

Clear Lake Real Estate

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

CCISD Report

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	20	60	3.0	Extreme Sellers Market
\$100-\$200K	109	836	7.7	Balanced Market
\$200-\$300K	56	424	7.6	Balanced Market
\$300-\$400K	16	147	9.2	Normal Buyers Market
\$400-\$500K	5	78	15.6	Extreme Buyers Market
\$500-\$600K	1	43	43.0	Extreme Buyers Market
\$600-\$700K	2	20	10.0	Normal Buyers Market
\$700-\$800K	1	21	21.0	Extreme Buyers Market
\$800-\$900K	0	12	N/A	No Sales This Month
\$900-\$1M	1	10	10.0	Normal Buyers Market
\$1M-\$2M	1	23	23.0	Extreme Buyers Market
\$2M-\$3M	0	5	N/A	No Sales This Month
>\$3M	0	0	N/A	N/A
Overall Mkt	212	1679	7.9	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 declined slightly from June. The market for homes over \$400K is weak. One sale in the 900K to 1M market spiked that price band. Sales of homes under 400K is pretty much a balanced market.

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

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FRIENDSWOOD ISD Report

Friendswood ISD July 2011 Home Sales by Price

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	4	12	3.0	Extreme Sellers Market
\$100-\$200K	3	63	21.0	Extreme Buyers Market
\$200-\$300K	6	63	10.5	Normal Buyers Market
\$300-\$400K	5	55	11.0	Normal Buyers Market
\$400-\$500K	3	37	12.3	Extreme Buyers Market
\$500-\$600K	0	12	N/A	No Sales This Month
\$600-\$700K	2	15	7.5	Balanced Market
\$700-\$800K	1	9	9.0	Balanced Market
\$800-\$900K	0	10	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	2	N/A	No Sales This Month
>\$3M	0	0	N/A	No Sales This Month
Overall Mkt	24	288	12.0	Extreme Buyers 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 has weakened through 600K. Over 600K is still tough with a couple sales in the 600K to 900K price band.

↓ Scroll down for more market reports ↓

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DICKINSON ISD Report

Dickinson ISD July 2011 Home Sales by Price

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	6	105	17.5	Extreme Buyers Market
\$100-\$200K	17	290	17.1	Extreme Buyers Market
\$200-\$300K	4	35	8.8	Balanced Market
\$300-\$400K	1	16	16.0	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	2	N/A	No Sales This Month
\$700-\$800K	0	1	N/A	No Sales This Month
\$800-\$900K	0	1	N/A	No Sales This Month
\$900-\$1M	0	0	N/A	No Sales This Month
\$1M-\$2M	0	1	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	28	469	16.8	Extreme Buyers 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 not doing well. Lower price band sales have declined. 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.

↓ Scroll down for market report by Zip Code ↓

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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	4	51	12.8
77059	25	138	5.5
77062	23	164	7.1
77510	7	88	12.6
77518	4	68	17.0
77536	19	142	7.5
77539	24	372	15.5
77546	43	446	10.4
77565	7	96	13.7
77571	17	219	12.9
77573	84	751	8.9
77584	107	730	6.8
77586	32	212	6.6
77598	7	58	8.3
Average	403	3535	8.8
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 deceiving by showing mostly a balanced market. More Zip Codes are showing Extreme Buyers Markets. Number of homes on the market has gone up while sales have gone down. Your home 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.)

1,108 Closed sales during the first 6 months of 2011

1,675 Closed sales during first 6 months of 2006

1,375 Closed sales during the first 6 months of 2000

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

Sold – 214 June 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	1148	2	1	0	59500	31.63	49000	26.05	46000	24.46	66 %	0	0	1900
Avg	2569	3.72	0.5	2.4	229425	89.31	219462	85.43	216761	84.38	97 %	75.97	135.09	1994
Max	6210	6	4	2	1899000	305.8	1475000	272.69	1473000	272.69	118 %	417	1642	2011
Median	2485.5	4	2	0	188200	79.52	180000	77.74	177000	76.93	97 %	52.5	67	1998

Leased – 115 June 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	850	2	1	0	550	0.52	550	0.52	550	0.52	85 %	0	0	1935
Avg	2227	3.43	2.17	0.37	1746	0.78	1721	0.77	1710	0.77	99 %	33.3	49.19	1988
Max	5624	5	4	2	6700	1.51	7000	1.42	7000	1.42	107 %	275	774	2010
Median	2043	3	2	0	1550	0.79	1500	0.79	1500	0.77	100 %	18	20	1990

Expired – 109 June 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	1100	2	1	0	91500	52.49	0	0	0	0	0 %	8	8	1960
Avg	2654	3.78	0.59	2.39	265397	100	0	0	0	0	0 %	180.27	281.69	1990
Max	7500	6	6	2	950000	362.73	0	0	0	0	0 %	1095	2827	2011
Median	2575	4	2	1	199900	82.58	0	0	0	0	0 %	165	206	1993

Terminated – 78 June 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	1141	2	2	0	1850	0.8	0	0	0	0	0 %	0	0	1963
Avg	2709	3.74	0.51	2.37	276121	101.93	0	0	0	0	0 %	130.64	228.12	1993
Max	5624	6	4	1	1495000	327.96	0	0	0	0	0 %	531	1152	2010
Median	2567	4	2	1	218449.5	83.65	0	0	0	0	0 %	99	172	1994