

## Clear Lake Real Estate

**Debbie Russell,**

Realtor® UTR-Texas REALTORS®  
 GRI Graduate Real Estate Institute  
 CBR Certified Buyers Representative  
 CSS Certified Short Sales Negotiator  
 CNE Certified Negotiation Expert



**Direct 281-910-2001** Office 17000 El Camino Real, Ste 107, Houston, TX

email me: [sold@debbierussell.com](mailto:sold@debbierussell.com)

Clear Lake Real Estate in May continues to show mixed markets, but this month is showing 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.

### May, 2014 Market Report

Single Family Residential Dwellings

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

CLEAR CREEK ISD May 2014 Home Sales by Price				
Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	10	17	1.7	Extreme Seller's Market
\$100-\$200K	133	263	2.0	Extreme Seller's Market
\$200-\$300K	82	299	3.6	Normal Seller's Market
\$300-\$400K	38	187	4.9	Normal Seller's Market
\$400-\$500K	10	66	6.6	Balanced Market
\$500-\$600K	1	36	36.0	Extreme Buyer's Market
\$600-\$700K	1	17	17.0	Extreme Buyer's Market
\$700-\$800K	3	18	6.0	Normal Seller's Market
\$800-\$900K	1	9	9.0	Balanced Market
\$900-\$1M	1	7	7.0	Balanced Market
\$1M-\$2M	0	23	N/A	No Sales This Month
\$2M-\$3M	1	5	5.0	Normal Seller's Market
>\$3M	0	3	N/A	No Sales This Month
<b>Overall Mkt</b>	<b>281</b>	<b>950</b>	<b>3.4</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.)

1,192 Closed sales during 1<sup>st</sup> 5 months of 2014  
 1,347 Closed sales during 1<sup>st</sup> 5 months of 2007  
 1,063 Closed sales during the 1<sup>st</sup> 5 months of 2002

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

Sold – 286 May 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>	1201	2	1	0	51000	24.37	52801	25.23	52801	25.23	73 %	0	0	1915
<b>Avg</b>	2481	3.64	2.26	0.48	237096	95.56	231955	93.49	230627	92.96	98 %	33.85	50.49	1991
<b>Max</b>	9368	6	5	2	2199375	288.59	1900000	249.31	1900000	249.31	125 %	272	826	2014
<b>Median</b>	2308	4	2	0	199900	87.92	199700	86.97	198500	86.49	99 %	11.5	14	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 – 24 May 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>	1372	0	0	0	75000	54.02	0	0	0	0	0 %	1	8	1964
<b>Avg</b>	2993	3.38	2.29	0.54	315411	105.38	0	0	0	0	0 %	138.92	187.54	1989
<b>Max</b>	7355	5	4	1	799000	185	0	0	0	0	0 %	360	1042	2013
<b>Median</b>	2529.5	3	2	1	259850	92.22	0	0	0	0	0 %	102	142.5	1993

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
<b>Min</b>	1034	2	1	0	1200	0.93	0	0	0	0	0 %	0	0	1951
<b>Avg</b>	2850	3.76	2.58	0.6	314762	110.44	0	0	0	0	0 %	96.88	133.54	1994
<b>Max</b>	5250	6	4	1	1250000	331.65	0	0	0	0	0 %	607	687	2014
<b>Median</b>	2960	4	2.5	1	269900	95.09	0	0	0	0	0 %	53.5	83	2000

Leased – 87 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
<b>Min</b>	1209	2	0	0	1195	0.58	1195	0.56	1195	0.56	50 %	0	0	1960
<b>Avg</b>	2045	3.43	2.08	0.31	1759	0.86	1728	0.84	1728	0.84	99 %	21.77	23.26	1987
<b>Max</b>	3796	5	4	2	4000	1.36	4200	1.36	4200	1.36	108 %	172	183	2011
<b>Median</b>	1864	3	2	0	1650	0.86	1650	0.85	1650	0.85	100 %	12	12	1986