

Clear Lake Real Estate

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The Clear Lake real estate market is still a tale of two markets, 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 the \$500-\$600K market show strength too. What worries me most is the continued reduction in inventory. (3.1 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.

May, 2013 Market Report

Single Family Residential Dwellings

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

CCISD Report

CLEAR CREEK ISD May 2013 Home Sales by Price

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	14	35	2.5	Extreme Seller's Market
\$100-\$200K	191	446	2.3	Extreme Seller's Market
\$200-\$300K	96	293	3.1	Normal Seller's Market
\$300-\$400K	25	142	5.7	Normal Seller's Market
\$400-\$500K	12	56	4.7	Normal Seller's Market
\$500-\$600K	6	31	5.2	Normal Seller's Market
\$600-\$700K	2	21	10.5	Normal Buyer's Market
\$700-\$800K	0	17	N/A	No Sales This Month
\$800-\$900K	2	13	6.5	Balanced Market
\$900-\$1M	0	8	N/A	No Sales This Month
\$1M-\$2M	3	22	7.3	Balanced Market
\$2M-\$3M	0	3	N/A	No Sales This Month
>\$3M	0	2	N/A	No Sales This Month
Overall Mkt	351	1089	3.1	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.)

1,261 Closed sales during 1st 5 months of 2013

1,322 Closed sales during 1st 5 months of 2006

1,029 Closed sales during 1st 5 months of 2001

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

Sold – 351 May 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	1125	2	1	0	44000	37.04	46500	35.56	46500	35.56	68 %	0	0	1957
Avg	2493	3.64	2.34	0.47	228821	91.79	222033	89.06	220337	88.38	98 %	55.76	91.9	1992
Max	8233	6	7	3	1900000	378.65	1734000	365.49	1734000	365.49	115 %	621	1462	2013
Median	2319	4	2	0	189900	83.52	187100	82.51	186500	81.67	98 %	28	32	1994

NOTE: The number of homes that did sell (chart above) sold at Median in **28 days** where as the number of homes that expired (chart below) did not sell in the Median of **99 days**. **It takes longer to NOT Sell then it does TO Sell**

Expired – 46 May 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	83000	51.08	0	0	0	0	0 %	25	25	1958
Avg	2492	3.54	2.3	0.46	245381	98.47	0	0	0	0	0 %	126.89	191.35	1993
Max	6004	5	5	1	1150000	220.1	0	0	0	0	0 %	363	1355	2013
Median	2162.5	3	2	0	194450	88.47	0	0	0	0	0 %	99	116.5	2000

46 Expired May 2013 – 41 Expired May 2012 – 84 Expired May 2011

Terminated – 50 May 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	1408	2	2	0	94900	47.71	0	0	0	0	0 %	0	0	1936
Avg	2967	3.78	2.54	0.72	295008	99.43	0	0	0	0	0 %	111.34	164.56	1991
Max	7739	5	5	2	849995	210.41	0	0	0	0	0 %	510	776	2013
Median	2806	4	2	1	238450	83.52	0	0	0	0	0 %	76	83.5	1990

50 Terminated Listings May 2013 – 60 Terminated Listings May 2012 – 85 Terminated Listings May 2011

Leased – 101 May 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	675	1	1	0	995	0.56	995	0.55	995	0.55	91 %	0	0	1950
Avg	1987	3.41	2.06	0.36	1618	0.81	1615	0.81	1615	0.81	100 %	23.19	30.64	1988
Max	4667	5	4	2	3200	1.47	3000	1.47	3000	1.47	111 %	126	376	2013
Median	1874	3	2	0	1525	0.82	1550	0.81	1550	0.81	100 %	15	15	1988

101 Leased April 2013 – 82 Leased April 2012 - 95 Leased April 2011