

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 a little strength in the higher prices. 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 May 2017 Home Sales by Price

Price Range	# Sold	Active Listings	Months of Inventory	Market
\$0-\$100K	1	5	5.0	Normal Seller's Market
\$100-\$200K	65	111	1.7	Extreme Seller's Market
\$200-\$300K	150	349	2.3	Extreme Seller's Market
\$300-\$400K	60	260	4.3	Normal Seller's Market
\$400-\$500K	19	121	6.4	Balanced Market
\$500-\$600K	10	55	5.5	Normal Seller's Market
\$600-\$700K	5	45	9.0	Balanced Market
\$700-\$800K	3	21	7.0	Balanced Market
\$800-\$900K	1	21	21.0	Extreme Buyer's Market
\$900-\$1M	1	6	6.0	Normal Seller's Market
\$1M-\$2M	1	31	31.0	Extreme Buyer's Market
\$2M-\$3M	0	9	N/A	No Sales This Month
>\$3M	0	1	N/A	No Sales This Month
Overall Mkt	316	1035	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.)

1,217 Closed sales during 1st 5 Months of 2017

981 Closed sales during 1st 5 Months of 2010

1,202 Closed sales during 1st 5 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 – 314 May 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	880	2	1	0	99900	64.09	100000	61.84	100000	61.84	81 %	72 %	0	0	1920
Avg	2548	3.61	2.32	0.5	288511	113.23	282217	110.76	280686	110.16	98 %	97 %	39.29	56.57	1995
Max	5871	5	5	2	1195000	332.35	1150000	277.09	1150000	277.09	111 %	156 %	529	925	2017
Median	2393.5	4	2	0	259000	109.94	252250	108.46	252000	107.84	99 %	98 %	14	17.5	1997

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 – 25 May 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	1357	3	2	0	140250	88.58	0	0	0	0	0 %	0 %	10	10	1960
Avg	2760	3.88	2.44	0.64	357997	129.71	0	0	0	0	0 %	0 %	123.56	175.2	1994
Max	4512	5	4	2	1070000	254.04	0	0	0	0	0 %	0 %	425	550	2017
Median	2608	4	2	1	283891	105.06	0	0	0	0	0 %	0 %	105	130	2001

Terminated – 61 May 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	1238	3	1	0	1800	1.17	0	0	0	0	0 %	0 %	0	0	1963
Avg	3064	3.97	2.64	0.84	405606	132.38	0	0	0	0	0 %	0 %	92.21	130.15	1998
Max	6269	6	6	2	2490000	435.39	0	0	0	0	0 %	0 %	668	1025	2017
Median	2900	4	2	1	319999	106.34	0	0	0	0	0 %	0 %	65	87	2000

Leased – 112 May 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	630	1	1	0	850	0.55	1000	0.55	1000	0.55	67 %	67 %	0	0	1900
Avg	2130	3.45	2.1	0.45	1908	0.9	1901	0.89	1901	0.89	100 %	98 %	36.58	41.58	1990
Max	4149	5	4	1	3750	2.22	3750	2.22	3750	2.22	176 %	176 %	153	161	2017
Median	2035	3	2	0	1800	0.91	1800	0.91	1800	0.91	100 %	100 %	25	28.5	1992