

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

Expected seasonal decline for November. Don't despair. Homes are still selling, and market remains tight. Sales in all price bands except for \$3M. 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 less than 3 months of inventory 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.

November, 2015 Market Report

Single Family Residential Dwellings

CLEAR CREEK ISD November 2015 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	55	118	2.1	Extreme Seller's Market
\$200-\$300K	59	256	4.3	Normal Seller's Market
\$300-\$400K	39	173	4.4	Normal Seller's Market
\$400-\$500K	2	61	30.5	Extreme Buyer's Market
\$500-\$600K	3	46	15.3	Extreme Buyer's Market
\$600-\$700K	2	29	14.5	Extreme Buyer's Market
\$700-\$800K	1	13	13.0	Extreme Buyer's Market
\$800-\$900K	2	13	6.5	Balanced Market
\$900-\$1M	1	8	8.0	Balanced Market
\$1M-\$2M	1	21	21.0	Extreme Buyer's Market
\$2M-\$3M	1	9	9.0	Balanced Market
>\$3M	0	1	N/A	No Sales This Month
Overall Mkt	168	751	4.5	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.)

3,049 Closed sales during 1st 11 months of 2015
 2,572 Closed sales during 1st 11 months of 2008
 2,673 Closed sales during 1st 11 months of 2003

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

Sold – 168 November 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	800	2	1	0	99300	54.56	90000	52.14	90000	52.14	78 %	68 %	0	0	1958
Avg	2547	3.64	2.38	0.53	285241	111.99	273524	107.39	272195	106.87	97 %	96 %	44.63	61.79	1992
Max	7796	7	5	2	2300000	295.02	1800000	250	1800000	250	110 %	161 %	283	1083	2015
Median	2388.5	4	2	1	238700	99.21	232500	97.92	229775	97.08	98 %	97 %	21.5	27.5	1993

EXPIRED – 32 November 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	700	2	1	0	139000	65.69	0	0	0	0	0 %	0 %	7	7	1960
Avg	3143	3.78	2.63	0.84	372350	118.47	0	0	0	0	0 %	0 %	115.69	136.47	1994
Max	5212	5	4	2	1200000	293.83	0	0	0	0	0 %	0 %	382	424	2015
Median	3150.5	4	3	1	284750	94.69	0	0	0	0	0 %	0 %	91.5	117.5	1996

Terminated – 38 November 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	1516	2	2	0	1595	0.96	0	0	0	0	0 %	0 %	0	0	1955
Avg	2768	3.68	2.47	0.58	334590	120.88	0	0	0	0	0 %	0 %	111.24	127.55	1998
Max	4814	5	4	2	1500000	381.39	0	0	0	0	0 %	0 %	344	492	2015
Median	2564	4	2	1	269159.5	106.89	0	0	0	0	0 %	0 %	93	110.5	2002

Leased – 63 November 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	1002	2	1	0	1300	0.66	1300	0.66	1300	0.66	92 %	82 %	0	0	1930
Avg	1916	3.41	2.4	0.25	1749	0.91	1737	0.91	1737	0.91	99 %	98 %	24.37	25.03	1985
Max	3667	5	23	1	2990	1.3	2875	1.3	2875	1.3	106 %	106 %	114	114	2011
Median	1730	3	2	0	1669	0.95	1650	0.95	1650	0.95	100 %	100 %	14	15	1982