

Clear Lake Real Estate

Debbie Russell, Realtor® UTR-Texas REALTORS®
 GRI Graduate Real Estate Institute
 CBR Certified Buyers Representative
 CSS Certified Short Sales Negotiator
 CNE Certified Negotiation Expert



Direct 281-910-2001 Office 17000 El Camino Real, Ste 107, Houston, TX
 email me: sold@debbierussell.com

Clear Lake Real Estate remains in a Normal Seller's Market. Sales for CCISD single family homes stay strong, but with a seasonal drop in activity. 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 remains in a sellers' market. 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 October 2017 Home Sales by Price

Price Range	# Sold	Active Listings	Months of Inventory	Market
\$0-\$100K	2	4	2.0	Extreme Seller's Market
\$100-\$200K	53	88	1.7	Extreme Seller's Market
\$200-\$300K	84	269	3.2	Normal Seller's Market
\$300-\$400K	54	255	4.7	Normal Seller's Market
\$400-\$500K	11	126	11.5	Normal Buyers Market
\$500-\$600K	2	26	13.0	Extreme Buyer's Market
\$600-\$700K	5	37	7.4	Balanced Market
\$700-\$800K	2	20	10.0	Normal Buyers Market
\$800-\$900K	0	13	N/A	No Sales This Month
\$900-\$1M	2	15	7.5	Normal Seller's Market
\$1M-\$2M	0	29	N/A	No Sales This Month
\$2M-\$3M	0	9	N/A	No Sales This Month
>\$3M	0	2	N/A	No Sales This Month
Overall Mkt	215	893	4.2	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.)

2,711 Closed sales during 1st 10 Months of 2017

1,885 Closed sales during 1st 10 Months of 2010

2,692 Closed sales during 1st 10 Months of 2005 just before The Bubble Busted!

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 – 215 October 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	1319	2	1	0	80000	43.64	81000	41.75	81000	41.75	66 %	54 %	0	0	1935
Avg	2525	3.67	2.39	0.53	286999	113.66	277129	109.75	275679	109.18	97 %	95 %	45.8	60.27	1994
Max	5860	6	5	2	999000	261.14	918000	248.36	918000	248.36	127 %	127 %	297	352	2017
Median	2328	4	2	1	264900	109.87	258000	107.8	256000	107.5	98 %	97 %	28	30	1994

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 – 37 October 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	1274	2	2	0	158999	78.08	0	0	0	0	0 %	0 %	1	1	1963
Avg	3338	4.08	2.92	0.81	417344	125.03	0	0	0	0	0 %	0 %	119.95	166.11	1995
Max	5411	6	5	3	1750000	355.98	0	0	0	0	0 %	0 %	454	580	2017
Median	3232	4	3	1	350000	109.38	0	0	0	0	0 %	0 %	122	126	2002

Terminated – 78 October 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	800	2	1	0	1800	0.81	0	0	0	0	0 %	0 %	0	0	1959
Avg	2946	3.85	2.55	0.64	371377	126.06	0	0	0	0	0 %	0 %	149.18	182.76	1997
Max	6421	6	5	2	975000	286.25	0	0	0	0	0 %	0 %	979	1003	2017
Median	2817	4	2	1	327400	109.15	0	0	0	0	0 %	0 %	83	127	2003

Leased – 95 October 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	575	1	1	0	1200	0.21	1200	0.21	1200	0.21	90 %	85 %	0	0	1956
Avg	2161	3.4	2.18	0.31	1950	0.9	1945	0.9	1945	0.9	100 %	98 %	33.77	39.65	1990
Max	6803	6	4	1	4500	2.44	4100	2.43	4100	2.43	114 %	114 %	167	244	2017
Median	2004	3	2	0	1895	0.96	1890	0.95	1890	0.95	100 %	100 %	25	26	1989