

Clear Lake Real Estate

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Clear Lake Real Estate in April continues to show mixed markets. We have a very strong market below \$400K, moderate to \$700K, and very weak above. Simply, there aren't enough homes on the market to return to balance. Even though my chart below shows a "Normal Seller's Market," what we really have is an "Extreme Seller's Market." We're into a bidding situation on 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.

April, 2014 Market Report

Single Family Residential Dwellings

(Does not include townhouse, condo, midrise, etc.)

CLEAR CREEK ISD April 2014 Home Sales by Price				
Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	8	18	2.3	Extreme Seller's Market
\$100-\$200K	125	278	2.2	Extreme Seller's Market
\$200-\$300K	79	261	3.3	Normal Seller's Market
\$300-\$400K	34	171	5.0	Normal Seller's Market
\$400-\$500K	4	55	13.8	Extreme Buyer's Market
\$500-\$600K	7	47	6.7	Balanced Market
\$600-\$700K	3	23	7.7	Balanced Market
\$700-\$800K	0	17	N/A	No Sales This Month
\$800-\$900K	0	7	N/A	No Sales This Month
\$900-\$1M	0	6	N/A	No Sales This Month
\$1M-\$2M	0	25	N/A	No Sales This Month
\$2M-\$3M	0	3	N/A	No Sales This Month
>\$3M	0	3	N/A	No Sales This Month
Overall Mkt	260	914	3.5	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.)

890 Closed sales during 1st 4 months of 2014
 1,005 Closed sales during 1st 4 months of 2007
 794 Closed sales during the 1st 4 months of 2002

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

Sold – 264 April 2014 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	912	1	0	0	48000	40.2	42500	30.64	42500	30.64	52 %	0	0	1910
Avg	2428	3.59	2.28	0.48	229658	94.59	223216	91.93	221464	91.21	98 %	44.89	65.18	1992
Max	5286	5	5	2	699000	197.31	675000	186.24	672500	186.24	149 %	338	653	2014
Median	2337	4	2	0	199900	90.1	196500	89.07	196500	87.71	99 %	17	18	1996

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

DOM = days on market – CDOM = cumulative days on market. MLS counts & retains/calculates days the home was previously listed under a different MLS number. When a listing expires or is terminated - then relisted the MLS will generate a new MLS number; under that new MLS number the days on market starts over. MLS still counts & retains/calculates & combines past MLS numbers to current MLS number when property does sell/close/terminated or expire. Both Sellers and Buyers must focus on CDOM – not DOM for total market understanding.

EXPIRED – 25 April 2014 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	1240	3	2	0	115000	69.68	0	0	0	0	0 %	4	4	1965
Avg	2428	3.64	2.28	0.52	229763	94.63	0	0	0	0	0 %	81.36	97.92	1993
Max	4409	5	3	1	569777	185.35	0	0	0	0	0 %	275	275	2014
Median	2256	4	2	1	199000	84.96	0	0	0	0	0 %	43	85	1996

Terminated – 59 April 2014 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	1726	2	2	0	139000	60.49	0	0	0	0	0 %	0	0	1968
Avg	2973	3.81	2.54	0.83	342298	115.14	0	0	0	0	0 %	84.36	101.34	2002
Max	4550	6	5	2	1500000	329.67	0	0	0	0	0 %	430	545	2014
Median	2960	4	2	1	301996	102.19	0	0	0	0	0 %	63	76	2006

Leased – 75 April 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	1124	2	1	0	1100	0.55	1100	0.55	1100	0.55	92 %	0	0	1951
Avg	2088	3.45	2.09	0.35	1761	0.84	1755	0.84	1755	0.84	100 %	22.16	26.76	1987
Max	3975	5	4	2	3750	1.2	3750	1.2	3750	1.2	108 %	226	282	2009
Median	1986	3	2	0	1650	0.86	1675	0.86	1675	0.86	100 %	12	13	1988