

Clear Lake Real Estate

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Clear Lake Real Estate drifts back into strong mixed markets, but August continues to show a booming market to \$600k. Simply, there aren't enough homes on the market. August is the first month where we show an overall "Extreme Seller's Market" in Clear Lake. Prices have risen so much that I've had to add more rows to my pricing charts found the "[Market Trend](#)" graphs. 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.

August, 2014 Market Report

Single Family Residential Dwellings

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

CLEAR CREEK ISD August 2014 Home Sales by Price				
Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	5	16	3.2	Normal Seller's Market
\$100-\$200K	140	303	2.2	Extreme Seller's Market
\$200-\$300K	127	317	2.5	Extreme Seller's Market
\$300-\$400K	42	193	4.6	Normal Seller's Market
\$400-\$500K	13	70	5.4	Normal Seller's Market
\$500-\$600K	9	40	4.4	Normal Seller's Market
\$600-\$700K	2	24	12.0	Normal Buyer's Market
\$700-\$800K	1	15	15.0	Extreme Buyer's Market
\$800-\$900K	0	7	N/A	No Sales This Month
\$900-\$1M	0	4	N/A	No Sales This Month
\$1M-\$2M	1	26	26.0	Extreme Buyer's Market
\$2M-\$3M	0	4	N/A	No Sales This Month
>\$3M	0	3	N/A	No Sales This Month
Overall Mkt	340	1022	3.0	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.)

2,209 Closed sales during 1st 8 months of 2014
 2,089 Closed sales during 1st 8 months of 2007
 1,943 Closed sales during the 1st 8 months of 2002

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

Sold – 342 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	1118	2	1	0	67000	46.08	69300	47.66	69300	47.66	74 %	0	0	1942
Avg	2537	3.66	2.36	0.51	246040	96.98	240320	94.73	238726	94.1	98 %	40.92	60.49	1993
Max	5779	6	5	2	1375000	279.7	1375000	279.7	1375000	279.7	109 %	543	2134	2014
Median	2448.5	4	2	0.5	215500	91.16	214450	89.9	212000	89.48	99 %	18	21	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 little contributing in this market.

Expired – 25 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	1285	2	2	0	114900	54.2	0	0	0	0	0 %	8	8	1963
Avg	2962	3.76	2.52	0.84	316105	106.72	0	0	0	0	0 %	115.48	159.6	1993
Max	5516	5	5	3	749000	218.49	0	0	0	0	0 %	542	576	2014
Median	2981	4	2	1	259000	89.49	0	0	0	0	0 %	84	92	1996

Terminated – 52 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	1151	2	1	0	1025	0.72	0	0	0	0	0 %	1	1	1963
Avg	2714	3.77	2.52	0.63	284989	105.01	0	0	0	0	0 %	57.27	79.88	1990
Max	5968	6	5	2	1495000	250.5	0	0	0	0	0 %	234	426	2014
Median	2407.5	4	2	1	237250	94.39	0	0	0	0	0 %	35	40	1993

Leased – 100 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	812	2	1	0	925	0.63	925	0.55	925	0.55	60 %	0	0	1960
Avg	2122	3.41	2.09	0.39	1847	0.87	1829	0.86	1829	0.86	99 %	15.81	15.81	1988
Max	4972	5	3	2	5000	1.38	5000	1.35	5000	1.35	107 %	97	97	2012
Median	1884	3	2	0	1662.5	0.88	1650	0.86	1650	0.86	100 %	10	10	1986