

Clear Lake Real Estate

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Inventory remains tight in August. Simply, there 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 at 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.

August, 2015 Market Report Single Family Residential Dwellings

CLEAR CREEK ISD August 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	107	185	1.7	Extreme Seller's Market
\$200-\$300K	118	331	2.8	Extreme Seller's Market
\$300-\$400K	63	200	3.2	Normal Seller's Market
\$400-\$500K	12	79	6.6	Balanced Market
\$500-\$600K	10	47	4.7	Normal Seller's Market
\$600-\$700K	2	27	13.5	Extreme Buyer's Market
\$700-\$800K	2	16	8.0	Balanced Market
\$800-\$900K	0	13	N/A	No Sales This Month
\$900-\$1M	1	11	11.0	Normal Buyer's Market
\$1M-\$2M	0	20	N/A	No Sales This Month
\$2M-\$3M	0	8	N/A	No Sales This Month
>\$3M	0	2	N/A	No Sales This Month
Overall Mkt	318	944	3.0	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
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.)

2,294 Closed sales during 1st 8 months of 2015

2,089 Closed sales during 1st 8 months of 2008

2,007 Closed sales during 1st 8 months of 2003

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

Sold – 308 August 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	444	1	1	0	66000	49.44	75000	55.6	75000	55.6	82 %	10 %	0	0	1954
Avg	2459	3.59	2.29	0.52	259788	105.65	254741	103.6	253386	103.04	98 %	100 %	26.94	39.85	1993
Max	5082	6	4	2	927000	265	900000	233.43	898000	233.43	116 %	900 %	313	1404	2015
Median	2312	4	2	0	234400	100.87	234000	100.49	232000	100.05	99 %	98 %	13	13.5	1994

Expired – 22 August 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	889	2	2	0	135000	59.98	0	0	0	0	0 %	0 %	9	9	1960
Avg	3077	3.91	2.5	0.77	344611	112	0	0	0	0	0 %	0 %	97.82	131.32	1995
Max	5700	5	4	1	785000	590.55	0	0	0	0	0 %	0 %	306	442	2015
Median	2906	4	2	1	287000	102.12	0	0	0	0	0 %	0 %	86	90.5	1998

Terminated – 32 August 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	1566	3	2	0	2750	1.1	0	0	0	0	0 %	0 %	0	0	1964
Avg	3099	3.91	2.59	0.78	403906	130.33	0	0	0	0	0 %	0 %	77.88	110.38	1998
Max	5394	6	6	2	2585000	479.24	0	0	0	0	0 %	0 %	341	431	2013
Median	2824	4	2	1	282400	103.69	0	0	0	0	0 %	0 %	62.5	70	2002

Leased – 107 August 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	1067	3	1	0	1200	0.52	1225	0.53	1225	0.53	89 %	83 %	0	0	1955
Avg	2157	3.49	2.12	0.38	1951	0.9	1948	0.9	1948	0.9	100 %	98 %	22.6	23.42	1989
Max	5462	6	4	2	6000	1.57	6000	1.57	6000	1.57	121 %	121 %	112	112	2012
Median	2046	3	2	0	1800	0.9	1795	0.9	1795	0.9	100 %	100 %	13	13	1989