

Clear Lake Real Estate

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Inventory remains tight in July. Simply, there aren't enough homes on the market to meet the demand for some 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**. July has strength all the way to \$800k. 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. If your home is over \$600K, you need to make your home stand out in a crowded market. I can help.

July, 2015 Market Report Single Family Residential Dwellings

CLEAR CREEK ISD July 2015 Home Sales by Price				
Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	2	5	2.5	Extreme Seller's Market
\$100-\$200K	118	205	1.7	Extreme Seller's Market
\$200-\$300K	133	341	2.6	Extreme Seller's Market
\$300-\$400K	54	188	3.5	Normal Seller's Market
\$400-\$500K	17	86	5.1	Normal Seller's Market
\$500-\$600K	12	49	4.1	Normal Seller's Market
\$600-\$700K	5	31	6.2	Balanced Market
\$700-\$800K	5	17	3.4	Normal Seller's Market
\$800-\$900K	1	12	12.0	Extreme Buyer's Market
\$900-\$1M	1	10	10.0	Normal Buyer's Market
\$1M-\$2M	1	21	21.0	Extreme Buyer's Market
\$2M-\$3M	0	5	N/A	No Sales This Month
>\$3M	0	2	N/A	No Sales This Month
Overall Mkt	349	972	2.8	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.)

1,969 Closed sales during 1st 7 months of 2015

1,824 Closed sales during 1st 7 months of 2008

1,667 Closed sales during 1st 7 months of 2003

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

Sold – 349 July 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	1032	2	1	0	58300	55.21	53000	50.19	53000	50.19	79 %	0	0	1955
Avg	2561	3.67	2.35	0.51	274473	107.17	268512	104.85	267194	104.33	98 %	32.86	40.42	1993
Max	6879	6	6	2	1199000	319.25	1048359	294.7	1048359	294.7	115 %	588	588	2015
Median	2455	4	2	0	239997	100.11	237000	99.86	235750	99.68	99 %	10	11	1995

Expired – 27 July 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	600	2	1	0	116990	72.12	0	0	0	0	0 %	7	7	1969
Avg	2807	3.81	2.48	0.81	378051	134.68	0	0	0	0	0 %	106.96	135.3	1994
Max	4853	5	4	2	1500000	443	0	0	0	0	0 %	365	644	2014
Median	2791	4	2	1	269900	98.81	0	0	0	0	0 %	77	89	1994

Terminated – 57 July 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	1471	3	2	0	107000	52.94	0	0	0	0	0 %	0	0	1945
Avg	3008	3.84	2.65	0.63	364788	121.27	0	0	0	0	0 %	78.25	108.54	1993
Max	5299	5	5	2	1095000	323.21	0	0	0	0	0 %	639	639	2015
Median	2986	4	2	1	319750	104.68	0	0	0	0	0 %	57	75	1997

Leased – 138 July 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
Min	568	1	1	0	650	0.6	600	0.6	600	0.6	86 %	1	1	1964
Avg	1846	3.07	2.01	0.28	1682	0.91	1678	0.91	1678	0.91	100 %	20.91	25.01	1989
Max	4451	5	4	1	3800	1.7	3800	1.7	3800	1.7	113 %	153	398	2015
Median	1696	3	2	0	1600	0.93	1600	0.93	1600	0.93	100 %	15	15	1987