

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](#)



Happy New Year. 2013 was quite a year for Clear Lake Real Estate. Let's hope the momentum continues in 2014. Sales slowed in January, as expected, and is typical for this time of year. 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 ☺ It's 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.

January, 2014 Market Report

Single Family Residential Dwellings

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

CLEAR CREEK ISD January 2014 Home Sales by Price

Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	13	27	2.1	Extreme Seller's Market
\$100-\$200K	74	260	3.5	Normal Seller's Market
\$200-\$300K	44	196	4.5	Normal Seller's Market
\$300-\$400K	11	128	11.6	Normal Buyer's Market
\$400-\$500K	7	41	5.9	Normal Seller's Market
\$500-\$600K	3	33	11.0	Normal Buyer's Market
\$600-\$700K	1	17	17.0	Extreme Buyer's Market
\$700-\$800K	2	13	6.5	Balanced Market
\$800-\$900K	3	14	4.7	Normal Seller's Market
\$900-\$1M	1	6	6.0	Normal Seller's Market
\$1M-\$2M	0	17	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	159	759	4.8	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

↓ Scroll down for Market Snapshot ↓

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

159 Closed sales during January 2014

187 Closed sales during January 2007

155 Closed sales during January 2002

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

Sold – 159 – January 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	864	2	1	0	64100	27.95	65100	28.22	65100	28.22	68 %	0	0	1961
Avg	2576	3.71	2.3	0.57	238668	92.65	231067	89.7	229649	89.15	97 %	53.22	78.6	1992
Max	7100	6	6	3	988000	250.76	900000	215.74	900000	215.74	128 %	348	1787	2014
Median	2356.5	4	2	1	189900	84.29	187000	81.42	186500	80.67	98 %	27	34	1994

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 – 37 – January 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	936	2	1	0	103950	50.68	0	0	0	0	0 %	12	12	1965
Avg	2693	3.57	2.3	0.62	268164	99.58	0	0	0	0	0 %	115.54	137.95	1992
Max	4975	6	3	2	724950	229.7	0	0	0	0	0 %	310	425	2009
Median	2663	4	2	1	234900	79.73	0	0	0	0	0 %	93	133	1992

Terminated – 36 January 2014														
	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	2	1	0	1200	0.93	0	0	0	0	0 %	0	0	1952
Avg	2904	3.53	2.39	0.69	391364	134.77	0	0	0	0	0 %	121.94	147.5	1989
Max	7216	5	5	2	1800000	497.51	0	0	0	0	0 %	354	546	2013
Median	2598.5	3	2	1	267450	94.46	0	0	0	0	0 %	114	135	1992

Leased – 68 – January 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	750	1	1	0	775	0.58	775	0.58	775	0.58	92 %	0	0	1962
Avg	1894	3.16	2.01	0.25	1547	0.82	1555	0.82	1555	0.82	101 %	27.49	29.5	1983
Max	4103	5	3	2	2900	1.26	2900	1.21	2900	1.21	127 %	105	108	2007
Median	1803	3	2	0	1497.5	0.82	1497.5	0.84	1497.5	0.84	100 %	24.5	25	1982