

## Clear Lake Real Estate

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Clear Lake Real Estate in June continues to show mixed markets, but June continues to show some strength in the higher 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.

### June, 2014 Market Report

Single Family Residential Dwellings

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

CLEAR CREEK ISD June 2014 Home Sales by Price				
Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	7	14	2.0	Extreme Seller's Market
\$100-\$200K	134	279	2.1	Extreme Seller's Market
\$200-\$300K	113	323	2.9	Extreme Seller's Market
\$300-\$400K	43	186	4.3	Normal Seller's Market
\$400-\$500K	10	70	7.0	Balanced Market
\$500-\$600K	8	44	5.5	Normal Seller's Market
\$600-\$700K	0	20	N/A	No Sales This Month
\$700-\$800K	2	22	11.0	Normal Buyer's Market
\$800-\$900K	1	9	9.0	Balanced Market
\$900-\$1M	1	5	5.0	Normal Seller's Market
\$1M-\$2M	3	29	9.7	Normal Buyer's Market
\$2M-\$3M	0	4	N/A	No Sales This Month
>\$3M	0	3	N/A	No Sales This Month
<b>Overall Mkt</b>	<b>322</b>	<b>1008</b>	<b>3.1</b>	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.)

1,520 Closed sales during 1<sup>st</sup> 6 months of 2014  
 1,706 Closed sales during 1<sup>st</sup> 6 months of 2007  
 1,376 Closed sales during the 1<sup>st</sup> 6 months of 2002

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

Sold – 322 June 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
<b>Min</b>	1040	2	0	0	52300	38.12	64574	38.73	64574	38.73	82 %	0	0	1923
<b>Avg</b>	2547	3.67	2.36	0.5	250492	98.35	244538	96.01	243148	95.46	98 %	35.45	47.9	1993
<b>Max</b>	5249	6	5	2	1150000	261.7	1110000	250.92	1110000	250.92	134 %	344	1009	2014
<b>Median</b>	2455	4	2	0	216950	90.86	215000	88.51	214650	88.29	99 %	14	15	1995

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

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 – 37 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
<b>Min</b>	956	2	1	0	91012	73.35	0	0	0	0	0 %	13	13	1963
<b>Avg</b>	2914	3.57	2.54	0.78	376652	129.26	0	0	0	0	0 %	129.57	236.84	1992
<b>Max</b>	6004	5	5	3	1200000	306.57	0	0	0	0	0 %	381	1514	2014
<b>Median</b>	2520	3	2	1	266400	104.74	0	0	0	0	0 %	108	160	1997

Terminated – 48 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
<b>Min</b>	1267	3	1	0	73200	44.61	0	0	0	0	0 %	0	0	1963
<b>Avg</b>	2940	3.9	2.54	0.77	310812	105.72	0	0	0	0	0 %	86.71	174.52	1994
<b>Max</b>	5250	6	4	2	1100000	233.54	0	0	0	0	0 %	437	1180	2014
<b>Median</b>	2844	4	2	1	263500	91.21	0	0	0	0	0 %	55	91	1999

Leased - 109 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
<b>Min</b>	713	1	1	0	750	0.59	750	0.44	750	0.44	63 %	0	0	1957
<b>Avg</b>	2138	3.47	2.09	0.4	1901	0.89	1883	0.88	1883	0.88	99 %	18.49	23.41	1991
<b>Max</b>	4835	6	4	2	9000	1.86	8000	1.65	8000	1.65	125 %	73	210	2012
<b>Median</b>	2018	3	2	0	1700	0.89	1700	0.89	1700	0.89	100 %	11	11	1992