

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.

September, 2016 Market Report

Single Family Residential Dwellings

CLEAR CREEK ISD September 2016 Home Sales by Price

Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	1	2	2.0	Extreme Seller's Market
\$100-\$200K	68	123	1.8	Extreme Seller's Market
\$200-\$300K	112	325	2.9	Extreme Seller's Market
\$300-\$400K	55	271	4.9	Normal Seller's Market
\$400-\$500K	14	85	6.1	Balanced Market
\$500-\$600K	2	63	31.5	Extreme Buyer's Market
\$600-\$700K	0	26	N/A	No Sales This Month
\$700-\$800K	1	28	28.0	Extreme Buyer's Market
\$800-\$900K	0	16	N/A	No Sales This Month
\$900-\$1M	1	6	6.0	Balanced Market
\$1M-\$2M	0	22	N/A	No Sales This Month
\$2M-\$3M	0	7	N/A	No Sales This Month
>\$3M	0	1	N/A	No Sales This Month
Overall Mkt	254	975	3.8	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.)

2,483 Closed sales during 1st 9 Months of 2016
 1,984 Closed sales during 1st 9 Months of 2009
 2,389 Closed sales during 1st 9 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 – 254 September 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	1077	2	1	0	96500	60.3	92749	56.18	92749	56.18	77 %	75 %	0	0	1960
Avg	2480	3.67	2.31	0.48	263652	106.31	258275	104.14	256449	103.41	98 %	507 %	32.97	43.09	1993
Max	5621	5	5	2	949000	256.26	885000	253.11	885000	253.11	106 %	104444 %	304	310	2016
Median	2392	4	2	0	240000	105.67	239450	104.14	235000	103.39	99 %	98 %	17	18.5	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 – 26 September 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	1312	3	1	0	114900	79.21	0	0	0	0	0 %	0 %	7	7	1925
Avg	3318	3.73	2.62	0.88	528790	159.37	0	0	0	0	0 %	0 %	153	201.35	1992
Max	5453	5	5	2	1400000	379.44	0	0	0	0	0 %	0 %	371	1202	2014
Median	2898.5	4	2.5	1	411500	135.15	0	0	0	0	0 %	0 %	155	169	1996

Terminated – 22 September 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	1195	2	1	0	1595	0.88	0	0	0	0	0 %	0 %	0	0	1963
Avg	2953	3.76	2.51	0.78	375095	127.02	0	0	0	0	0 %	0 %	76.9	111.42	2000
Max	5411	6	4	3	1550000	320.84	0	0	0	0	0 %	0 %	360	729	2016
Median	2943	4	2	1	337695	112.17	0	0	0	0	0 %	0 %	62	78.5	2004

Leased – 67 September 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	850	2	1	0	750	0.51	750	0.51	750	0.51	88 %	80 %	0	0	1930
Avg	2041	3.43	2.51	0.27	1910	0.94	1902	0.93	1902	0.93	99 %	97 %	27.21	27.6	1987
Max	4823	5	23	2	5000	1.51	5000	1.46	5000	1.46	109 %	103 %	102	102	2014
Median	1826	3	2	0	1795	0.97	1795	0.96	1795	0.96	100 %	100 %	22	22	1986