

Clear Lake Real Estate

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The Clear Lake real estate market is very strong under \$500K, but as I've predicted, strength has come to the higher price levels. My crystal ball was RIGHT. I saw pent up demand for homes in the \$400 to \$500K price range, and it surfaced this spring, summer. Now, we're seeing strength in the higher levels. What worries me most is the continued reduction in inventory. (3.4 months avg) Even though my chart below shows a "Normal Seller's Market," what we really have is an "Extreme Seller's Market." I hope more homes come on the market this late summer/fall. If not, the market is going to have trouble balancing. We're already into a bidding situation on nicer homes. If you need to sell your home, Call ME ☺ If the value of your home is less than \$600K, 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.

August, 2013 Market Report

Single Family Residential Dwellings

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

CCISD Report

CLEAR CREEK ISD August 2013 Home Sales by Price

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	8	30	3.8	Normal Seller's Market
\$100-\$200K	161	421	2.6	Extreme Seller's Market
\$200-\$300K	84	307	3.7	Normal Seller's Market
\$300-\$400K	42	141	3.4	Normal Seller's Market
\$400-\$500K	14	66	4.7	Normal Seller's Market
\$500-\$600K	3	32	10.7	Normal Buyer's Market
\$600-\$700K	1	22	22.0	Extreme Buyer's Market
\$700-\$800K	1	19	19.0	Extreme Buyer's Market
\$800-\$900K	0	13	N/A	No Sales This Month
\$900-\$1M	1	7	7.0	Balanced Market
\$1M-\$2M	2	19	9.5	Normal Buyer's Market
\$2M-\$3M	0	5	N/A	No Sales This Month
>\$3M	0	3	N/A	No Sales This Month
Overall Mkt	317	1085	3.4	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.)

2,278 Closed sales during 1st 8 months of 2013

2,367 Closed sales during 1st 8 months of 2006

1,882 Closed sales during 1st 8 months of 2001

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

Sold – 315 August 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	956	2	1	0	55000	38.19	1400	0.94	1400	0.94	1 %	0	0	1948
Avg	2557	3.72	2.36	0.53	234594	91.75	228510	89.37	226926	88.75	98 %	42.92	67.86	1993
Max	5591	6	5	5	1400000	275.37	1200000	236.03	1200000	236.03	122 %	426	1486	2013
Median	2456.5	4	2	0	195900	85.92	193000	85.1	190900	84.28	99 %	21	24	1995

NOTE: The number of homes that did sell (chart above) sold at Median in 21 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 – 57														
	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	1016	2	1	0	1650	0.75	0	0	0	0	0 %	1	1	1963
Avg	3060	3.81	2.58	0.72	377659	123.42	0	0	0	0	0 %	137.61	173.75	1995
Max	6421	6	4	2	1900000	751.79	0	0	0	0	0 %	543	932	2013
Median	2828	4	2	1	284000	94.4	0	0	0	0	0 %	127	140	2000

Terminated – 67 August 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	1150	2	1	0	84900	30.8	0	0	0	0	0 %	0	0	1963
Avg	2678	3.7	2.37	0.63	253299	94.59	0	0	0	0	0 %	79.72	111.1	1998
Max	5497	6	4	5	920000	168.44	0	0	0	0	0 %	287	1029	2013
Median	2454	4	2	1	217500	90.74	0	0	0	0	0 %	47	73	2002

Leased – 121 August 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	888	2	1	0	975	0.57	950	0.41	950	0.41	50 %	2	2	1964
Avg	2167	3.52	2.17	0.38	1743	0.8	1735	0.8	1725	0.8	100 %	21.82	23.37	1988
Max	6004	5	5	2	6450	1.18	6450	1.17	6450	1.17	117 %	171	171	2010
Median	1972	3	2	0	1600	0.81	1600	0.81	1600	0.81	100 %	15	16	1986