

Clear Lake Real Estate

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The Clear Lake market is turning into a tale of two markets, one under \$400K, and another over. My crystal ball says that will change in 2013. I see pent up demand for homes in the \$400 to \$500K price range. 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 \$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.

February, 2013 Market Report Single Family Residential Dwellings (Does not include townhouse, condo, midrise, etc.)

CCISD Report

CLEAR CREEK ISD February 2013 Home Sales by Price

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	14	45	3.2	Normal Seller's Market
\$100-\$200K	111	422	3.8	Normal Seller's Market
\$200-\$300K	59	291	4.9	Normal Seller's Market
\$300-\$400K	20	109	5.5	Balanced Market
\$400-\$500K	4	58	14.5	Extreme Buyer's Market
\$500-\$600K	1	20	20.0	Extreme Buyer's Market
\$600-\$700K	0	14	N/A	No Sales This Month
\$700-\$800K	2	10	5.0	Normal Seller's Market
\$800-\$900K	0	15	N/A	No Sales This Month
\$900-\$1M	0	8	N/A	No Sales This Month
\$1M-\$2M	2	18	9.0	Balanced Market
\$2M-\$3M	0	1	N/A	No Sales This Month
>\$3M	0	2	N/A	No Sales This Month
Overall Mkt	213	1013	4.8	Normal Seller's Market
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
				High depreciation
				Moderate depreciation
				Flat to moderate depreciation
				Moderate to high appreciation
				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.

FRIENDSWOOD ISD Report

Friendswood ISD February 2013 Home Sales by Price				
Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	3	4	1.3	Extreme Seller's Market
\$100-\$200K	7	30	4.3	Normal Seller's Market
\$200-\$300K	3	26	8.7	Balanced Market
\$300-\$400K	9	43	4.8	Normal Seller's Market
\$400-\$500K	1	33	33.0	Extreme Buyer's Market
\$500-\$600K	1	18	18.0	Extreme Buyer's Market
\$600-\$700K	0	16	N/A	No Sales This Month
\$700-\$800K	0	8	N/A	No Sales This Month
\$800-\$900K	0	1	N/A	No Sales This Month
\$900-\$1M	0	2	N/A	No Sales This Month
\$1M-\$2M	0	8	N/A	No Sales This Month
\$2M-\$3M	0	1	N/A	No Sales This Month
>\$3M	0	0	N/A	No Sales This Month
Overall Mkt	24	190	7.9	Balanced 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 from January, 6.0 to 5.1, with 156 more homes on the market, and 74 more sales. 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

February 2013 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	9	31	3.4
77059	17	77	4.5
77062	27	87	3.2
77518	6	48	8.0
77546	41	276	6.7
77565	8	57	7.1
77573	93	458	4.9
77584	76	383	5.0
77586	25	138	5.5
77598	11	37	3.4
Average	313	1592	5.1

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.)

278 Closed sales during 1st 2 months of 2013

394 Closed sales during 1st 2 months of 2006

308 Closed sales during 1st 2 months of 2001

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

Sold – 215 February 2013 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	960	2	1	0	64000	33.13	63000	23.45	63000	23.45	68 %	0	0	1955
Avg	2534	3.66	2.38	0.52	228709	90.26	215650	85.1	213856	84.39	96 %	70.63	120.04	1991
Max	7395	7	8	3	2800000	773.91	1900000	525.15	1897000	524.32	125 %	637	3361	2013
Median	2380	4	2	0	185000	80.42	182000	78.32	178000	77.13	98 %	53	61	1992

NOTE: The number of homes that did sell (chart above) sold at Median in **53 days** where as the number of homes that expired (chart below) did not sell in the Median of **91 days**. It takes longer to NOT Sell then it does TO Sell

EXPIRED – 56 February 2013 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	1132	2	1	0	89000	30.62	0	0	0	0	0 %	2	2	1955
Avg	2542	3.5	2.34	0.48	256223	100.8	0	0	0	0	0 %	110.09	157.91	1989
Max	6878	5	6	2	1250000	302.08	0	0	0	0	0 %	279	1157	2011
Median	2365.5	3	2	0	175000	84.22	0	0	0	0	0 %	91	105	1990

Terminated – 27 February 2013														
	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	1124	3	0	0	87500	66.25	0	0	0	0	0 %	6	11	1974
Avg	3173	3.96	2.59	0.81	350562	110.48	0	0	0	0	0 %	165.93	245.04	1998
Max	7739	6	5	2	1150000	255.44	0	0	0	0	0 %	492	1249	2013
Median	2996	4	2	1	264944	92.3	0	0	0	0	0 %	142	146	2002

Leased – 90 February 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	1132	2	1	0	980	0.53	980	0.53	980	0.53	87 %	2	2	1935
Avg	2077	3.38	2.07	0.37	1605	0.77	1592	0.77	1592	0.77	99 %	35.26	41.88	1987
Max	3889	5	3	1	3800	1.49	3600	1.49	3600	1.49	104 %	183	430	2012
Median	1988	3	2	0	1550	0.77	1550	0.77	1550	0.77	100 %	26.5	27	1985