

Clear Lake Real Estate

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Inventory remains tight in September. Simply, there aren't enough homes on the market to meet the demand in most 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**. 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.

September, 2015 Market Report

Single Family Residential Dwellings

CLEAR CREEK ISD September 2015 Home Sales by Price				
Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	2	0	0.0	Extreme Seller's Market
\$100-\$200K	110	174	1.6	Extreme Seller's Market
\$200-\$300K	127	335	2.6	Extreme Seller's Market
\$300-\$400K	46	194	4.2	Normal Seller's Market
\$400-\$500K	18	86	4.8	Normal Seller's Market
\$500-\$600K	3	35	11.7	Extreme Buyer's Market
\$600-\$700K	6	33	5.5	Normal Seller's Market
\$700-\$800K	0	14	N/A	No Sales This Month
\$800-\$900K	0	11	N/A	No Sales This Month
\$900-\$1M	0	10	N/A	No Sales This Month
\$1M-\$2M	1	21	21.0	Extreme Buyer's Market
\$2M-\$3M	0	8	N/A	No Sales This Month
>\$3M	0	0	N/A	No Sales This Month
Overall Mkt	313	921	2.9	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.)

2,618 Closed sales during 1st 9 months of 2015

2,260 Closed sales during 1st 9 months of 2008

2,268 Closed sales during 1st 9 months of 2003

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

Sold – 319 September 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	648	1	0	0	41000	49.5	25000	31.65	25000	31.65	61 %	56 %	0	0	1930
Avg	2443	3.59	2.34	0.44	256490	104.99	250855	102.68	249237	102.02	98 %	97 %	30.31	38.4	1993
Max	5290	6	5	2	1095000	280.91	1080000	277.07	1080000	277.07	128 %	135 %	466	588	2015
Median	2334	4	2	0	235000	102.28	235000	99.52	233150	99.03	99 %	98 %	13	15	1993

Expired – 27 September 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	1526	3	2	0	125000	77.46	0	0	0	0	0 %	0 %	1	1	1965
Avg	3737	4.37	3.26	0.74	620930	166.16	0	0	0	0	0 %	0 %	153.15	217.74	1994
Max	13638	10	9	2	3499000	431.18	0	0	0	0	0 %	0 %	594	1075	2013
Median	3285	4	3	1	339900	107.63	0	0	0	0	0 %	0 %	100	100	2001

Terminated – 47 September 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	1356	2	1	0	1175	0.87	0	0	0	0	0 %	0 %	0	0	1966
Avg	3003	3.85	2.51	0.66	446657	148.74	0	0	0	0	0 %	0 %	87.21	143.23	1993
Max	11601	6	6	2	5900000	553.94	0	0	0	0	0 %	0 %	660	1450	2015
Median	2666	4	2	1	270000	102.81	0	0	0	0	0 %	0 %	57	69	1997

Leased – 86 September 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	700	2	1	0	1200	0.67	1200	0.66	1200	0.66	86 %	77 %	0	0	1903
Avg	2089	3.48	2.02	0.29	1871	0.9	1865	0.89	1865	0.89	100 %	98 %	25.26	30.31	1988
Max	4553	5	4	2	3500	1.71	3500	1.71	3500	1.71	105 %	106 %	133	459	2014
Median	2047.5	3	2	0	1750	0.9	1750	0.9	1750	0.9	100 %	100 %	17	17	1990