

## 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)

Another year starts off strong. February shows a much tighter market than last year with prices going every higher. Simply, there aren't enough homes on the market. 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.

### February, 2015 Market Report

Single Family Residential Dwellings

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

<b>CLEAR CREEK ISD February 2015 Home Sales by Price</b>				
Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	4	7	1.8	Extreme Seller's Market
\$100-\$200K	69	145	2.1	Extreme Seller's Market
\$200-\$300K	73	238	3.3	Normal Seller's Market
\$300-\$400K	35	153	4.4	Normal Seller's Market
\$400-\$500K	7	53	7.6	Balanced Market
\$500-\$600K	3	23	7.7	Balanced Market
\$600-\$700K	2	17	8.5	Balanced Market
\$700-\$800K	1	14	14.0	Extreme Buyer's Market
\$800-\$900K	0	8	N/A	No Sales This Month
\$900-\$1M	0	7	N/A	No Sales This Month
\$1M-\$2M	2	22	11.0	Normal Buyer's Market
\$2M-\$3M	0	3	N/A	No Sales This Month
>\$3M	0	3	N/A	No Sales This Month
<b>Overall Mkt</b>	196	693	3.5	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.)

367 Closed sales during 1<sup>st</sup> 2 months of 2015

347 Closed sales during 1<sup>st</sup> 2 months of 2008

352 Closed sales during 1<sup>st</sup> 2 months of 2003

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

Sold – 196 February 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
<b>Min</b>	1034	1	1	0	79990	45.33	60000	38.57	60000	38.57	75 %	0	0	1957
<b>Avg</b>	2587	3.66	2.38	0.51	260213	100.58	253740	98.08	252038	97.42	98 %	55.83	78.93	1995
<b>Max</b>	5260	5	4	3	1449000	334.31	1342500	307.56	1342500	303.79	121 %	495	898	2014
<b>Median</b>	2509.5	4	2	0	233000	93.52	228000	91.07	227350	90.57	98 %	26.5	31.5	1997

Expired – 25 February 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>	1610	2	2	0	124900	76.55	0	0	0	0	0 %	6	6	1938
<b>Avg</b>	3304	4.04	2.84	0.68	497230	150.49	0	0	0	0	0 %	149.76	163.64	1995
<b>Max</b>	7586	9	7	2	2390000	443	0	0	0	0	0 %	629	629	2014
<b>Median</b>	3174	4	3	1	315000	94.42	0	0	0	0	0 %	90	90	2001

Terminated – 39 February 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>	1458	2	2	0	119000	67.76	0	0	0	0	0 %	4	6	1965
<b>Avg</b>	3110	3.9	2.69	0.72	344038	110.62	0	0	0	0	0 %	106.9	135.62	1999
<b>Max</b>	5700	6	5	2	1049000	244.01	0	0	0	0	0 %	507	507	2014
<b>Median</b>	2945	4	3	1	269894	99.54	0	0	0	0	0 %	82	117	2004

Leased – 69 February 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>	1016	2	1	0	1000	0.32	950	0.3	950	0.3	92 %	0	0	1957
<b>Avg</b>	1972	3.3	2.03	0.3	1675	0.85	1661	0.84	1661	0.84	99 %	33.39	33.55	1985
<b>Max</b>	3525	5	3	1	2999	1.29	2950	1.29	2950	1.29	103 %	233	233	2014
<b>Median</b>	1865	3	2	0	1600	0.86	1600	0.86	1600	0.86	100 %	20	21	1982