

## Clear Lake Real Estate

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January highlights the ongoing split market in CCISD. A clear break in sales at the \$400k level. Sales for CCISD single family home price bands strong to \$400k, but weak for higher price levels. 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 still showing reduced inventory. Need to sell your home? Call ME It may be 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, 2016 Market Report Single Family Residential Dwellings

CLEAR CREEK ISD January 2016 Home Sales by Price				
Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	2	3	1.5	Extreme Seller's Market
\$100-\$200K	57	118	2.1	Extreme Seller's Market
\$200-\$300K	74	246	3.3	Normal Seller's Market
\$300-\$400K	28	160	5.7	Normal Seller's Market
\$400-\$500K	7	80	11.4	Extreme Buyer's Market
\$500-\$600K	3	48	16.0	Extreme Buyer's Market
\$600-\$700K	2	31	15.5	Extreme Buyer's Market
\$700-\$800K	0	11	N/A	No Sales This Month
\$800-\$900K	0	13	N/A	No Sales This Month
\$900-\$1M	0	6	N/A	No Sales This Month
\$1M-\$2M	1	17	17.0	Extreme Buyer's Market
\$2M-\$3M	0	8	N/A	No Sales This Month
>\$3M	0	1	N/A	No Sales This Month
<b>Overall Mkt</b>	174	742	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.)

174 Closed sales during January 2016

127 Closed sales during January 2009

143 Closed sales during January 2004

1 Month Market Snap Shot 2016 Clear Creek ISD on **sold, expired, terminated or leased**

***It takes longer to NOT sell a house – than it does to SELL a House – see below DOM days on market column!***

Sold – 174 January 2016 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	896	2	1	0	95000	65.67	92000	64.82	90150	64.82	77 %	72 %	0	0	1945
Avg	2414	3.63	2.28	0.47	255436	105.81	248764	103.05	247380	102.48	98 %	96 %	50.44	55.96	1992
Max	5136	6	5	2	1099000	285.86	1030000	234.06	1030000	234.06	104 %	104 %	489	489	2015
Median	2339	4	2	0	229900	102.99	225000	100.3	223350	99.55	99 %	97 %	24.5	30.5	1993

Expired – 24 January 2016 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	1639	3	2	0	185000	80.47	0	0	0	0	0 %	0 %	20	20	1967
Avg	3749	4.17	3.08	0.75	531060	141.65	0	0	0	0	0 %	0 %	147.38	202.67	1998
Max	13638	10	9	2	3300000	285.33	0	0	0	0	0 %	0 %	415	841	2013
Median	3198.5	4	3	1	332500	106.22	0	0	0	0	0 %	0 %	134.5	157	2002

Terminated – 53 January 2016 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	1500	2	2	0	149950	68.25	0	0	0	0	0 %	0 %	0	6	1963
Avg	3011	3.87	2.64	0.55	473064	157.11	0	0	0	0	0 %	0 %	112.58	145.09	1992
Max	8000	6	6	2	2900000	614.15	0	0	0	0	0 %	0 %	501	693	2015
Median	2766.5	4	2	1	265000	101.06	0	0	0	0	0 %	0 %	93	103	1993

Leased – 57 January 2016 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	1016	2	1	0	1200	0.53	1200	0.53	1200	0.53	84 %	84 %	0	0	1938
Avg	2194	3.44	2.18	0.35	1891	0.86	1882	0.86	1882	0.86	100 %	98 %	34.44	38.39	1987
Max	5540	5	4	1	5000	1.35	5000	1.35	5000	1.35	111 %	111 %	147	152	2015
Median	2080	3	2	0	1750	0.88	1750	0.86	1750	0.86	100 %	100 %	24	25	1990