

Clear Lake Real Estate

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

CCISD Report

CLEAR CREEK ISD July 2012 Home Sales by Price

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	18	28	1.6	Extreme Seller's Market
\$100-\$200K	138	574	4.2	Normal Seller's Market
\$200-\$300K	81	351	4.3	Normal Seller's Market
\$300-\$400K	23	133	5.8	Normal Seller's Market
\$400-\$500K	14	68	4.9	Normal Seller's Market
\$500-\$600K	0	21	N/A	No Sales This Month
\$600-\$700K	1	14	14.0	Extreme Buyer's Market
\$700-\$800K	0	15	N/A	No Sales This Month
\$800-\$900K	2	10	5.0	Normal Seller's Market
\$900-\$1M	0	6	N/A	No Sales This Month
\$1M-\$2M	0	26	N/A	No Sales This Month
\$2M-\$3M	0	3	N/A	No Sales This Month
>\$3M	0	1	N/A	No Sales This Month
Overall Mkt	277	1250	4.5	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

Very clear two market situation. Homes priced under \$500K, great. Price levels more than \$500K, not so good. Still very slow in the higher price bands. Overall, CCISD showing a seller's market. Sales are great under 500K. 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 July 2012 Home Sales by Price

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	2	5	2.5	Extreme Seller's Market
\$100-\$200K	14	45	3.2	Normal Seller's Market
\$200-\$300K	16	46	2.9	Extreme Seller's Market
\$300-\$400K	10	46	4.6	Normal Seller's Market
\$400-\$500K	1	23	23.0	Extreme Buyer's Market
\$500-\$600K	1	16	16.0	Extreme Buyer's Market
\$600-\$700K	1	15	15.0	Extreme Buyer's Market
\$700-\$800K	0	15	N/A	No Sales This Month
\$800-\$900K	0	3	N/A	No Sales This Month
\$900-\$1M	0	4	N/A	No Sales This Month
\$1M-\$2M	0	6	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	45	227	5.0	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

July 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	8	30	3.8
77059	27	96	3.6
77062	29	118	4.1
77518	2	56	28.0
77546	69	331	4.8
77565	7	61	8.7
77573	135	608	4.5
77584	130	559	4.3
77586	30	151	5.0
77598	12	51	4.3
Average	449	2061	4.6

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 improved slightly compared to June. 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](tel:2819102001)

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

1,608 Closed sales during the first seven months of 2012

2,019 Closed sales during the first seven months of 2006

1,599 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 – 279 in CCISD July 2012														
	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	42000	31.39	45100	31.5	45100	31.5	81 %	0	0	1960
Avg	2557	3.64	2.38	0.54	217678	85.13	209747	82.03	207732	81.24	97 %	70.54	109.58	1993
Max	5235	6	4	2	1169000	231.99	1119000	222.07	1117535	221.78	113 %	799	924	2012
Median	2526	4	2	1	192500	80.25	187000	78.4	185000	77.43	97 %	40	50	1996

EXPIRED – 53 in CCISD July 2012														
	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	1214	3	2	0	84900	51.51	0	0	0	0	0 %	4	4	1960
Avg	2821	3.72	2.55	0.57	339473	120.34	0	0	0	0	0 %	151.53	234.51	1991
Max	5860	5	4	2	1599000	364.43	0	0	0	0	0 %	743	1309	2012
Median	2654.5	4	2	1	214900	84.67	0	0	0	0	0 %	104	130	1989

Terminated – 61 in CCISD July 2012														
	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	1071	3	2	0	64777	42.2	0	0	0	0	0 %	5	5	1965
Avg	2662	3.8	2.46	0.62	262523	98.62	0	0	0	0	0 %	120.46	188.95	1995
Max	5384	5	4	2	1359000	803.19	0	0	0	0	0 %	477	1061	2012
Median	2698	4	2	1	209800	83.36	0	0	0	0	0 %	98	125	1999

Leased – 130 in CCISD July 2012														
	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	759	2	1	0	775	0.25	775	0.25	775	0.25	85 %	2	2	1925
Avg	2201	3.54	2.2	0.4	1696	0.77	1696	0.77	1696	0.77	100 %	24.21	24.22	1988
Max	4430	5	4	2	4700	1.58	4700	1.67	4700	1.67	133 %	83	83	2010
Median	2155	4	2	0	1597.5	0.77	1595	0.77	1595	0.77	100 %	17.5	17.5	1989

Homes are leasing for 100% of list price on the Median level with some leasing for more than list price