

Clear Lake Real Estate

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The Clear Lake market is still a tale of two markets, but now as I've predicted, strength has come to the \$400-500K price level. My crystal ball was RIGHT. I saw pent up demand for homes in the \$400 to \$500K price range, and it surfaced in March. What worries me most is the continued reduction in inventory. I just hope more homes come on the market this spring. If not, the market is going to have trouble balancing. If you need to sell your home, Call ME ☺ If the value of your home is less than \$500K, 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.

March, 2013 Market Report Single Family Residential Dwellings (Does not include townhouse, condo, midrise, etc.)

CCISD Report

| CLEAR CREEK ISD March 2013 Home Sales by Price | | | | |
|--|------------|-------------------------|-------------------------------|-------------------------|
| Price Range | # of Solds | Active Listings | Month's of Inventory | Market |
| \$0-\$100K | 16 | 31 | 1.9 | Extreme Seller's Market |
| \$100-\$200K | 133 | 426 | 3.2 | Normal Seller's Market |
| \$200-\$300K | 55 | 248 | 4.5 | Normal Seller's Market |
| \$300-\$400K | 27 | 146 | 5.4 | Normal Seller's Market |
| \$400-\$500K | 12 | 57 | 4.8 | Normal Seller's Market |
| \$500-\$600K | 2 | 24 | 12.0 | Extreme Buyer's Market |
| \$600-\$700K | 0 | 15 | N/A | No Sales This Month |
| \$700-\$800K | 0 | 14 | N/A | Normal Seller's Market |
| \$800-\$900K | 0 | 14 | N/A | No Sales This Month |
| \$900-\$1M | 0 | 7 | N/A | No Sales This Month |
| \$1M-\$2M | 2 | 19 | 9.5 | Normal Buyer's Market |
| \$2M-\$3M | 1 | 1 | 1.0 | Extreme Seller's Market |
| >\$3M | 0 | 0 | N/A | No Sales This Month |
| Overall Mkt | 248 | 1002 | 4.0 | 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 Friendswood, and Zip code reports ↓

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Similar to the CCISD market, Friendswood ISD is in a dual market, only worse. Market was really lousy in January and February. Home sales are decent below \$300K, but very weak over. I believe the market will improve in 2013. This may be the PERFECT time to put your home up for sale, exceptionally so if the value is under \$400K. Call me, today. I didn't include the detailed report for Friendswood this month. I've been very busy with the active market, and my personal activity in Friendswood has been low this year. I may, or may not continue the Friendswood report next month. Wait and see. It's really very similar to the CCISD report most months, and if you're in Friendswood and would like personal information, just call me.

Debbie Russell ... Quietly Doing Things the "Right Way" since 1992 ... (281)-910-2001

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

625 Closed sales during 1st 3 months of 2013

680 Closed sales during 1st 3 months of 2006

537 Closed sales during 1st 3 months of 2001

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

| Sold – 244 March 2013 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 | 979 | 2 | 1 | 0 | 54000 | 32.64 | 51000 | 29.8 | 49470 | 29.8 | 80 % | 0 | 0 | 1900 |
| Avg | 2487 | 3.59 | 2.33 | 0.48 | 230883 | 92.84 | 220228 | 88.55 | 218262 | 87.76 | 97 % | 70.57 | 103.1 | 1992 |
| Max | 7174 | 6 | 5 | 3 | 2499000 | 482.81 | 2045000 | 395.09 | 2045000 | 395.09 | 109 % | 856 | 1081 | 2013 |
| Median | 2286 | 4 | 2 | 0 | 189900 | 82.6 | 185000 | 80.77 | 182837.5 | 79.53 | 97.5 % | 31 | 56 | 1994 |

NOTE: The number of homes that did sell (chart above) sold at Median in **31 days** where as the number of homes that expired (chart below) did not sell in the Median of **175 days**. *It takes longer to NOT Sell then it does TO Sell*

| EXPIRED – 59 March 2013 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 | 1092 | 0 | 0 | 0 | 69900 | 37.36 | 0 | 0 | 0 | 0 | 0 % | 6 | 6 | 1954 |
| Avg | 2655 | 3.68 | 2.34 | 0.44 | 266775 | 100.48 | 0 | 0 | 0 | 0 | 0 % | 141.98 | 184.88 | 1988 |
| Max | 7052 | 5 | 4 | 1 | 1650000 | 260.83 | 0 | 0 | 0 | 0 | 0 % | 530 | 821 | 2012 |
| Median | 2312 | 4 | 2 | 0 | 189000 | 79.99 | 0 | 0 | 0 | 0 | 0 % | 134 | 175 | 1991 |

59 Expired March 2013 – 71 Expired March 2012 – 80 Expired March 2011

| Terminated 52 March 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 | 72500 | 56.68 | 0 | 0 | 0 | 0 | 0 % | 0 | 0 | 1958 |
| Avg | 2576 | 3.63 | 2.37 | 0.52 | 273878 | 106.32 | 0 | 0 | 0 | 0 | 0 % | 158.65 | 265.46 | 1996 |
| Max | 5569 | 5 | 4 | 3 | 1165000 | 286.69 | 0 | 0 | 0 | 0 | 0 % | 1031 | 1688 | 2013 |
| Median | 2413 | 4 | 2 | 0 | 201200 | 84.84 | 0 | 0 | 0 | 0 | 0 % | 110.5 | 137 | 2000 |

52 Terminated Listings March 2013 – 52 Terminated Listings March 2012 – 82 Terminated Listings March 2011

| Leased – 89 March 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 | 990 | 2 | 1 | 0 | 1000 | 0.55 | 1000 | 0.51 | 1000 | 0.51 | 86 % | 1 | 1 | 1921 |
| Avg | 2158 | 3.48 | 2.11 | 0.33 | 1685 | 0.78 | 1669 | 0.77 | 1669 | 0.77 | 99 % | 28.1 | 30.38 | 1986 |
| Max | 5396 | 6 | 4 | 2 | 3800 | 1.31 | 3800 | 1.31 | 3800 | 1.31 | 104 % | 171 | 171 | 2013 |
| Median | 1928 | 3 | 2 | 0 | 1500 | 0.8 | 1500 | 0.79 | 1500 | 0.79 | 100 % | 18 | 19 | 1986 |