

Clear Lake Real Estate

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February highlights the ongoing/worsening split market in CCISD. A clear break in sales at the \$400k level. Sales for CCISD single family home price bands strong to \$400k, but weak for higher price levels. Median prices have risen dramatically, as shown on the "[Market Trend](#)" graphs. We're into a bidding situation on price bands to \$400k 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.

February, 2016 Market Report

Single Family Residential Dwellings

CLEAR CREEK ISD February 2016 Home Sales by Price				
Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	1	1	1.0	Extreme Seller's Market
\$100-\$200K	63	117	1.9	Extreme Seller's Market
\$200-\$300K	86	222	2.6	Extreme Seller's Market
\$300-\$400K	34	188	5.5	Normal Seller's Market
\$400-\$500K	7	75	10.7	Normal Buyer's Market
\$500-\$600K	2	51	25.5	Extreme Buyer's Market
\$600-\$700K	3	36	12.0	Extreme Buyer's Market
\$700-\$800K	2	14	7.0	No Sales This Month
\$800-\$900K	0	8	N/A	No Sales This Month
\$900-\$1M	0	8	N/A	No Sales This Month
\$1M-\$2M	0	15	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	198	745	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.)

376 Closed sales during January, February 2016

304 Closed sales during January, February 2009

328 Closed sales during January, February 2004

1 Month Market Snap Shot 2016 Clear Creek ISD on **sold, expired, terminated or leased**

It takes longer to NOT sell a house – than it does to SELL a House – see below DOM days on market column!

Sold – 198 February 2016 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	989	2	2	0	97000	47.03	82500	50.24	75582	50.24	78 %	67 %	0	0	1955
Avg	2476	3.61	2.37	0.42	259979	105	252109	101.82	250601	101.21	97 %	96 %	43.19	56.83	1994
Max	5898	6	6	2	795000	200.15	725000	191.05	725000	191.05	107 %	107 %	358	369	2016
Median	2289.5	4	2	0	238450	101.63	233995	99.29	233500	99.19	99 %	98 %	16.5	27.5	1998

Expired – 21 February 2016 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	1693	3	2	0	133900	73.01	0	0	0	0	0 %	0 %	11	11	1938
Avg	2682	3.71	2.48	0.57	300457	112.03	0	0	0	0	0 %	0 %	102.81	121.05	1994
Max	4530	5	4	1	596000	174.98	0	0	0	0	0 %	0 %	453	453	2014
Median	2676	4	2	1	274000	110.8	0	0	0	0	0 %	0 %	53	70	2002

Terminated – 46 February 2016 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	1440	3	2	0	1350	0.94	0	0	0	0	0 %	0 %	1	1	1960
Avg	3008	3.83	2.67	0.65	397278	132.07	0	0	0	0	0 %	0 %	92.11	123.78	1995
Max	6871	7	6	3	2600000	656.4	0	0	0	0	0 %	0 %	361	757	2015
Median	3014.5	4	3	1	337445	103.57	0	0	0	0	0 %	0 %	71.5	83	2000

Leased – 88 February 2016 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	1000	2	1	0	1200	0.59	1050	0.59	1050	0.59	57 %	57 %	0	0	1955
Avg	2032	3.47	2.07	0.33	1775	0.87	1759	0.87	1759	0.87	99 %	97 %	36.22	42.47	1986
Max	3973	6	3	2	2990	1.44	2990	1.44	2990	1.44	112 %	112 %	207	207	2015
Median	1980	3	2	0	1672.5	0.87	1650	0.87	1650	0.87	100 %	100 %	23	25	1983