

Clear Lake Real Estate

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Clear Lake Real Estate remains in strong mixed markets. September continues to show a booming market to \$300k, while weak above \$500K. Simply, there aren't enough homes on the market. Prices have risen so much that I've had to add more rows to my pricing charts found the "[Market Trend](#)" graphs. 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.

September, 2014 Market Report

Single Family Residential Dwellings

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

CLEAR CREEK ISD September 2014 Home Sales by Price				
Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	5	10	2.0	Extreme Seller's Market
\$100-\$200K	122	247	2.0	Extreme Seller's Market
\$200-\$300K	110	303	2.8	Extreme Seller's Market
\$300-\$400K	37	189	5.1	Normal Seller's Market
\$400-\$500K	8	60	7.5	Balanced Market
\$500-\$600K	2	28	14.0	Extreme Buyer's Market
\$600-\$700K	2	23	11.5	Normal Buyer's Market
\$700-\$800K	0	13	N/A	No Sales This Month
\$800-\$900K	2	10	5.0	Normal Seller's Market
\$900-\$1M	0	7	N/A	No Sales This Month
\$1M-\$2M	1	26	26.0	Extreme Buyer's Market
\$2M-\$3M	0	4	N/A	No Sales This Month
>\$3M	0	3	N/A	No Sales This Month
Overall Mkt	289	923	3.2	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.)

2,527 Closed sales during 1st 9 months of 2014

2,647 Closed sales during 1st 9 months of 2007

2,174 Closed sales during 1st 9 months of 2002

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

Sold – 250 September 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	918	2	1	0	65000	52.35	1850	0.69	1850	0.69	1 %	0	0	1951
Avg	2232	3.48	2.15	0.41	201908	90.46	195921	87.78	194469	87.13	97 %	31.04	40.25	1990
Max	3974	5	4	2	329900	205.54	330000	205.54	322081	205.54	108 %	423	762	2014
Median	2177.5	3	2	0	200000	89.74	194900	88.18	194270.5	87.5	99 %	15	18	1990

The difference between Sale Price and Adj. Sale Price is when the seller contributes to buyers closing costs.
As you can see -there is little contributing in this market.

EXPIRED – 37 September 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	1107	2	1	0	73200	57.77	0	0	0	0	0 %	3	3	1955
Avg	2852	3.65	2.49	0.73	373436	130.94	0	0	0	0	0 %	135.81	211.86	1993
Max	6584	5	4	2	2995000	454.89	0	0	0	0	0 %	378	710	2014
Median	2513	4	2	1	254900	96.53	0	0	0	0	0 %	103	163	1998

Terminated – 42 September 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	1425	2	2	0	107500	67.15	0	0	0	0	0 %	0	7	1963
Avg	3205	3.86	2.79	0.74	455160	142.02	0	0	0	0	0 %	134.9	233.55	1994
Max	13638	8	12	3	4950000	362.96	0	0	0	0	0 %	550	1322	2014
Median	2652	4	2.5	1	289922	100.84	0	0	0	0	0 %	78	121.5	1999

Leased – 80 September 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	568	2	1	0	950	0.62	950	0.62	950	0.62	84 %	1	2	1960
Avg	2118	3.49	2.1	0.34	1834	0.87	1819	0.86	1819	0.86	99 %	24.45	26.7	1987
Max	5417	6	4	3	4500	2.11	4350	2.11	4350	2.11	109 %	186	363	2013
Median	1932	3	2	0	1700	0.86	1700	0.85	1700	0.85	100 %	14.5	14.5	1989