

Clear Lake Real Estate

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March, Clear Lake Real Estate continues to show two markets. Again, we have a very strong market below \$500K, and very weak above. 172 FEWER homes on the market this year than last. Even though my chart below shows a “Normal Seller’s Market,” what we really have is an “Extreme Seller’s Market.” We need more homes on the market to return to balance. 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.

March, 2014 Market Report

Single Family Residential Dwellings

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

CLEAR CREEK ISD March 2014 Home Sales by Price				
Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	7	18	2.6	Extreme Seller's Market
\$100-\$200K	121	272	2.2	Extreme Seller's Market
\$200-\$300K	62	235	3.8	Normal Seller's Market
\$300-\$400K	24	147	6.1	Balanced Market
\$400-\$500K	7	53	7.6	Extreme Buyer's Market
\$500-\$600K	2	36	18.0	Extreme Buyer's Market
\$600-\$700K	4	19	4.8	Normal Seller's Market
\$700-\$800K	0	14	N/A	No Sales This Month
\$800-\$900K	0	5	N/A	No Sales This Month
\$900-\$1M	0	3	N/A	No Sales This Month
\$1M-\$2M	0	21	N/A	No Sales This Month
\$2M-\$3M	0	4	N/A	No Sales This Month
>\$3M	0	3	N/A	No Sales This Month
Overall Mkt	227	830	3.7	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.)

611 Closed sales during 1st 3 months of 2014

690 Closed sales during 1st 3 months of 2007

574 Closed sales during the 1st 3 months of 2002

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

Sold – 227 March 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
Min	1152	2	1	0	86900	54.59	86900	52.44	86900	52.44	85 %	0	0	1959
Avg	2427	3.55	2.29	0.48	221788	91.38	217121	89.46	215674	88.86	98 %	44.37	57.63	1991
Max	5081	6	5	2	649900	244.44	640000	229.76	638000	229.76	111 %	367	601	2014
Median	2356	4	2	0	190000	85.99	189000	84.86	187500	84.11	99 %	16	18	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 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/terminated or expire. Both Sellers and Buyers must focus on CDOM – not DOM for total market understanding.

EXPIRED – 38 March 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
Min	1221	3	2	0	99777	40.95	0	0	0	0	0 %	7	7	1963
Avg	2865	3.82	2.55	0.5	352672	123.1	0	0	0	0	0 %	105.84	149.29	1989
Max	6130	6	4	2	1890000	751.79	0	0	0	0	0 %	269	757	2007
Median	2821.5	4	2.5	0	277450	90.36	0	0	0	0	0 %	96.5	108	1987

Terminated 36 March 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
Min	1538	3	1	0	99900	49.76	0	0	0	0	0 %	5	23	1962
Avg	2794	3.97	2.42	0.56	311923	111.64	0	0	0	0	0 %	156.17	245.67	1991
Max	5232	6	4	1	1470000	614.29	0	0	0	0	0 %	560	1519	2010
Median	2643	4	2	1	247200	84.49	0	0	0	0	0 %	126	163.5	1996

Leased – 93 March 2014 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	720	2	1	0	750	0.59	750	0.59	750	0.59	86 %	2	2	1940
Avg	2030	3.37	2.03	0.43	1685	0.83	1678	0.83	1678	0.83	100 %	25.69	30.19	1989
Max	5860	5	4	1	6000	1.43	6000	1.43	6000	1.43	110 %	160	160	2014
Median	1904	3	2	0	1600	0.84	1650	0.83	1650	0.83	100 %	16	19	1990