

Clear Lake Real Estate

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Inventory loosened slightly in October, but there still aren't enough homes on the market to meet the demand in most price bands. 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 less than 3 months of inventory 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.

October, 2015 Market Report Single Family Residential Dwellings

CLEAR CREEK ISD October 2015 Home Sales by Price				
Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	6	0	0.0	Extreme Seller's Market
\$100-\$200K	83	147	1.8	Extreme Seller's Market
\$200-\$300K	105	317	3.0	Extreme Seller's Market
\$300-\$400K	42	173	4.1	Normal Seller's Market
\$400-\$500K	10	81	8.1	Balanced Market
\$500-\$600K	3	45	15.0	Extreme Buyer's Market
\$600-\$700K	0	23	N/A	No Sales This Month
\$700-\$800K	1	15	15.0	Extreme Buyer's Market
\$800-\$900K	0	10	N/A	No Sales This Month
\$900-\$1M	0	10	N/A	No Sales This Month
\$1M-\$2M	1	20	20.0	Extreme Buyer's Market
\$2M-\$3M	0	9	N/A	No Sales This Month
>\$3M	0	1	N/A	No Sales This Month
Overall Mkt	251	851	3.4	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.)

2,879 Closed sales during 1st 10 months of 2015

2,439 Closed sales during 1st 10 months of 2008

2,485 Closed sales during 1st 10 months of 2003

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

Sold – 251 October 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	915	2	1	0	80000	53.59	76719	49.89	76719	49.89	81 %	65 %	0	0	1960
Avg	2481	3.62	2.32	0.46	254890	102.74	249744	100.66	248073	99.99	98 %	96 %	34.28	43.08	1993
Max	6989	6	5	2	1450000	217.13	1350000	204.55	1350000	204	108 %	148 %	601	601	2015
Median	2322	4	2	0	234900	100	227500	98.75	225000	97.89	99 %	97 %	16	19	1992

Expired – 30 October 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	1459	3	2	0	114000	60.77	0	0	0	0	0 %	0 %	12	12	1963
Avg	2883	3.9	2.47	0.67	375009	130.08	0	0	0	0	0 %	0 %	137.47	184	1991
Max	5336	5	4	2	1500000	281.11	0	0	0	0	0 %	0 %	610	888	2015
Median	2770	4	2	1	296990	107.65	0	0	0	0	0 %	0 %	103	116.5	1992

Terminated 35 October 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	1240	3	2	0	95000	45.48	0	0	0	0	0 %	0 %	2	2	1968
Avg	2997	3.89	2.69	0.71	341138	113.83	0	0	0	0	0 %	0 %	66.54	98.51	1996
Max	6421	6	5	3	890000	189.72	0	0	0	0	0 %	0 %	455	551	2015
Median	2732	4	2	1	279000	103.5	0	0	0	0	0 %	0 %	46	65	2003

Leased 65 October 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	960	2	1	0	895	0.6	895	0.6	895	0.6	92 %	88 %	0	1	1955
Avg	1993	3.37	2.05	0.38	1745	0.88	1734	0.87	1734	0.87	100 %	99 %	21.55	22.62	1987
Max	4336	5	4	1	3500	1.42	3500	1.42	3500	1.42	106 %	113 %	100	100	2015
Median	1950	3	2	0	1650	0.89	1695	0.88	1695	0.88	100 %	100 %	15	16	1983