

Clear Lake Real Estate

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Happy New Year. Well, 2012 was quite a year. Complete market turnaround. Clear Lake has gone from a buyer's market in 2011 to a seller's market in 2012. Strong markets in either direction are not a good thing. Even if you sell your home for more, you'll probably have to pay more for your next home. What worries me 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 \$400K, 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.

December, 2012 Market Report Single Family Residential Dwellings (Does not include townhouse, condo, midrise, etc.)

CCISD Report

CLEAR CREEK ISD December 2012 Home Sales by Price				
Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	18	44	2.4	Extreme Seller's Market
\$100-\$200K	99	437	4.4	Normal Seller's Market
\$200-\$300K	56	275	4.9	Normal Seller's Market
\$300-\$400K	14	86	6.1	Balanced Market
\$400-\$500K	7	49	7.0	Balanced Market
\$500-\$600K	2	20	10.0	Normal Buyer's Market
\$600-\$700K	3	10	3.3	Normal Seller's Market
\$700-\$800K	1	13	13.0	Extreme Buyer's Market
\$800-\$900K	0	7	N/A	No Sales This Month
\$900-\$1M	0	8	N/A	No Sales This Month
\$1M-\$2M	1	21	21.0	Extreme Buyer's Market
\$2M-\$3M	0	3	N/A	No Sales This Month
>\$3M	0	2	N/A	No Sales This Month
Overall Mkt	201	975	4.9	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 Friendswood, and Zip code reports ↓

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Similar to the CCISD market, Friendswood ISD is in a dual market. 1 more sale with 14 fewer listings than last month. Months of inventory down from 6.5 to 5.8. Home sales are strong below \$400K, and very weak over. The 2012 market is very different this year. This may be the PERFECT time to put your home up for sale, exceptionally so if the value is under \$400K. Call me, today.

FRIENDSWOOD ISD Report

Friendswood ISD December 2012 Home Sales by Price				
Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	1	2	2.0	Extreme Seller's Market
\$100-\$200K	9	25	2.8	Extreme Seller's Market
\$200-\$300K	6	27	4.5	Normal Seller's Market
\$300-\$400K	5	30	6.0	Balanced Market
\$400-\$500K	4	29	7.3	Balanced Market
\$500-\$600K	1	13	13.0	Extreme Buyer's Market
\$600-\$700K	2	20	10.0	Normal Buyer's Market
\$700-\$800K	0	9	N/A	No Sales This Month
\$800-\$900K	0	1	N/A	No Sales This Month
\$900-\$1M	1	2	2.0	Extreme Seller's Market
\$1M-\$2M	0	6	N/A	No Sales This Month
\$2M-\$3M	0	3	N/A	No Sales This Month
>\$3M	0	0	N/A	No Sales This Month
Overall Mkt	29	167	5.8	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
0-3 months of inventory		Extreme Seller's Market		High appreciation

↓ Scroll down for market report by Zip Code ↓

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Inventory is very low. Now is the time to have your home on the market!

Zip Code months of inventory down for December from 5.2 to 4.8. 144 fewer homes on the market, and 2 more sales than November. Sales have been strong to \$400K. Market is continuing to be excellent under \$400K. **Inventory is very Low!** Homes are selling. If your home is in market condition, and priced right, expect a very fast sale. Don't just list your home, sell it. Call me and put my 19 years of experience to work for you. This rapidly changing market calls for an expert. It's not the time to use a friend, relative, or someone who sits next to you in church. This market is tough, and you need a tough Realtor who'll tell you what you need to hear, not what you want to hear, to sell your home.

ZIP CODE Report

December 2012 Greater Clear Lake Area by Zip Code

<u>Zip Code</u>	<u># SOLD</u>	<u>Active Listings</u>	<u>Month's of Inventory</u>
77058	3	28	9.3
77059	16	58	3.6
77062	28	99	3.5
77518	4	42	10.5
77546	54	249	4.6
77565	4	56	14.0
77573	93	456	4.9
77584	99	401	4.1
77586	16	114	7.1
77598	9	47	5.2
Average	326	1550	4.8

12+ months of inventory	Extreme Buyer's Market
9-12 months of inventory	Normal Buyer's Market
6-9 months of inventory	Balanced Market
3-6 months of inventory	Normal Seller's market
0-3 months of inventory	Extreme Seller's Market

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

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

2,785 Closed sales during 2012

3,362 Closed sales during 2006

2,682 Closed sales during 2000

1 Month Market Snap Shot – December 2012 – Clear Creek ISD

Sold – 201 CCISD – December 2012														
	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	1000	1	1	0	55000	29.99	42000	29.99	42000	29.69	64 %	0	0	1950
Avg	2505	3.67	2.35	0.48	222048	88.64	212668	84.9	210486	84.03	96 %	65.35	90.73	1993
Max	8128	7	5	2	1797000	221.09	1644095	202.28	1644095	202.28	107 %	503	647	2012
Median	2331.5	4	2	0	184990	81.35	181250	79.83	179800	78.77	98 %	41	54	1995

EXPIRED – 132 CCISD – December 2012														
	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	974	2	1	0	2400	0.9	0	0	0	0	0 %	0	0	1900
Avg	2587	3.67	2.34	0.5	269294	104.1	0	0	0	0	0 %	145.83	201.71	1989
Max	7218	6	5	2	2490000	344.97	0	0	0	0	0 %	789	1230	2008
Median	2304	4	2	0	184900	80.94	0	0	0	0	0 %	122.5	141.5	1990

Terminated – 49 CCISD – December 2012														
	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	1198	2	1	0	94900	57.39	0	0	0	0	0 %	3	3	1963
Avg	2662	3.63	2.43	0.59	310264	116.55	0	0	0	0	0 %	185.53	266.22	1992
Max	8005	5	6	2	2250000	281.07	0	0	0	0	0 %	889	1353	2011
Median	2580	4	2	1	210000	84.51	0	0	0	0	0 %	104	184	1992

Leased – 70 CCISD – December 2012														
	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	750	2	1	0	775	0.61	775	0.59	775	0.59	83 %	0	0	1911
Avg	1936	3.33	2.04	0.29	1561	0.81	1544	0.8	1544	0.8	99 %	40.16	41.51	1983
Max	3937	5	4	1	3500	1.27	3500	1.27	3500	1.27	106 %	127	127	2010
Median	1833	3	2	0	1425	0.81	1400	0.8	1400	0.8	100 %	37.5	39	1982