

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 a clear drop off in the higher price market. 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 September 2017 Home Sales by Price

Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	0	1	N/A	No Sales This Month
\$100-\$200K	62	108	1.7	Extreme Seller's Market
\$200-\$300K	145	371	2.6	Extreme Seller's Market
\$300-\$400K	64	291	4.5	Normal Seller's Market
\$400-\$500K	14	137	9.8	Normal Buyers Market
\$500-\$600K	8	33	4.1	Normal Seller's Market
\$600-\$700K	4	35	8.8	Balanced Market
\$700-\$800K	2	20	10.0	Normal Buyers Market
\$800-\$900K	2	17	8.5	Balanced Market
\$900-\$1M	1	10	5.0	Normal Seller's Market
\$1M-\$2M	0	28	N/A	No Sales This Month
\$2M-\$3M	0	8	N/A	No Sales This Month
>\$3M	0	2	N/A	No Sales This Month
Overall Mkt	302	1061	3.5	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.)

2,484 Closed sales during 1st 9 Months of 2017

1,708 Closed sales during 1st 9 Months of 2010

2,470 Closed sales during 1st 7 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 – 302 September 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	1152	2	1	0	104900	57.71	2700	0.8	2700	0.8	1 %	1 %	0	0	1910
Avg	2533	3.63	2.31	0.52	286316	113.03	278579	109.98	276939	109.33	98 %	96 %	37.52	51.45	1993
Max	5568	7	5	2	949900	255.35	900000	242.51	900000	240.71	110 %	110 %	367	574	2017
Median	2421.5	4	2	1	259900	109.68	255000	108.33	252800	107.51	98 %	97 %	20	23	1996

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 – 29 September 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	1622	3	2	0	187500	79.44	0	0	0	0	0 %	0 %	4	4	1968
Avg	3132	4.03	2.55	1	406518	129.8	0	0	0	0	0 %	0 %	110.31	161.86	1995
Max	5411	5	4	2	799000	237.02	0	0	0	0	0 %	0 %	379	801	2015
Median	2900	4	2	1	349500	117.57	0	0	0	0	0 %	0 %	95	95	2000

Terminated – 74 September 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	1077	2	1	0	1200	1.11	0	0	0	0	0 %	0 %	0	0	1966
Avg	2935	3.86	2.49	0.65	346228	117.97	0	0	0	0	0 %	0 %	76.81	120.18	1995
Max	5282	6	4	2	975000	351.73	0	0	0	0	0 %	0 %	198	707	2017
Median	2980	4	2	1	316610	106.5	0	0	0	0	0 %	0 %	62	93.5	1996

Leased – 213 September 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	504	1	0	0	650	0.62	650	0.52	650	0.52	49 %	48 %	0	0	1946
Avg	1960	3.17	2.06	0.38	1846	0.94	1841	0.94	1841	0.94	100 %	99 %	32.18	38.43	1990
Max	4602	5	4	1	5500	2.08	5000	2.08	5000	2.08	133 %	133 %	132	243	2016
Median	1798.5	3	2	0	1750	0.96	1750	0.96	1750	0.96	100 %	100 %	27	30	1987

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