

Clear Lake Real Estate

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The Clear Lake real estate market is very strong under \$500K, but as I've predicted, strength has come to the higher price levels. My crystal ball was RIGHT. I saw pent up demand for homes in the \$400 to \$500K price range, and it surfaced this spring, summer. Now, we're seeing some strength in the higher levels. What worries me most is the continued reduction in inventory. (3.6 months avg) Even though my chart below shows a "Normal Seller's Market," what we really have is an "Extreme Seller's Market." I hope more homes come on the market this late summer/fall. If not, the market is going to have trouble balancing. We're already into a bidding situation on nicer homes. If you need to sell your home, Call ME ☺ If the value of your home is less than \$600K, 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.

July, 2013 Market Report

Single Family Residential Dwellings
 (Does not include townhouse, condo, midrise, etc.)

CCISD Report

CLEAR CREEK ISD July 2013 Home Sales by Price				
Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	14	37	2.6	Extreme Seller's Market
\$100-\$200K	147	425	2.9	Extreme Seller's Market
\$200-\$300K	93	318	3.4	Normal Seller's Market
\$300-\$400K	33	132	4.0	Normal Seller's Market
\$400-\$500K	11	68	6.2	Balanced Market
\$500-\$600K	6	34	5.7	Normal Seller's Market
\$600-\$700K	1	26	26.0	Extreme Buyer's Market
\$700-\$800K	1	25	25.0	Extreme Buyer's Market
\$800-\$900K	0	14	N/A	No Sales This Month
\$900-\$1M	1	8	8.0	Balanced Market
\$1M-\$2M	0	17	N/A	No Sales This Month
\$2M-\$3M	0	3	N/A	No Sales This Month
>\$3M	0	2	N/A	No Sales This Month
Overall Mkt	307	1109	3.6	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.)

1,949 Closed sales during 1st 7 months of 2013
 2,019 Closed sales during 1st 7 months of 2006
 1,599 Closed sales during 1st 7 months of 2001

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

Sold – 344 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	65000	40.78	67000	40.78	67000	40.78	73 %	0	0	1947
Avg	2541	3.71	2.36	0.49	227769	89.64	221743	87.27	220212	86.66	97 %	43.34	66.59	1994
Max	7739	7	5	2	990000	200.49	950000	192.39	949250	192.23	107 %	362	2376	2013
Median	2385	4	2	0	198250	86.01	192500	83.8	190537.5	83.21	98 %	24	28	1997

NOTE: The number of homes that did sell (chart above) sold at Median in **24 days** where as the number of homes that expired (chart below) did not sell in the Median of 57.5 **days**. **It takes longer to NOT Sell then it does TO Sell**

EXPIRED – 38 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	968	2	2	0	2200	1.57	0	0	0	0	0 %	2	2	1950
Avg	2713	3.63	2.45	0.66	328293	121.01	0	0	0	0	0 %	115.63	193.68	1993
Max	6707	6	5	2	1240000	260.42	0	0	0	0	0 %	630	1358	2013
Median	2457	4	2	1	233450	97.7	0	0	0	0	0 %	57.5	92	1998

Observe: Median sold is nearly the same size and year built as the median **NOT SOLD - EXPIRED**
 Median list price \$198,250 (sold) – Median **NOT SOLD – EXPIRED** list price \$233,450

NOT SOLD – EXPIRED were **\$35,200** higher in asking price and nearly the same size and year built

Terminated – 58 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	1390	2	1	0	99995	60.1	0	0	0	0	0 %	1	1	1966
Avg	2742	3.66	2.38	0.72	291957	106.48	0	0	0	0	0 %	96.34	123.9	1996
Max	4878	6	4	2	1250000	331.65	0	0	0	0	0 %	358	814	2013
Median	2706	4	2	1	252500	86.73	0	0	0	0	0 %	92	92	1999

Leased – 108 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	672	2	1	0	700	0.53	700	0.53	700	0.53	91 %	2	2	1946
Avg	2065	3.36	2.09	0.31	1682	0.81	1689	0.82	1654	0.8	100 %	21.64	24.67	1987
Max	4531	5	4	1	3750	1.52	3750	1.52	3750	1.22	124 %	171	286	2011
Median	1934	3	2	0	1550	0.81	1550	0.81	1550	0.81	100 %	14	14	1987