market column!

Sold – 242 March 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	918	2	1	0	89000	71.28	82750	68.3	82750	68.3	56 %	56 %	0	0	1948
Avg	2480	3.59	2.29	0.49	267824	107.99	260730	105.13	259297	104.56	98 %	97 %	43.1	58	1994
Max	5430	5	5	3	1499000	299.8	1370000	274	1370000	274	107 %	107 %	614	654	2016
Median	2349	4	2	0	240000	102.3	235750	99.91	235750	99.28	99 %	98 %	17	21.5	1997

Expired – 19 March 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	1216	2	2	0	114900	75.59	0	0	0	0	0 %	0 %	1	14	1963
Avg	2861	3.58	2.42	0.68	332767	116.31	0	0	0	0	0 %	0 %	93	153.26	1993
Max	4928	6	3	2	699000	192.01	0	0	0	0	0 %	0 %	204	730	2013
Median	2984	4	2	1	320000	101.39	0	0	0	0	0 %	0 %	85	145	1995

Terminated – 42 March 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	1628	2	2	0	140000	66.57	0	0	0	0	0 %	0 %	13	13	1965
Avg	3144	3.9	2.64	0.79	403370	128.3	0	0	0	0	0 %	0 %	150.5	193.62	1998
Max	7021	5	5	2	1599000	239.53	0	0	0	0	0 %	0 %	729	864	2016
Median	3030	4	2.5	1	322450	108.3	0	0	0	0	0 %	0 %	106.5	162	2002

Leased – 89 March 2016 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	575	1	1	0	1000	0.7	1000	0.7	1000	0.7	90 %	1 %	0	0	1930
Avg	2050	3.37	2.08	0.3	1870	0.91	1867	0.91	1867	0.91	100 %	98 %	31.89	36.97	1989
Max	4375	5	3	1	4000	2.44	4000	2.43	4000	2.43	107 %	108 %	127	240	2016
Median	2007.5	3	2	0	1750	0.92	1750	0.92	1750	0.92	100 %	100 %	20	21	1990