

Clear Lake Real Estate

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The Clear Lake market is turning into a tale of two markets, one under \$400K, and another over. My crystal ball says that will change in 2013. I see pent up demand for homes in the \$400 to \$500K price range. What worries me most is the continued reduction in inventory. I just hope more homes come on the market this spring. If not, the market is going to have trouble balancing. If you need to sell your home, Call ME ☺ If the value of your home is less than \$400K, 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.

January, 2013 Market Report Single Family Residential Dwellings (Does not include townhouse, condo, midrise, etc.)

CCISD Report

CLEAR CREEK ISD January 2013 Home Sales by Price

Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	14	50	3.6	Normal Seller's Market
\$100-\$200K	92	400	4.3	Normal Seller's Market
\$200-\$300K	38	233	6.1	Balanced Market
\$300-\$400K	12	93	7.8	Balanced Market
\$400-\$500K	4	47	11.8	Normal Buyer's Market
\$500-\$600K	1	15	15.0	Extreme Buyer's Market
\$600-\$700K	0	8	N/A	No Sales This Month
\$700-\$800K	0	10	N/A	No Sales This Month
\$800-\$900K	1	10	10.0	Normal Buyer's Market
\$900-\$1M	0	8	N/A	No Sales This Month
\$1M-\$2M	0	21	N/A	No Sales This Month
\$2M-\$3M	0	2	N/A	No Sales This Month
>\$3M	0	2	N/A	No Sales This Month
Overall Mkt	162	899	5.5	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 Friendswood, and Zip code reports ↓


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Similar to the CCISD market, Friendswood ISD is in a dual market, only worse. Market was really lousy in January. Home sales are decent below \$400K, but very weak over. I believe the market will improve in 2013. This may be the PERFECT time to put your home up for sale, exceptionally so if the value is under \$400K. Call me, today.

FRIENDSWOOD ISD Report

Friendswood ISD January 2013 Home Sales by Price				
Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	2	3	1.5	Extreme Seller's Market
\$100-\$200K	5	26	5.2	Normal Seller's Market
\$200-\$300K	4	26	6.5	Balanced Market
\$300-\$400K	2	37	18.5	Extreme Buyer's Market
\$400-\$500K	2	28	14.0	Extreme Buyer's Market
\$500-\$600K	1	13	13.0	Extreme Buyer's Market
\$600-\$700K	0	17	N/A	No Sales This Month
\$700-\$800K	0	6	N/A	No Sales This Month
\$800-\$900K	0	0	N/A	No Sales This Month
\$900-\$1M	0	2	N/A	No Sales This Month
\$1M-\$2M	1	9	9.0	Normal Buyer's Market
\$2M-\$3M	0	1	N/A	No Sales This Month
>\$3M	0	0	N/A	No Sales This Month
Overall Mkt	17	168	9.9	Normal Buyer'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 report by Zip Code ↓

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Inventory is very low. Now is the time to have your home on the market!

Zip Code months of inventory up from January, 4.8 to 6.0, with 114 fewer homes on the market, and 87 fewer sales than December. Sales have been strong to \$400K. Market is continuing to be excellent under \$400K. **Inventory is very Low!** Homes are selling. If your home is in market condition, and priced right, expect a very fast sale. Don't just list your home, sell it. Call me and put my 19 years of experience to work for you. This rapidly changing market calls for an expert. It's not the time to use a friend, relative, or someone who sits next to you in church. This market is tough, and you need a tough Realtor who'll tell you what you need to hear, not what you want to hear, to sell your home.

ZIP CODE Report

January 2013 Greater Clear Lake Area by Zip Code

<u>Zip Code</u>	<u># SOLD</u>	<u>Active Listings</u>	<u>Month's of Inventory</u>
77058	2	24	12.0
77059	15	60	4.0
77062	14	69	4.9
77518	5	39	7.8
77546	38	248	6.5
77565	3	54	18.0
77573	70	413	5.9
77584	66	367	5.6
77586	15	122	8.1
77598	11	40	3.6
Average	239	1436	6.0

12+ months of inventory	Extreme Buyer's Market
9-12 months of inventory	Normal Buyer's Market
6-9 months of inventory	Balanced Market
3-6 months of inventory	Normal Seller's market
0-3 months of inventory	Extreme Seller's Market

Debbie Russell ... Quietly Doing Things the "Right Way" since 1992 ... (281)-910-2001

12 Year Market Snap Shot – Home Sales – Clear Creek ISD (no townhouse, condo, etc.)

162 Closed sales during January, 2013

162 Closed sales during January, 2006

130 Closed sales during 2001

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

Sold – 162 CCISD – January 2013														
	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	1132	2	1	0	70000	31.46	68000	34.96	68000	33.94	80 %	0	0	1956
Avg	2400	3.64	2.33	0.46	193653	80.69	185998	77.5	184090	76.7	96 %	65.22	93.99	1991
Max	4785	6	5	2	950000	201.14	875000	185.26	872500	184.73	111 %	428	783	2012
Median	2254	4	2	0	169970	77.43	164950	75.09	161709	73.8	97 %	49	56	1991

EXPIRED – 58 CCISD January 2013														
	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	1016	2	1	0	75000	46.47	0	0	0	0	0 %	0	0	1949
Avg	2641	3.69	2.45	0.52	266397	100.87	0	0	0	0	0 %	148.07	185.93	1989
Max	6707	5	4	2	1290000	205.21	0	0	0	0	0 %	620	840	2011
Median	2406.5	4	2	0	198950	78.66	0	0	0	0	0 %	124	151	1992

Terminated – 40 CCISD January 2013														
	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	3	2	0	58000	43.31	0	0	0	0	0 %	4	4	1963
Avg	2639	3.85	2.48	0.53	243762	92.37	0	0	0	0	0 %	119.1	162.23	1995
Max	5060	5	4	2	1100000	241.76	0	0	0	0	0 %	305	860	2012
Median	2383	4	2	0	202450	79.79	0	0	0	0	0 %	107.5	137.5	2003

Leased – 106 CCISD January 2013														
	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	648	1	0	0	625	0.49	625	0.47	625	0.47	90 %	1	1	1962
Avg	1762	2.99	1.92	0.25	1419	0.81	1411	0.8	1411	0.8	99 %	44.08	49.33	1986
Max	4944	5	4	2	5700	1.57	5700	1.57	5700	1.57	102 %	220	252	2012
Median	1624.5	3	2	0	1312.5	0.81	1300	0.81	1300	0.81	100 %	34	35.5	1983