

## 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](mailto:sold@debbierussell.com)



Simply, there aren't enough homes on the market to meet the demand. Prices have risen dramatically, as shown on 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. If your home is over \$600K, you need to make your home stand out in a crowded market. I can help.

### May, 2015 Market Report

Single Family Residential Dwellings

CLEAR CREEK ISD May 2015 Home Sales by Price				
Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	3	5	1.7	Extreme Seller's Market
\$100-\$200K	112	169	1.5	Extreme Seller's Market
\$200-\$300K	117	282	2.4	Extreme Seller's Market
\$300-\$400K	42	169	4.0	Normal Seller's Market
\$400-\$500K	16	84	5.3	Normal Seller's Market
\$500-\$600K	6	41	6.8	Balanced Market
\$600-\$700K	0	25	N/A	No Sales This Month
\$700-\$800K	0	15	N/A	No Sales This Month
\$800-\$900K	0	9	N/A	No Sales This Month
\$900-\$1M	2	6	3.0	Extreme Seller's Market
\$1M-\$2M	1	22	22.0	Extreme Buyer's Market
\$2M-\$3M	0	4	N/A	No Sales This Month
>\$3M	0	2	N/A	No Sales This Month
<b>Overall Mkt</b>	<b>299</b>	<b>833</b>	<b>2.8</b>	<b>Extreme Seller's Market</b>
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.)

1,246 Closed sales during 1<sup>st</sup> 5 months of 2015  
 1,178 Closed sales during 1<sup>st</sup> 5 months of 2008  
 1,075 Closed sales during 1<sup>st</sup> 5 months of 2003

1 Month Market Snap Shot 2015 Clear Creek ISD ***sold, expired, terminated or leased***

Sold – 299 May 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
<b>Min</b>	784	2	1	0	74900	40.23	86000	44.75	86000	44.75	80 %	0	0	1954
<b>Avg</b>	2467	3.66	2.34	0.51	251475	101.94	247711	100.41	246162	99.78	99 %	33.68	46.31	1993
<b>Max</b>	5081	6	5	2	1065000	247.73	998000	238.93	997500	238.81	115 %	396	654	2015
<b>Median</b>	2385	4	2	0	229000	98.33	228000	96.64	225000	96.26	100 %	12	13	1994

Expired – 17 May 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
<b>Min</b>	1426	2	2	0	1800	0.91	0	0	0	0	0 %	0	0	1966
<b>Avg</b>	2963	3.82	2.65	0.71	554812	187.25	0	0	0	0	0 %	117.35	132.29	1994
<b>Max</b>	4876	6	4	2	4300000	910.63	0	0	0	0	0 %	426	426	2014
<b>Median</b>	2833	4	3	1	299000	99.49	0	0	0	0	0 %	89	92	1998

Terminated – 38 May 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
<b>Min</b>	1230	3	0	0	87500	44.61	0	0	0	0	0 %	5	5	1965
<b>Avg</b>	2724	3.79	2.45	0.47	293874	107.88	0	0	0	0	0 %	134.71	165.82	2002
<b>Max</b>	5082	6	5	1	885000	227.77	0	0	0	0	0 %	1005	1005	2015
<b>Median</b>	2647	4	2	0	275811	98.49	0	0	0	0	0 %	96	117	2005

Leased – 71 May 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
<b>Min</b>	1200	3	2	0	1100	0.65	1100	0.65	1100	0.65	94 %	0	0	1963
<b>Avg</b>	2092	3.46	2.07	0.42	1823	0.87	1819	0.87	1819	0.87	100 %	22.06	24.01	1989
<b>Max</b>	3881	5	3	1	3200	1.28	3200	1.28	3200	1.28	105 %	106	150	2008
<b>Median</b>	2029	3	2	0	1795	0.88	1790	0.88	1790	0.88	100 %	14	14	1990

**Debbie Russell, REALTOR® UTR-TEXAS REALTORS® 281-910-2001**