

## Clear Lake Real Estate

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Inventory continues to tighten in June. 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**. 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.

### June, 2015 Market Report

Single Family Residential Dwellings

<b>CLEAR CREEK ISD June 2015 Home Sales by Price</b>				
Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	3	4	1.3	Extreme Seller's Market
\$100-\$200K	125	198	1.6	Extreme Seller's Market
\$200-\$300K	139	341	2.5	Extreme Seller's Market
\$300-\$400K	60	190	3.2	Normal Seller's Market
\$400-\$500K	11	83	7.5	Balanced Market
\$500-\$600K	6	43	7.2	Balanced Market
\$600-\$700K	4	25	6.3	Balanced Market
\$700-\$800K	0	14	N/A	No Sales This Month
\$800-\$900K	1	13	13.0	Extreme Buyer's Market
\$900-\$1M	1	5	5.0	Normal Seller's Market
\$1M-\$2M	2	23	11.5	Normal Buyer's Market
\$2M-\$3M	0	2	N/A	No Sales This Month
>\$3M	0	2	N/A	No Sales This Month
<b>Overall Mkt</b>	<b>352</b>	<b>943</b>	<b>2.7</b>	<b>Extreme Seller's Market</b>
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.)

1,609 Closed sales during 1<sup>st</sup> 6 months of 2015  
 1,496 Closed sales during 1<sup>st</sup> 6 months of 2008  
 1,357 Closed sales during 1<sup>st</sup> 6 months of 2003

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

Sold – 351 June 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>	920	1	1	0	66825	56.99	68225	54.57	68225	54.57	86 %	0	0	1955
<b>Avg</b>	2476	3.64	2.34	0.47	257797	104.12	253691	102.46	252428	101.95	99 %	30.87	45.39	1993
<b>Max</b>	6130	6	4	3	1375000	408.5	1287000	382.35	1287000	382.35	117 %	391	951	2015
<b>Median</b>	2379	4	2	0	229876	97.29	229000	98.08	226500	97.3	100 %	10	10	1994

Expired – 21 June 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>	1716	3	2	0	142500	69.03	0	0	0	0	0 %	2	2	1964
<b>Avg</b>	3594	4.1	2.9	0.81	571471	159.01	0	0	0	0	0 %	97.67	141.1	1995
<b>Max</b>	6000	6	6	2	2700000	450	0	0	0	0	0 %	390	390	2012
<b>Median</b>	3500	4	3	1	310000	97.64	0	0	0	0	0 %	84	114	2001

Terminated – 37 June 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>	1454	3	2	0	121950	74.11	0	0	0	0	0 %	0	0	1962
<b>Avg</b>	3044	3.97	2.78	0.65	339610	111.57	0	0	0	0	0 %	83.3	121.51	1994
<b>Max</b>	5061	6	4	1	798500	283.27	0	0	0	0	0 %	292	569	2015
<b>Median</b>	3178	4	3	1	330000	96.71	0	0	0	0	0 %	70	83	2000

Leased – 94 June 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>	575	1	1	0	875	0.61	875	0.61	875	0.61	96 %	0	0	1962
<b>Avg</b>	2145	3.44	2.04	0.44	1879	0.88	1888	0.88	1888	0.88	100 %	19.46	20.03	1991
<b>Max</b>	4944	5	3	1	3950	2.44	3875	2.43	3875	2.43	124 %	114	114	2015
<b>Median</b>	1998.5	3	2	0	1800	0.88	1800	0.88	1800	0.88	100 %	13.5	14.5	1993

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