

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, but have a clear break above \$500k. Median prices have risen 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.

November, 2016 Market Report

Single Family Residential Dwellings

CLEAR CREEK ISD November 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	69	132	1.9	Extreme Seller's Market	
\$200-\$300K	105	284	2.7	Extreme Seller's Market	
\$300-\$400K	46	228	5.0	Normal Seller's Market	
\$400-\$500K	12	86	7.2	Balanced Market	
\$500-\$600K	3	51	17.0	Extreme Buyer's Market	
\$600-\$700K	1	29	29.0	Extreme Buyer's Market	
\$700-\$800K	2	28	14.0	Extreme Buyer's Market	
\$800-\$900K	0	12	N/A	No Sales This Month	
\$900-\$1M	0	5	N/A	No Sales This Month	
\$1M-\$2M	1	24	24.0	Extreme Buyer's Market	
\$2M-\$3M	0	9	N/A	No Sales This Month	
>\$3M	0	0	N/A	No Sales This Month	
Overall Mkt	240	891	3.7	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.)

2,889 Closed sales during 1st 11 Months of 2016

2,422 Closed sales during 1st 11 Months of 2009

2,784 Closed sales during 1st 11 Months of 2004

1 Month Market Snap Shot 2016 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 current MLS #

Sold – 240 November 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	1009	2	1	0	88000	53.03	80000	53.03	80000	53.03	75 %	64 %	0	0	1960
Avg	2473	3.6	2.3	0.5	266206	107.64	259812	105.06	258444	104.51	98 %	96 %	42.31	55.67	1992
Max	4950	6	4	2	1290000	318.52	1155000	285.19	1155000	285.19	116 %	116 %	312	875	2016
Median	2402	4	2	0	244450	103.88	239500	101.78	235250	100.9	98 %	97 %	25	31	1992

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 – 31 November 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	1608	3	2	0	150000	83.06	0	0	0	0	0 %	0 %	2	2	1963
Avg	3203	4.03	2.84	0.74	426935	133.29	0	0	0	0	0 %	0 %	145.68	167.87	1997
Max	5411	5	5	1	949900	348.08	0	0	0	0	0 %	0 %	637	637	2015
Median	3236	4	3	1	392000	121.22	0	0	0	0	0 %	0 %	98	117	1999

Terminated – 49 October 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	1262	2	2	0	1650	0.96	0	0	0	0	0 %	0 %	4	4	1910
Avg	2835	3.94	2.59	0.61	304701	107.48	0	0	0	0	0 %	0 %	77.12	121.61	1996
Max	4853	5	4	1	560000	230.02	0	0	0	0	0 %	0 %	292	546	2016
Median	2719	4	2	1	305000	105.36	0	0	0	0	0 %	0 %	57	100	2001

Leased – 75 November 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	1016	3	1	0	1350	0.65	1350	0.64	1350	0.64	83 %	74 %	0	0	1963
Avg	2053	3.44	2.12	0.36	1833	0.89	1824	0.89	1824	0.89	100 %	97 %	36.61	48.32	1989
Max	3877	5	4	2	3500	1.52	3500	1.33	3500	1.33	114 %	103 %	151	275	2014
Median	1890	3	2	0	1700	0.91	1700	0.91	1700	0.91	100 %	100 %	25	29	1990