

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, early summer. Now, we're seeing some strength in the higher levels. What worries me most is the continued reduction in inventory. (3.3 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 summer. 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.

June, 2013 Market Report

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

CCISD Report

CLEAR CREEK ISD June 2013 Home Sales by Price

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	11	27	2.5	Extreme Seller's Market
\$100-\$200K	158	424	2.7	Extreme Seller's Market
\$200-\$300K	93	296	3.2	Normal Seller's Market
\$300-\$400K	38	152	4.0	Normal Seller's Market
\$400-\$500K	15	61	4.1	Normal Seller's Market
\$500-\$600K	2	32	16.0	Extreme Buyer's Market
\$600-\$700K	3	26	8.7	Balanced Market
\$700-\$800K	0	20	N/A	No Sales This Month
\$800-\$900K	1	13	13.0	Extreme Buyer's Market
\$900-\$1M	1	9	9.0	Balanced Market
\$1M-\$2M	2	19	9.5	Normal Buyer's Market
\$2M-\$3M	0	3	N/A	No Sales This Month
>\$3M	0	2	N/A	No Sales This Month
Overall Mkt	324	1084	3.3	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.)

1,585 Closed sales during 1st 6 months of 2013

1,675 Closed sales during 1st 6 months of 2006

1,316 Closed sales during 1st 6 months of 2001

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

Sold – 323 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	1118	2	1	0	49900	33.85	49299	32.1	49299	32.1	80 %	0	0	1953
Avg	2592	3.69	2.33	0.54	237349	91.57	230542	88.94	228918	88.32	98 %	43.28	68.06	1993
Max	5685	6	5	3	1499000	399.11	1325000	319.28	1325000	319.28	118 %	747	1314	2013
Median	2468	4	2	1	199450	82.78	194000	81.21	193100	81.19	98 %	21	24	1995

NOTE: The number of homes that did sell (chart above) sold at Median in **21 days** where as the number of homes that expired (chart below) did not sell in the Median of 126 **days**. **It takes longer to NOT Sell then it does TO Sell**

EXPIRED – 46 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	1105	2	2	0	127500	49.2	0	0	0	0	0 %	5	5	1935
Avg	2682	3.61	2.37	0.67	308154	114.9	0	0	0	0	0 %	152.76	249.78	1992
Max	5117	8	4	2	1500000	337.76	0	0	0	0	0 %	807	1183	2013
Median	2521.5	3.5	2	1	222400	89.93	0	0	0	0	0 %	126	159	1996

Observe: Median sold is nearly the same size and year built as the median **NOT SOLD - EXPIRED**
 Median sold list price \$199,450 – Median **NOT SOLD – EXPIRED** list price \$222,400

NOT SOLD – EXPIRED were **\$22,950** higher in asking price and nearly the same size and year built

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	1132	2	2	0	109700	43.69	0	0	0	0	0 %	1	12	1963
Avg	2905	3.92	2.53	0.78	285024	98.11	0	0	0	0	0 %	84.2	157.37	1996
Max	6514	6	5	3	998500	221.93	0	0	0	0	0 %	434	1649	2013
Median	2676	4	2	1	239500	90.3	0	0	0	0	0 %	61	78	2003

Leased – 107 June 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	925	2	1	0	800	0.57	800	0.57	800	0.57	90 %	0	0	1957
Avg	1986	3.4	2.04	0.31	1640	0.83	1634	0.82	1634	0.82	100 %	20.06	21.85	1986
Max	4302	5	4	2	3400	1.19	3350	1.19	3350	1.19	103 %	144	144	2009
Median	1864	3	2	0	1550	0.83	1550	0.82	1550	0.82	100 %	11	11	1983