

Clear Lake Real Estate

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Wow! What a December. Best one in my memory. Sales were strong all the way to \$800K. I always advise my clients to stay on the market in December. This time it paid off for many. Inventory continues to be low. (3.5 months, down from 4.1 last mo.) Even though my chart below shows a “Normal Seller’s Market,” what we really have is an “Extreme Seller’s Market.” We need more homes on the market to return to balance. We’re 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 \$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.

December, 2013 Market Report

Single Family Residential Dwellings

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

CLEAR CREEK ISD December 2013 Home Sales by Price				
Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	9	26	2.9	Extreme Seller's Market
\$100-\$200K	119	328	2.8	Extreme Seller's Market
\$200-\$300K	67	233	3.5	Normal Seller's Market
\$300-\$400K	34	151	4.4	Normal Seller's Market
\$400-\$500K	8	44	5.5	Normal Seller's Market
\$500-\$600K	4	34	8.5	Balanced Market
\$600-\$700K	7	21	3.0	Extreme Seller's Market
\$700-\$800K	2	12	6.0	Balanced Market
\$800-\$900K	0	9	N/A	No Sales This Month
\$900-\$1M	0	5	N/A	No Sales This Month
\$1M-\$2M	1	18	18.0	Extreme Buyer's Market
\$2M-\$3M	1	4	4.0	Normal Seller's Market
>\$3M	0	2	N/A	No Sales This Month
Overall Mkt	252	887	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.)

3,305 Closed sales during 2013

3,362 Closed sales during 2006

2,697 Closed sales during 2001

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

Sold – 254 December 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	694	1	1	0	54010	39.32	50000	35.42	50000	35.42	75 %	0	0	1900
Avg	2586	3.63	2.37	0.5	252094	97.48	243219	94.05	240092	92.84	97 %	61.04	73.9	1992
Max	6113	6	4	4	2350000	384.43	2200000	359.89	2190000	358.25	106 %	442	442	2013
Median	2463	4	2	0	200000	87.02	197000	86.12	195092.5	85.09	98 %	36	40	1993

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

Expired – 85 December 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	754	2	1	0	72000	55.47	0	0	0	0	0 %	3	3	1956
Avg	2666	3.58	2.44	0.59	306063	114.8	0	0	0	0	0 %	121.55	153.31	1989
Max	5800	5	5	2	1600000	291.83	0	0	0	0	0 %	664	928	2013
Median	2342	3	2	1	209500	90.77	0	0	0	0	0 %	104	119	1991

Terminated – 40 December 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	1470	3	2	0	86500	43.51	0	0	0	0	0 %	20	23	1961
Avg	3080	3.9	2.55	0.8	296399	96.23	0	0	0	0	0 %	103.38	142.53	1994
Max	6130	5	4	2	1375000	258.51	0	0	0	0	0 %	451	593	2011
Median	3036	4	2.5	1	267350	86.22	0	0	0	0	0 %	87.5	105.5	1997

Leased – 68 December 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	713	1	1	0	650	0.54	650	0.54	650	0.54	87 %	2	2	1955
Avg	1940	3.25	2.06	0.32	1691	0.87	1671	0.86	1671	0.86	99 %	34.91	45.81	1986
Max	5256	5	4	1	6750	1.4	6750	1.4	6750	1.4	104 %	115	585	2012
Median	1828.5	3	2	0	1500	0.84	1500	0.84	1500	0.84	100 %	29.5	33	1982