

Clear Lake Real Estate

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Yet another month that CCISD real estate is in an **Extreme Sellers's Market**. 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.

April, 2015 Market Report

Single Family Residential Dwellings

Sorry, this month's data was taken 5-15, not 5-6 as usual.

CLEAR CREEK ISD April 2015 Home Sales by Price				
Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	5	9	1.8	Extreme Seller's Market
\$100-\$200K	99	146	1.5	Extreme Seller's Market
\$200-\$300K	111	258	2.3	Extreme Seller's Market
\$300-\$400K	49	197	4.0	Normal Seller's Market
\$400-\$500K	15	85	5.7	Normal Seller's Market
\$500-\$600K	4	39	9.8	Normal Buyer's Market
\$600-\$700K	2	27	13.5	Extreme Buyer's Market
\$700-\$800K	0	17	N/A	No Sales This Month
\$800-\$900K	0	10	N/A	No Sales This Month
\$900-\$1M	0	5	4.0	No Sales This Month
\$1M-\$2M	2	21	10.5	Normal Buyer's Market
\$2M-\$3M	1	5	5.0	Normal Seller's Market
>\$3M	0	2	N/A	No Sales This Month
Overall Mkt	288	821	2.9	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.)

944 Closed sales during 1st 4 months of 2015

870 Closed sales during 1st 4 months of 2008

815 Closed sales during 1st 4 months of 2003

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

Sold – 288 April 2015 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	1158	2	1	0	75000	45.25	77600	45.15	77600	45.15	67 %	0	0	1954
Avg	2540	3.66	2.36	0.52	269722	106.19	261151	102.82	259783	102.28	98 %	45.19	67.16	1995
Max	6584	7	5	2	2895000	504.92	2300000	504.92	2300000	504.92	118 %	949	1490	2015
Median	2389.5	4	2	0	238250	97.8	233000	96.46	231651	95.8	99 %	15	22.5	1999

Expired – 15 April CCISD Failed to Sell – went full contract term without benefit of sale														
	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	1312	2	2	0	85000	49.65	0	0	0	0	0 %	1	1	1964
Avg	2696	3.67	2.4	0.53	351273	130.29	0	0	0	0	0 %	88.2	91.33	1995
Max	4823	5	4	2	1199000	278.38	0	0	0	0	0 %	318	318	2015
Median	2528	4	2	0	255900	92.28	0	0	0	0	0 %	32	41	2005

Terminated – 35 April CCISD Failed to Sell – ended contract premature without benefit of sale														
	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	1644	3	2	0	2700	0.7	0	0	0	0	0 %	0	0	1962
Avg	3011	3.89	2.63	0.66	328245	109.02	0	0	0	0	0 %	130.51	152.54	1995
Max	5490	5	4	2	895000	192.8	0	0	0	0	0 %	1166	1453	2015
Median	2929	4	3	1	289900	103.07	0	0	0	0	0 %	85	93	1999

Leased – 76 April CCISD – rental market is HOT														
	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	1112	2	1	0	1100	0.65	1100	0.65	1100	0.65	94 %	0	0	1949
Avg	2009	3.39	2.09	0.33	1753	0.87	1750	0.87	1750	0.87	100 %	23.14	24.28	1987
Max	4241	5	4	1	3100	1.63	3100	1.63	3100	1.63	107 %	146	146	2014
Median	1870	3	2	0	1650	0.89	1650	0.89	1650	0.89	100 %	14	16.5	1986

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