

12 Year Market Snap Shot – Home Sales – Clear Creek ISD (no townhouse, condo, etc.)

2,829 Closed sales during 1st 10 months of 2014

2,851 Closed sales during 1st 10 months of 2007

2,381 Closed sales during 1st 10 months of 2002

1 Month Market Snap Shot – October 2014 – Clear Creek ISD

Sold – 250 October 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	67500	47.93	56000	45.21	56000	45.21	82 %	0	0	1961
Avg	2211	3.5	2.14	0.38	198931	89.97	195000	88.2	193512	87.52	98 %	33.19	40.97	1990
Max	4201	6	4	3	334950	139.31	325330	136.92	324283	136.92	113 %	263	373	2014
Median	2173.5	3	2	0	189000	90.65	184600	89.25	181625	88.47	99 %	18	20	1992

The difference between Sale Price and Adj. Sale Price is when the seller contributes to buyers closing costs.
As you can see -there is little contributing in this market.

EXPIRED – 32 October 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	1132	2	1	0	99500	57.24	0	0	0	0	0 %	8	8	1955
Avg	3240	4.09	2.91	0.69	417566	128.88	0	0	0	0	0 %	112.47	119.94	1996
Max	7527	10	7	3	2250000	319.74	0	0	0	0	0 %	457	467	2013
Median	3085	4	3	1	282750	93.61	0	0	0	0	0 %	81	81	2004

Terminated – 42 October 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	1390	3	2	0	2300	0.83	0	0	0	0	0 %	1	1	1958
Avg	3009	3.9	2.57	0.74	323899	107.64	0	0	0	0	0 %	90.14	110.55	1993
Max	5193	6	4	2	1490000	378.85	0	0	0	0	0 %	469	469	2014
Median	2813.5	4	2.5	1	289950	95.25	0	0	0	0	0 %	72	92.5	1999

Leased – 77 October 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	700	1	1	0	625	0.56	650	0.56	650	0.56	69 %	0	0	1938
Avg	2081	3.45	2.14	0.19	1807	0.87	1785	0.86	1785	0.86	99 %	25.32	26.83	1987
Max	5185	5	4	1	4500	1.74	4000	1.74	4000	1.74	112 %	101	101	2012
Median	2002	3	2	0	1650	0.87	1650	0.87	1650	0.87	100 %	18	18	1989