

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

email me: sold@debbierussell.com

Clear Lake Real Estate continues to show mixed markets, but July continues to show some strength in the medium price range. Simply, there aren't enough homes on the market to return to balance. Even though my chart below shows a "Normal Seller's Market," what we really have is an "Extreme Seller's Market." We're into a bidding situation on **market ready homes**. If you need to sell your home, Call ME ☺ Right 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.

July, 2014 Market Report

Single Family Residential Dwellings

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

CLEAR CREEK ISD July 2014 Home Sales by Price				
Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	5	16	3.2	Normal Seller's Market
\$100-\$200K	142	307	2.2	Extreme Seller's Market
\$200-\$300K	106	316	3.0	Extreme Seller's Market
\$300-\$400K	39	195	5.0	Normal Seller's Market
\$400-\$500K	7	58	8.3	Balanced Market
\$500-\$600K	8	37	4.6	Normal Seller's Market
\$600-\$700K	3	22	7.3	Balanced Market
\$700-\$800K	2	21	10.5	Normal Buyer's Market
\$800-\$900K	0	9	N/A	No Sales This Month
\$900-\$1M	0	2	N/A	No Sales This Month
\$1M-\$2M	0	25	N/A	No Sales This Month
\$2M-\$3M	1	6	6.0	Normal Seller's Market
>\$3M	0	3	N/A	No Sales This Month
Overall Mkt	313	1017	3.2	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.)

1,862 Closed sales during 1st 7 months of 2014
 2,038 Closed sales during 1st 7 months of 2007
 1,662 Closed sales during the 1st 7 months of 2002

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

Sold – 314 July 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	1016	2	1	0	79000	43.48	77000	42.37	74500	42.37	81 %	0	0	1962
Avg	2532	3.67	2.34	0.5	244782	96.68	238832	94.33	237468	93.79	98 %	37.11	47.24	1991
Max	8353	6	7	2	2399000	304.09	2120000	295.45	2120000	295.45	118 %	500	546	2014
Median	2418	4	2	0	214900	89.29	208500	88.21	207572.5	87.71	99 %	14	14.5	1993

The difference between Sale Price and Adj. Sale Price is when the seller contributes to buyers closing costs. As you can see - there is little contributing in this market.

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 - terminate or expire. Both Sellers and Buyers must focus on CDOM – not DOM for total market understanding.

Expired – 33 July 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	0	0	950	1.01	0	0	0	0	0 %	0	0	1940
Avg	3395	3.97	2.7	0.55	379394	111.75	0	0	0	0	0 %	114.52	174.52	1992
Max	7355	5	5	1	1225000	290.84	0	0	0	0	0 %	396	1164	2014
Median	3251	4	3	1	299000	94.21	0	0	0	0	0 %	81	91	2001

Terminated – 49 June 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	129000	69.36	0	0	0	0	0 %	0	5	1962
Avg	2777	3.71	2.47	0.53	307260	110.64	0	0	0	0	0 %	82.02	118.37	1996
Max	5193	5	5	1	949990	227.43	0	0	0	0	0 %	412	756	2013
Median	2682	4	2	1	259000	100.41	0	0	0	0	0 %	54	60	2000

Leased – 102 July 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	1078	2	2	0	950	0.59	950	0.6	950	0.6	84 %	0	0	1965
Avg	2038	3.31	2.12	0.32	1801	0.88	1799	0.88	1799	0.88	100 %	16.98	17.96	1988
Max	4122	5	3	1	3300	1.63	3100	1.83	3100	1.83	113 %	127	127	2010
Median	1825	3	2	0	1650	0.88	1677.5	0.88	1677.5	0.88	100 %	10.5	10.5	1987