

Clear Lake Real Estate

Debbie Russell, Realtor® United Texas Realtors
 GRI Graduate Real Estate Institute
 CBR Certified Buyers Representative

Direct 281-910-2001 Office 17000 El Camino Real, Ste 107, Houston, TX
 Fax: (281) 754-4502 email: sold@debbierussell.com

[E-Mail Me](mailto:sold@debbierussell.com)



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

CCISD Report

CLEAR CREEK ISD August 2011 Home Sales by Price

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	19	80	4.2	Extreme Sellers Market
\$100-\$200K	130	786	6.0	Normal Sellers Market
\$200-\$300K	63	423	6.7	Balanced Market
\$300-\$400K	12	157	13.1	Extreme Buyers Market
\$400-\$500K	10	77	7.7	Balanced Market
\$500-\$600K	1	33	33.0	Extreme Buyers Market
\$600-\$700K	4	24	6.0	Normal Sellers Market
\$700-\$800K	1	21	21.0	Extreme Buyers Market
\$800-\$900K	0	10	N/A	No Sales This Month
\$900-\$1M	0	9	N/A	No Sales This Month
\$1M-\$2M	0	23	#DIV/0!	No Sales This Month
\$2M-\$3M	0	5	N/A	No Sales This Month
>\$3M	0	0	N/A	N/A
Overall Mkt	240	1648	6.9	Balanced 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

Overall, the CCISD market has improved over July. The market for homes over \$500K is still weak, but showing improvement. Sales of homes under 500K is pretty much a balanced market. Encouraging!

↓ **Scroll down for Friendswood, Dickinson, Zip code reports** ↓

Clear Lake Real Estate

Debbie Russell, Realtor® United Texas Realtors
 GRI Graduate Real Estate Institute
 CBR Certified Buyers Representative



Direct 281-910-2001 Office 17000 El Camino Real, Ste 107, Houston, TX
 Fax: (281) 754-4502 email: sold@debbierussell.com

[E-Mail Me](#)

FRIENDSWOOD ISD Report

Friendswood ISD August 2011 Home Sales by Price

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	3	9	3.0	Extreme Sellers Market
\$100-\$200K	5	55	11.0	Normal Buyers Market
\$200-\$300K	12	58	4.8	Extreme Sellers Market
\$300-\$400K	7	66	9.4	Normal Buyers Market
\$400-\$500K	3	38	12.7	Extreme Buyers Market
\$500-\$600K	1	11	11.0	Normal Buyers Market
\$600-\$700K	2	16	8.0	Balanced Market
\$700-\$800K	0	12	N/A	No Sales This Month
\$800-\$900K	0	7	N/A	No Sales This Month
\$900-\$1M	0	2	N/A	No Sales This Month
\$1M-\$2M	0	8	N/A	No Sales This Month
\$2M-\$3M	0	1	N/A	No Sales This Month
>\$3M	0	0	N/A	No Sales This Month
Overall Mkt	33	283	8.6	Balanced 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

Friendswood market is much improved. Over 700K is still tough. Overall the Friendswood ISD market is doing a lot better. Good sales of homes all the way to 700K. Great!

↓ Scroll down for more market reports ↓

Clear Lake Real Estate

Debbie Russell, Realtor® United Texas Realtors
 GRI Graduate Real Estate Institute
 CBR Certified Buyers Representative



Direct 281-910-2001 Office 17000 El Camino Real, Ste 107, Houston, TX
 Fax: (281) 754-4502 email: sold@debbierussell.com

[E-Mail Me](#)

DICKINSON ISD Report

Dickinson ISD August 2011 Home Sales by Price

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	15	99	6.6	Balanced Market
\$100-\$200K	35	287	8.2	Balanced Market
\$200-\$300K	1	35	35.0	Extreme Buyers Market
\$300-\$400K	1	15	15.0	Extreme Buyers Market
\$400-\$500K	0	11	N/A	No Sales This Month
\$500-\$600K	0	6	N/A	No Sales This Month
\$600-\$700K	0	3	N/A	No Sales This Month
\$700-\$800K	0	0	N/A	No Sales This Month
\$800-\$900K	0	1	N/A	No Sales This Month
\$900-\$1M	0	2	N/A	No Sales This Month
\$1M-\$2M	0	0	N/A	No Sales This Month
\$2M-\$3M	0	1	N/A	No Sales This Month
>\$3M	0	0	N/A	N/A
Overall Mkt	52	460	8.8	Balanced 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

Dickinson market is still weak, but under 200K is much better. Most price bands had no sales this month, and the higher price homes have had zero sales for multiple months. That doesn't mean your home is impossible to sell. It just means it has to be either priced very competitively, in perfect shape, or both. Market is doing a lot better in the lower price bands. Keep it up!

