

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 strong sellers market for all of 2014. December shows a good market all the way to \$1M! Simply, there aren't enough homes on the market. Prices have risen so much that I've had to add more rows to my pricing charts found the "[Market Trend](#)" graphs. We're into a bidding situation on **market ready homes**. If you need to sell your home, Call ME ☺ Right now is 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.

December, 2014 Market Report

Single Family Residential Dwellings

(Does not include townhouse, condo, midrise, etc.)

CLEAR CREEK ISD December 2014 Home Sales by Price				
Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	5	10	2.0	Extreme Seller's Market
\$100-\$200K	101	195	1.9	Extreme Seller's Market
\$200-\$300K	91	262	2.9	Extreme Seller's Market
\$300-\$400K	37	169	4.6	Normal Seller's Market
\$400-\$500K	10	61	6.1	Balanced Market
\$500-\$600K	3	28	9.3	Normal Buyer's Market
\$600-\$700K	3	14	4.7	Normal Seller's Market
\$700-\$800K	1	9	9.0	Normal Seller's Market
\$800-\$900K	1	5	5.0	Normal Seller's Market
\$900-\$1M	1	7	7.0	Balanced Market
\$1M-\$2M	2	27	13.5	Extreme Buyer's Market
\$2M-\$3M	0	4	N/A	No Sales This Month
>\$3M	0	3	N/A	No Sales This Month
Overall Mkt	255	794	3.1	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.)

3,304 Closed sales during 2014

3,349 Closed sales during 2007

2,797 Closed sales during 2002

1 Month Market Snap Shot – 2014 – Clear Creek ISD

Sold – 256 December CCISD														
	SqFt	Beds	FB	HB	List Price	LP/SqFt	Sale Price	SP/SqFt	Adj. Sale Price	Adj. SP/SqFt	SP/LP %	DOM	CDOM	Year Built
Min	1221	2	1	0	65000	37.75	68000	42.74	68000	42.74	70 %	0	0	1950
Avg	2556	3.6	2.33	0.54	256200	100.23	248029	97.04	246637	96.49	98 %	45.66	74.28	1993
Max	5802	6	5	3	1800000	645.39	1600000	573.68	1600000	573.68	133 %	552	1639	2014
Median	2433	4	2	0	220000	93.18	216500	91.38	214950	90.21	98 %	20.5	22.5	1997

**The difference between Sale Price and Adj. Sale Price is when the seller contributes to buyers closing costs.
As you can see -there is little contributing in this market.**

Expired – 83 December CCISD														
	SqFt	Beds	FB	HB	List Price	LP/SqFt	Sale Price	SP/SqFt	Adj. Sale Price	Adj. SP/SqFt	SP/LP %	DOM	CDOM	Year Built
Min	936	2	1	0	3300	1.18	0	0	0	0	0 %	1	1	1945
Avg	2844	3.66	2.47	0.63	383258	134.76	0	0	0	0	0 %	125.95	152.59	1990
Max	7834	7	5	3	4300000	910.63	0	0	0	0	0 %	478	661	2014
Median	2506	4	2	1	253000	92.29	0	0	0	0	0 %	95	123	1996

Terminated – 49 December CCISD														
	SqFt	Beds	FB	HB	List Price	LP/SqFt	Sale Price	SP/SqFt	Adj. Sale Price	Adj. SP/SqFt	SP/LP %	DOM	CDOM	Year Built
Min	1454	3	2	0	106000	64.67	0	0	0	0	0 %	1	1	1962
Avg	3220	4.02	2.76	0.69	375427	116.59	0	0	0	0	0 %	109.63	207.02	1998
Max	5299	6	5	2	1300000	298.87	0	0	0	0	0 %	609	1644	2014
Median	3100	4	3	1	299900	98.01	0	0	0	0	0 %	82	110	2004

Leased – 81 December CCISD														
	SqFt	Beds	FB	HB	List Price	LP/SqFt	Lease Price	LseP/SqFt	Adj. Lease Price	Adj. LseP/SqFt	SP/LP %	DOM	CDOM	Year Built
Min	344	1	1	0	750	0.62	750	0.62	750	0.62	93 %	4	4	1945
Avg	2053	3.38	2.11	0.4	1757	0.86	1754	0.85	1754	0.85	100 %	30.05	31.59	1988
Max	4035	6	4	1	2900	2.18	2900	2.18	2900	2.18	106 %	111	111	2013
Median	1914	3	2	0	1700	0.87	1700	0.84	1700	0.84	100 %	27	27	1989