

Clear Lake Real Estate



Debbie Russell,

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Single Family Residential Dwellings ...does not include townhouse, condo, midrise, etc.

February 2011 Home Sales by Price Band Clear Creek ISD

<u>Price Range</u>	<u># Sold</u>	<u>Active Listings</u>	<u>Month's of Inventory</u>	<u>Market</u>
\$0-\$100K	14	51	3.64	Normal Seller's Market
\$100-\$200K	78	641	8.22	Balanced Market
\$200-\$300K	28	368	13.14	Extreme Buyer's Market
\$300-\$400K	14	132	9.43	Normal Buyer's Market
\$400-\$500K	7	66	9.43	Normal Buyer's Market
\$500-\$600K	2	44	22.00	Extreme Buyer's Market
\$600-\$700K	0	20	N/A	Extreme Buyer's Market
\$700-\$800K	0	22	N/A	Extreme Buyer's Market
\$800-\$900K	0	10	N/A	Extreme Buyer's Market
\$900-\$1M	0	9	N/A	Extreme Buyer's Market
\$1M-\$2M	0	19	N/A	Extreme Buyer's Market
\$2M-\$3M	0	8	N/A	Extreme Buyer's Market
>\$3M	0	0	N/A	N/A
Overall Mkt	143	1390	9.72	Normal Buyer'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

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Greater Clear Lake Areas by Zip Code

<u>Zip Code</u>	<u># Sold</u>	<u>Active Listings</u>	<u>Month's of Inventory</u>	<u>Avg Sell Price</u>	<u>Avg DOM</u>
77058	2	36	18	\$ 127,500	65
77059	9	116	13	\$ 273,118	145
77062	25	118	5	\$ 154,026	91
77510	4	77	19	\$ 167,125	37
77518	4	42	11	\$ 71,375	65
77536	19	153	8	\$ 113,273	98
77539	20	315	16	\$ 142,622	140
77546	39	328	8	\$ 259,851	94
77565	3	96	32	\$ 323,083	97
77571	10	210	21	\$ 93,270	106
77573	66	628	10	\$ 209,037	99
77584	48	598	12	\$ 189,074	94
77598	3	42	14	\$ 87,940	77
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		

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House Sales

12 Year Market Snap Shot – Clear Creek ISD – Single Family Detached House

- 272 closed sales in Clear Creek ISD during 1st 2 months of 2011 compared to
- 394 closed sales in Clear Creek ISD during 1st 2 months of 2006 sub-prime boom
- 287 closed sales in Clear Creek ISD during 1st 2 months of 2000 sub-prime just starting

Sold – 143 Clear Creek ISD . . . February 2011

	SqFt	Beds	FB	HB	LP/SqFt	List Price	SP/SqFt	Sale Price	SP/LP %	DOM	CDOM	Year Built
Min	912	2	1	0	36.74	59900	35.5	55000	74 %	0	0	1954
Avg	2509.32	3.68	2.33	0.49	82.18	206224	78.49	196966.13	96 %	99.61	160.92	1992
Max	6142	6	4	2	201.93	585000	184.67	535000	108 %	628	1019	2011
Median	2317	4	2	0	79.31	175290	76.5	173000	97 %	80	113	1994

EXPIRED – 84 Clear Creek ISD . . . February 2011

	SqFt	Beds	FB	HB	LP/SqFt	List Price	SP/SqFt	Sale Price	SP/LP %	DOM	CDOM	Year Built
Min	1226	2	1	0	53.44	79900	0	0	0 %	0	2	1960
Avg	2552.76	3.62	2.26	0.44	88.63	226249	0	0	0 %	174.23	224.33	1990
Max	7342	7	5	1	202.77	794900	0	0	0 %	765	783	2010
Median	2300	4	2	0	80.58	178500	0	0	0 %	154	184	1992

TERMINATED – 62 Clear Creek ISD . . . February 2011

	SqFt	Beds	FB	HB	LP/SqFt	List Price	SP/SqFt	Sale Price	SP/LP %	DOM	CDOM	Year Built
Min	833	2	1	0	0.73	1775	0	0	0 %	-1	-1	1960
Avg	2847.5	3.81	2.44	0.56	91.65	260987	0	0	0 %	124.87	190.44	1995
Max	6142	6	5	1	254.45	1,400,000	0	0	0 %	478	810	2011
Median	2554.5	4	2	1	78.2	199,949.50	0	0	0 %	112	142.5	1997

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House Rentals

12 Year Market Snap Shot – Clear Creek ISD – Lease Single Family Detached House

- 150 leased in Clear Creek ISD during the 1st 2 months of 2011 compared to
- 095 leased in Clear Creek ISD during the 1st 2 months of 2006 subprime boom
- 055 leased in Clear Creek ISD during the 1st 2 months of 2000 subprime just starting

Active – 180 For Lease in Clear Creek ISD beginning of March 2011

	SqFt	Beds	FB	HB	LP/SqFt	List Price	LseP/SqFt	Lease Price	SP/LP %	DOM	CDOM	Year Built
Min	400	1	1	0	0.45	650	0	0	0 %	1	1	1940
Avg	2357.21	3.35	2.17	0.48	0.8	1885	0	0	0 %	75.24	94.68	1991
Max	4823	5	4	2	3.2	6600	null	0	0 %	459	698	2010
Median	2369	3	2	0	0.79	1670	0	0	0 %	35	46.5	1993

Leased – 78 in Clear Creek ISD in February 2011

	SqFt	Beds	FB	HB	LP/SqFt	List Price	LseP/SqFt	Lease Price	SP/LP %	DOM	CDOM	Year Built
Min	675	1	1	0	0.5	795	0.5	740	85 %	3	3	1965
Avg	2127.82	3.47	2.09	0.38	0.72	1537	0.71	1509.69	99 %	52.35	58.38	1987
Max	4738	5	3	2	1.63	3300	1.63	3250	104 %	197	413	2008
Median	2026	3	2	0	0.73	1397.5	0.72	1385	100 %	42	43.5	1984