

Clear Lake Real Estate

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The Clear Lake real estate market is strong with strength returning to the higher price levels. My crystal ball was RIGHT. I saw pent up demand for homes in the \$400 to \$700K price range, and it surfaced this spring, summer. What worries me most is the continued reduction in inventory. (3.9 months 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 this fall. 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 \$700K, 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.

October, 2013 Market Report

Single Family Residential Dwellings

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

CLEAR CREEK ISD October 2013 Home Sales by Price				
Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	12	37	3.1	Normal Seller's Market
\$100-\$200K	129	383	3.0	Extreme Seller's Market
\$200-\$300K	70	275	3.9	Normal Seller's Market
\$300-\$400K	25	135	5.4	Normal Seller's Market
\$400-\$500K	5	45	9.0	Balanced Market
\$500-\$600K	5	37	7.4	Normal Seller's Market
\$600-\$700K	4	23	5.8	Normal Seller's Market
\$700-\$800K	1	15	15.0	Extreme Buyer's Market
\$800-\$900K	1	9	9.0	Balanced Market
\$900-\$1M	1	6	6.0	Normal Seller's Market
\$1M-\$2M	0	20	N/A	No Sales This Month
\$2M-\$3M	0	5	N/A	No Sales This Month
>\$3M	0	2	N/A	No Sales This Month
Overall Mkt	253	992	3.9	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.)

2,827 Closed sales during 1st 10 months of 2013

2,848 Closed sales during 1st 10 months of 2006

2,270 Closed sales during 1st 10 months of 2001

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

Sold – 256 October 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	748	2	1	0	62500	43.75	54900	35.03	54900	35.03	56 %	0	0	1955
Avg	2499	3.66	2.31	0.57	228430	91.41	222194	88.91	220283	88.15	97 %	45.47	59.4	1992
Max	8499	6	8	5	989000	269.18	950000	269.18	950000	269.18	108 %	328	425	2013
Median	2362	4	2	1	192450	85.05	189445	83.44	186526	82.13	98 %	29	32	1995

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

Expired – 38 October 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	1104	2	1	0	1425	0.75	0	0	0	0	0 %	2	2	1936
Avg	2472	3.47	2.24	0.42	260680	105.45	0	0	0	0	0 %	100.32	120.92	1987
Max	5311	5	3	1	1375000	258.9	0	0	0	0	0 %	566	566	2010
Median	2248.5	3	2	0	202450	87.94	0	0	0	0	0 %	78.5	89.5	1988

Terminated – 37 October 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	1025	3	1	0	2500	0.81	0	0	0	0	0 %	0	0	1966
Avg	2752	3.81	2.43	0.51	244670	88.91	0	0	0	0	0 %	87.76	111.73	1990
Max	5713	6	4	1	699000	154.1	0	0	0	0	0 %	301	551	2013
Median	2630	4	2	1	189900	80.55	0	0	0	0	0 %	66	72	1989

Leased – 89 October 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	840	1	1	0	575	0.52	700	0.52	700	0.52	84 %	0	0	1935
Avg	2057	3.36	2.07	0.33	1691	0.82	1673	0.81	1673	0.81	99 %	28.72	29.13	1986
Max	4464	5	5	1	5000	1.41	5000	1.41	5000	1.41	122 %	132	132	2013
Median	1938	3	2	0	1600	0.82	1600	0.82	1600	0.82	100 %	19	20	1989