

Clear Lake Real Estate

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The Clear Lake market is still a tale of two markets, but as I've predicted, strength has come to the \$400-500K price level. My crystal ball was RIGHT. I saw pent up demand for homes in the \$400 to \$500K price range, and it surfaced in March. What worries me most is the continued reduction in inventory. I just hope more homes come on the market this spring. If not, the market is going to have trouble balancing. If you need to sell your home, Call ME ☺ If the value of your home is less than \$500K, this 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, 2013 Market Report Single Family Residential Dwellings (Does not include townhouse, condo, midrise, etc.)

CCISD Report

CLEAR CREEK ISD April 2013 Home Sales by Price

Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	12	28	2.3	Extreme Seller's Market
\$100-\$200K	146	431	3.0	Extreme Seller's Market
\$200-\$300K	74	264	3.6	Normal Seller's Market
\$300-\$400K	25	149	6.0	Normal Seller's Market
\$400-\$500K	7	52	7.4	Balanced Market
\$500-\$600K	1	23	23.0	Extreme Buyer's Market
\$600-\$700K	3	21	7.0	Balanced Market
\$700-\$800K	1	15	15.0	Extreme Buyer's Market
\$800-\$900K	0	13	N/A	No Sales This Month
\$900-\$1M	1	8	8.0	Balanced Market
\$1M-\$2M	1	19	19.0	Extreme Buyer's Market
\$2M-\$3M	0	2	N/A	No Sales This Month
>\$3M	0	2	N/A	No Sales This Month
Overall Mkt	271	1027	3.8	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

↓ Scroll down for Friendswood, and Zip code reports ↓

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Similar to the CCISD market, Friendswood ISD is in a dual market, only worse. Market was really lousy in January and February. Home sales are decent below \$300K, but very weak over. I believe the market will improve in 2013. This may be the PERFECT time to put your home up for sale, exceptionally so if the value is under \$400K. Call me, today. I didn't include the detailed report for Friendswood this month. I've been very busy with the active market, and my personal activity in Friendswood has been low this year. I may, or may not continue the Friendswood ISD report. Wait and see. It's really very similar to the CCISD report most months, and if you're in Friendswood and would like personal information, just call me.

Debbie Russell ... Quietly Doing Things the "Right Way" since 1992 ... (281)-910-2001

↓ Scroll down for Market Snapshot ↓

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

900 Closed sales during 1st 4 months of 2013

951 Closed sales during 1st 4 months of 2006

769 Closed sales during 1st 4 months of 2001

1 Month Market Snap Shot – April 2013 – Clear Creek ISD

Sold – 271 April 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	640	2	0	0	40000	37.57	45000	34.66	45000	34.66	87 %	0	0	1961
Avg	2525	3.63	2.34	0.51	220670	87.39	214865	85.1	212830	84.29	98 %	51.92	86.7	1993
Max	5797	6	5	2	1475000	254.44	1400000	241.5	1400000	241.5	129 %	373	1401	2013
Median	2381	4	2	0	189500	81.36	186000	79.49	184550	78.24	98 %	24	28	1995

NOTE: The number of homes that did sell (chart above) sold at Median in **24 days** where as the number of homes that expired (chart below) did not sell in the Median of **127 days**. **It takes longer to NOT Sell then it does TO Sell**

Expired – 43 April 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	1092	2	1	0	99900	52.97	0	0	0	0	0 %	2	5	1943
Avg	2745	3.74	2.44	0.58	287621	104.78	0	0	0	0	0 %	117.37	261.16	1989
Max	6620	5	4	2	1759000	265.71	0	0	0	0	0 %	313	2328	2013
Median	2501	4	2	1	199900	84.4	0	0	0	0	0 %	127	169	1995

43 Expired April 2013 – 54 Expired April 2012 – 88 Expired April 2011

Terminated – 61 April 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	846	2	1	0	1600	0.8	0	0	0	0	0 %	0	0	1960
Avg	2749	3.8	2.46	0.62	291958	106.21	0	0	0	0	0 %	98.57	162.98	1990
Max	9900	6	8	3	1700000	281	0	0	0	0	0 %	360	653	2013
Median	2522	4	2	1	209900	82.94	0	0	0	0	0 %	63	134	1989

61 Terminated Listings April 2013 – 59 Terminated Listings April 2012 – 81 Terminated Listings April 2011

Leased – 79 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	700	1	1	0	595	0.44	595	0.44	595	0.44	93 %	2	2	1955
Avg	2025	3.37	2.04	0.35	1650	0.81	1664	0.82	1664	0.82	101 %	29.28	35.52	1987
Max	3816	4	3	2	3300	1.39	4200	1.39	4200	1.39	127 %	221	221	2013
Median	1894.5	3	2	0	1500	0.84	1500	0.84	1500	0.84	100 %	16	16	1986

79 Leased April 2013 – 83 Leased April 2012 - 88 Leased April 2011