

Clear Lake Real Estate

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Another year begins. January shows a very similar market to January 2014 with higher prices. 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.

January, 2015 Market Report

Single Family Residential Dwellings

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

CLEAR CREEK ISD January 2015 Home Sales by Price				
Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	2	8	4.0	Normal Seller's Market
\$100-\$200K	66	163	2.5	Extreme Seller's Market
\$200-\$300K	52	223	4.3	Normal Seller's Market
\$300-\$400K	32	157	4.9	Normal Seller's Market
\$400-\$500K	6	60	10.0	Normal Buyer's Market
\$500-\$600K	2	23	11.5	Normal Buyer's Market
\$600-\$700K	0	10	N/A	No Sales This Month
\$700-\$800K	0	11	N/A	No Sales This Month
\$800-\$900K	0	6	N/A	No Sales This Month
\$900-\$1M	0	5	N/A	No Sales This Month
\$1M-\$2M	0	23	N/A	No Sales This Month
\$2M-\$3M	0	2	N/A	No Sales This Month
>\$3M	0	3	N/A	No Sales This Month
Overall Mkt	160	694	4.3	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.)

160 Closed sales during January 2015

138 Closed sales during January 2008

143 Closed sales during January 2003

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

Sold – 160 January 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	1034	1	1	0	60000	32.61	55000	29.89	55000	29.89	63 %	0	0	1949
Avg	2542	3.64	2.35	0.45	240994	94.8	234892	92.4	233335	91.79	97 %	44.17	62.88	1991
Max	4750	6	4	2	549990	178.19	529900	175.4	528157	175.4	105 %	246	665	2014
Median	2449	4	2	0	222250	92.95	215200	90.66	214300	90.49	98.5 %	25.5	29	1993

Expired 31 January 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	568	2	1	0	110000	48.49	0	0	0	0	0 %	0	0	1960
Avg	3060	3.77	2.81	0.65	403922	132	0	0	0	0	0 %	89.55	98.16	1994
Max	5490	5	4	2	1285000	319.25	0	0	0	0	0 %	282	282	2013
Median	3048	4	3	1	309900	95.19	0	0	0	0	0 %	67	90	1999

Terminated – 39 January 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	960	2	1	0	124900	56.41	0	0	0	0	0 %	4	5	1954
Avg	2978	3.87	2.59	0.62	392629	131.84	0	0	0	0	0 %	103.18	136.05	1994
Max	5193	5	4	1	2345000	485.01	0	0	0	0	0 %	544	544	2014
Median	2952	4	3	1	284900	98.73	0	0	0	0	0 %	57	78	1999

Leased – 81 January 2015 CCISD – (no townhouse, condo, etc.)														
	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	925	2	1	0	750	0.58	750	0.58	750	0.58	91 %	0	0	1950
Avg	2050	3.36	2.07	0.26	1775	0.87	1762	0.86	1762	0.86	99 %	38.3	40.64	1987
Max	5540	5	3	1	4000	1.42	4000	1.42	4000	1.42	113 %	118	158	2014
Median	1912	3	2	0	1750	0.89	1700	0.89	1700	0.89	100 %	28	29	1988

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