↓ Scroll down for market report by Zip Code ↓

Clear Lake Real Estate

Debbie Russell, Realtor® United Texas Realtors
 GRI Graduate Real Estate Institute
 CBR Certified Buyers Representative



Direct 281-910-2001 Office 17000 El Camino Real, Ste 107, Houston, TX
 Fax: (281) 754-4502 email: sold@debbierussell.com

[E-Mail Me](#)

ZIP CODE Report

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	5	41	8.2
77059	30	152	5.1
77062	20	154	7.7
77510	11	92	8.4
77518	2	66	33.0
77536	28	152	5.4
77539	46	358	7.8
77546	70	446	6.4
77565	6	93	15.5
77571	38	230	6.1
77573	84	754	9.0
77584	102	730	7.2
77586	24	196	8.2
77598	7	48	6.9
Average	473	3512	7.4

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

Zip Code report is greatly improved and showing mostly a balanced market. More Zip Codes are showing Balanced Markets. Number of homes on the market has gone down while sales have gone to the highest level this year. Your home still needs to be priced right, in almost perfect condition, and marketed to sell. Don't just list your home, sell it. Call me and put my 19 years of experience to work for you. This tough market calls for expert marketing. 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.

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

1,591 Closed sales during the first 8 months of 2011

2,367 Closed sales during first 8 months of 2006

1,961 Closed sales during the first 8 months of 2000

1 Month Market Snap Shot – August 2011 – Clear Creek ISD

Sold – 240 August of 2011 Clear Creek ISD – Single Family Residential Dwellings														
	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	576	2	1	0	35900	26.71	30000	22.32	30000	22.32	65 %	0	0	1945
Avg	2515	3.64	0.48	2.33	208170	82.77	199208	79.21	196750	78.23	96 %	87.55	127.5	1992
Max	6903	5	5	2	764900	241.32	672500	166.67	672500	166.67	107 %	515	900	2011
Median	2429	4	2	0	180450	78.32	175000	76.15	172750	75.29	97 %	61	80.5	1995

Leased – 125 August of 2011 Clear Creek ISD – Single Family Residential Dwellings														
	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	912	2	1	0	750	0.46	850	0.46	850	0.46	92 %	4	4	1911
Avg	2252	3.51	2.12	0.46	1650	0.73	1643	0.73	1643	0.73	100 %	32	36.04	1987
Max	5290	6	3	2	3700	1.21	3900	1.21	3900	1.21	113 %	132	244	2009
Median	2152	3	2	0	1550	0.74	1550	0.74	1550	0.74	100 %	23	25	1989

EXPIRED – 114 August of 2011 Clear Creek ISD – Single Family Residential Dwellings														
	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	694	2	1	0	59000	48.94	0	0	0	0	0 %	2	4	1910
Avg	2522	3.71	0.51	2.23	222151	88.09	0	0	0	0	0 %	168.92	251.98	1988
Max	4928	5	4	1	699000	258	0	0	0	0	0 %	704	1264	2010
Median	2550	4	2	1	184950	79.03	0	0	0	0	0 %	148	186	1991

Terminated – 87 August of 2011 Clear Creek ISD – Single Family Residential Dwellings														
	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	1136	0	1	0	2100	0.58	0	0	0	0	0 %	0	0	1961
Avg	2548	3.71	0.57	2.23	225034	88.32	0	0	0	0	0 %	145.72	232.92	1990
Max	7011	6	5	2	2750000	392.24	0	0	0	0	0 %	612	1423	2011
Median	2428	4	2	1	176500	75.03	0	0	0	0	0 %	112	156	1992