

Clear Lake Real Estate

Debbie Russell, Realtor® UTR-Texas REALTORS®
 GRI Graduate Real Estate Institute
 CBR Certified Buyers Representative
 CSS Certified Short Sales Negotiator
 CNE Certified Negotiation Expert

Direct 281-910-2001 Office 17000 El Camino Real, Ste 107, Houston, TX
 Fax: (281) 754-4502 email: sold@debbierussell.com

[E-Mail Me](#)



Looks like February déjà vu for Clear Lake Real Estate. Again, we have a very strong market below \$400K, and very weak above. 200 FEWER homes on the market this year than last. 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 ☺ 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.

February, 2014 Market Report

Single Family Residential Dwellings

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

CLEAR CREEK ISD February 2014 Home Sales by Price

Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	7	19	2.7	Extreme Seller's Market
\$100-\$200K	92	263	2.9	Extreme Seller's Market
\$200-\$300K	71	224	3.2	Normal Seller's Market
\$300-\$400K	22	151	6.9	Balanced Market
\$400-\$500K	1	42	42.0	Extreme Buyer's Market
\$500-\$600K	3	32	10.7	Normal Buyer's Market
\$600-\$700K	1	14	14.0	Extreme Buyer's Market
\$700-\$800K	1	14	14.0	Extreme Buyer's Market
\$800-\$900K	0	9	N/A	No Sales This Month
\$900-\$1M	1	4	4.0	Normal Seller's Market
\$1M-\$2M	0	21	N/A	No Sales This Month
\$2M-\$3M	0	4	N/A	No Sales This Month
>\$3M	0	3	N/A	No Sales This Month
Overall Mkt	199	800	4.0	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.)

367 Closed sales during January & February 2014

405 Closed sales during January & February 2007

354 Closed sales during January and February 2002

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

Sold – 199 – February 2014 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	968	2	1	0	41500	27.67	42000	28	42000	28	84 %	0	0	1954
Avg	2466	3.61	2.31	0.48	223973	90.82	218080	88.43	216375	87.74	98 %	52.68	70.31	1992
Max	6269	6	5	2	999900	203.13	900000	198.24	900000	198.24	108 %	294	749	2014
Median	2384	4	2	0	201000	87.39	199055	85.47	195020	85.14	98 %	26	42	1992

The difference between Sale Price and Adj. Sale Price is when the seller contributes to buyers closing costs. As you can see there is very little contributing going on.

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

EXPIRED – 25 February 2014 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	1427	3	2	0	105000	52.5	0	0	0	0	0 %	1	1	1954
Avg	2779	3.92	2.56	0.52	333721	120.09	0	0	0	0	0 %	109.12	159.32	1994
Max	4714	5	4	1	1250000	431.18	0	0	0	0	0 %	254	789	2010
Median	2524	4	2	1	255000	91.81	0	0	0	0	0 %	92	133	2000

Terminated – 34 February 2014 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	1402	2	1	0	95500	62.17	0	0	0	0	0 %	0	0	1966
Avg	2827	3.76	2.44	0.68	339654	120.15	0	0	0	0	0 %	130.06	190.85	1997
Max	4496	6	4	3	899500	263.94	0	0	0	0	0 %	390	679	2013
Median	2645.5	4	2	1	267450	95.64	0	0	0	0	0 %	102	157	2001

Leased – 79 February 2014 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	816	2	1	0	795	0.41	795	0.41	795	0.41	91 %	2	3	1950
Avg	2129	3.37	2.1	0.35	1741	0.82	1729	0.81	1729	0.81	99 %	42.48	45.25	1987
Max	4534	5	4	2	4000	1.4	3900	1.4	3900	1.4	113 %	254	254	2012
Median	1900	3	2	0	1550	0.83	1550	0.83	1550	0.83	100 %	31	32	1987