

Clear Lake Real Estate

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The Clear Lake real estate market has weakened in the higher price levels. Somewhat due to seasonal normals. Market remains strong below \$500K. Inventory continues very low. (4.1months avg) 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 nicer homes. 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.

November, 2013 Market Report

Single Family Residential Dwellings

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

CLEAR CREEK ISD November 2013 Home Sales by Price				
Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	11	27	2.5	Normal Seller's Market
\$100-\$200K	102	320	3.1	Normal Seller's Market
\$200-\$300K	74	243	3.3	Normal Seller's Market
\$300-\$400K	17	143	8.4	Balanced Market
\$400-\$500K	9	46	5.1	Normal Seller's Market
\$500-\$600K	1	35	35.0	Extreme Buyer's Market
\$600-\$700K	1	17	17.0	Extreme Buyer's Market
\$700-\$800K	2	15	7.5	Balanced Market
\$800-\$900K	0	10	N/A	No Sales This Month
\$900-\$1M	0	6	N/A	No Sales This Month
\$1M-\$2M	1	21	21.0	Extreme Buyer's Market
\$2M-\$3M	0	3	N/A	No Sales This Month
>\$3M	0	3	N/A	No Sales This Month
Overall Mkt	218	889	4.1	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.)

3,046 Closed sales during 1st 11 months of 2013

3,098 Closed sales during 1st 10 months of 2006

2,487 Closed sales during 1st 11 months of 2001

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

Sold – 218 November 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	1035	2	1	0	35000	20.6	35000	20.6	35000	20.6	81 %	0	0	1960
Avg	2524	3.64	2.31	0.49	228916	90.7	222737	88.25	220765	87.47	98 %	56.5	82.4	1992
Max	6636	6	4	2	1595000	240.36	1500000	226.04	1500000	226.04	124 %	535	1853	2013
Median	2400	4	2	0	199000	83.52	194000	82.7	192419.5	81.07	98 %	30.5	41.5	1994

DOM = days on market – CDOM = cumulative days on market (MLS counts and remembers the days the home was previously listed under a different MLS number. Some agents will terminate a listing to implement a new MLS number thinking they can fool the system – they can't – they just don't know or understand about CDOM – as you can tell by the numbers – this is a frequent practice – even though there are MLS rules against this practice.

EXPIRED – 48 November 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	1226	2	2	0	1500	0.74	0	0	0	0	0 %	0	0	1966
Avg	2721	3.67	2.35	0.54	281373	103.41	0	0	0	0	0 %	108.63	134.17	1996
Max	5116	5	4	2	988000	250.76	0	0	0	0	0 %	364	433	2013
Median	2564	4	2	1	249950	88.89	0	0	0	0	0 %	99	125	1999

Terminated – 46 November 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	1429	2	1	0	89900	56.29	0	0	0	0	0 %	0	0	1966
Avg	2894	3.89	2.43	0.52	381133	131.7	0	0	0	0	0 %	109.35	123.26	1994
Max	11601	6	6	1	5900000	508.58	0	0	0	0	0 %	790	790	2014
Median	2649	4	2	1	215990	87.47	0	0	0	0	0 %	89	92	1997

Leased – 71 November 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	1040	2	0	0	1000	0.57	1000	0.57	1000	0.57	91 %	0	0	1935
Avg	2174	3.61	2.04	0.42	1777	0.82	1760	0.81	1760	0.81	99 %	28.52	30.1	1990
Max	4185	5	3	2	3900	1.42	3900	1.4	3900	1.4	105 %	104	104	2011
Median	2188	4	2	0	1700	0.81	1700	0.8	1700	0.8	100 %	21	21	1991

Rental market is hot – properties lease at 100% of list price – in 21 days time / median level