

Clear Lake Real Estate

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August, 2012 Market Report Single Family Residential Dwellings (Does not include townhouse, condo, midrise, etc.)

CCISD Report

CLEAR CREEK ISD August 2012 Home Sales by Price

Price Range	# of Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	25	52	2.1	Extreme Seller's Market
\$100-\$200K	134	601	4.5	Normal Seller's Market
\$200-\$300K	75	336	4.5	Normal Seller's Market
\$300-\$400K	23	124	5.4	Normal Seller's Market
\$400-\$500K	12	64	5.3	Normal Seller's Market
\$500-\$600K	0	17	N/A	No Sales This Month
\$600-\$700K	3	22	7.3	Balanced Market
\$700-\$800K	1	11	11.0	Normal Buyer's Market
\$800-\$900K	0	10	N/A	No Sales This Month
\$900-\$1M	1	8	8.0	Balanced Market
\$1M-\$2M	0	29	N/A	No Sales This Month
\$2M-\$3M	0	3	N/A	No Sales This Month
>\$3M	0	2	N/A	No Sales This Month
Overall Mkt	274	1279	4.7	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	

Not much change. Very clear two market situation. Homes priced under \$500K, great. Price levels more than \$500K, not so great. Still **very** slow in the higher price bands. Overall, CCISD is showing a strong seller's market. 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.

↓ Scroll down for Friendswood, and Zip code reports ↓

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FRIENDSWOOD ISD Report

Friendswood ISD August 2012 Home Sales by Price

Price Range	# of Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	1	4	4.0	Normal Seller's Market
\$100-\$200K	13	38	2.9	Extreme Seller's Market
\$200-\$300K	17	42	2.5	Extreme Seller's Market
\$300-\$400K	11	51	4.6	Normal Seller's Market
\$400-\$500K	5	32	6.4	Balanced Market
\$500-\$600K	0	14	N/A	No Sales This Month
\$600-\$700K	1	18	18.0	Extreme Buyer's Market
\$700-\$800K	0	11	N/A	No Sales This Month
\$800-\$900K	0	2	N/A	No Sales This Month
\$900-\$1M	0	4	N/A	No Sales This Month
\$1M-\$2M	0	7	N/A	No Sales This Month
\$2M-\$3M	0	3	N/A	No Sales This Month
>\$3M	0	0	N/A	No Sales This Month
Overall Mkt	48	226	4.7	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

Similar to the CCISD market, Friendswood ISD is in a dual market. Home prices are strong below \$400K, and very weak over. The 2012 summer market is very different this year. This may be the PERFECT time to put your home up for sale, exceptionally so if the value is under \$400K. Call me, today.

↓ **Scroll down for market report by Zip Code** ↓

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ZIP CODE Report

August 2012 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	7	31	4.4
77059	33	93	2.8
77062	41	142	3.5
77518	10	66	6.6
77546	81	336	4.1
77565	7	68	9.7
77573	113	582	5.2
77584	115	543	4.7
77586	27	148	5.5
77598	9	54	6.0
Average	443	2063	4.7

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

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

Zip Code months of inventory stayed about the same for August. Sales have been strong to \$500K. Market is continuing to be excellent under \$500K. **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.

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.)

1,893 Closed sales during the first seven months of 2012

2,367 Closed sales during the first seven months of 2006

1,882 Closed sales during the first seven months of 2001

1 Month Market Snap Shot- July 2012

SP/LP% = difference between sales price and last listed price

DOM = days on market

Sold – 274 August, 2012 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	966	1	1	0	40000	29.13	41100	29.93	41100	29.93	69 %	0	0	1950
Avg	2492	3.58	2.3	0.48	213328	85.61	207109	83.11	205218	82.35	97 %	65.85	98.49	1992
Max	6193	5	4	2	999900	225.23	962500	219.16	962500	219.16	113 %	651	1284	2012
Median	2370	4	2	0	183750	79.42	180000	77.77	177997	77.23	98 %	37.5	49	1992

EXPIRED – 63 August, 2012 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	816	0	0	0	1500	0.82	0	0	0	0	0 %	0	0	1963
Avg	2788	3.7	2.46	0.54	275919	98.97	0	0	0	0	0 %	144.57	222.6	1993
Max	5892	6	5	3	1650000	321.26	0	0	0	0	0 %	537	1289	2012
Median	2635	4	2	1	199900	82.69	0	0	0	0	0 %	146	181	1995

Terminated – 70 August, 2012 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	768	2	1	0	2500	0.93	0	0	0	0	0 %	-1	0	1953
Avg	2730	3.61	2.37	0.6	272527	99.83	0	0	0	0	0 %	104.99	149.97	1995
Max	6514	5	5	3	1449875	310	0	0	0	0	0 %	586	1369	2012
Median	2547	4	2	1	206500	83.25	0	0	0	0	0 %	96	113.5	1999

Leased – 120 August, 2012 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	816	2	1	0	650	0.45	650	0.45	650	0.45	88 %	0	0	1935
Avg	2075	3.46	2.08	0.36	1646	0.79	1636	0.79	1636	0.79	100 %	25.64	25.72	1988
Max	4319	5	4	2	5000	1.35	5000	1.35	5000	1.35	108 %	149	149	2010
Median	1958.5	3	2	0	1572.5	0.81	1525	0.81	1525	0.81	100 %	18.5	18.5	1988