

Clear Lake Real Estate

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For the first time since I've been doing market reports in CCISD, we're in an overall EXTREME seller's market. Sales for CCISD single family homes are strong, but still weak for some 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.

May, 2016 Market Report Single Family Residential Dwellings

CLEAR CREEK ISD May 2016 Home Sales by Price				
Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	0	0	N/A	Extreme Seller's Market
\$100-\$200K	88	131	1.5	Extreme Seller's Market
\$200-\$300K	137	284	2.1	Extreme Seller's Market
\$300-\$400K	62	232	3.7	Normal Seller's Market
\$400-\$500K	10	83	8.3	Balanced Market
\$500-\$600K	3	54	18.0	Extreme Buyer's Market
\$600-\$700K	6	38	6.3	Balanced Market
\$700-\$800K	2	11	5.5	Normal Seller's Market
\$800-\$900K	2	14	7.0	Balanced Market
\$900-\$1M	1	9	9.0	Balanced Market
\$1M-\$2M	0	20	N/A	No Sales This Month
\$2M-\$3M	1	9	9.0	Balanced Market
>\$3M	0	1	N/A	No Sales This Month
Overall Mkt	312	886	2.8	Extreme 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

↓ Scroll down for Market Snapshot ↓

12 Year Market Snap Shot – Home Sales – Clear Creek ISD (no townhouse, condo, etc.)

1,222 Closed sales during 1st 5 Months of 2016

948 Closed sales during 1st 5 Months of 2009

1,144 Closed sales during 1st 5 Months of 2004

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

Sold – 312 May 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	1056	2	1	0	105000	40.61	110000	36.28	110000	36.28	61 %	57 %	0	0	1949
Avg	2521	3.65	2.33	0.53	277343	110.01	268047	106.33	266545	105.73	98 %	97 %	39.15	49.38	1994
Max	8000	6	6	2	2275000	286.69	1575000	286.69	1575000	286.69	112 %	112 %	379	379	2016
Median	2427	4	2	1	240950	104.84	239950	103.3	237150	103.1	99 %	98 %	12.5	13.5	1994

Expired – 25 May 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	1428	3	2	0	145000	81.59	0	0	0	0	0 %	0 %	1	1	1968
Avg	3530	3.96	2.92	0.52	610951	173.07	0	0	0	0	0 %	0 %	125.24	225.48	1996
Max	11601	6	6	1	5550000	478.41	0	0	0	0	0 %	0 %	333	1545	2014
Median	3088	4	3	1	325000	107.89	0	0	0	0	0 %	0 %	136	152	1997

Terminated – 38 May 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	960	3	1	0	80000	82.1	0	0	0	0	0 %	0 %	0	0	1958
Avg	3005	3.84	2.66	0.66	451403	150.22	0	0	0	0	0 %	0 %	102.03	158.84	1998
Max	5212	5	4	2	3000000	874.64	0	0	0	0	0 %	0 %	398	749	2014
Median	3169.5	4	3	1	347400	113.92	0	0	0	0	0 %	0 %	69	119.5	2002

Leased – 95 May 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	700	1	1	0	1200	0.55	1200	0.53	1200	0.53	73 %	73 %	0	0	1921
Avg	2156	3.42	2.14	0.36	1947	0.9	1926	0.89	1926	0.89	99 %	98 %	29.27	32.01	1990
Max	4185	5	4	1	3800	1.93	3800	1.86	3800	1.86	111 %	111 %	149	162	2012
Median	1972.5	3	2	0	1800	0.91	1790	0.9	1790	0.9	100 %	100 %	19	20	1992