

Clear Lake Real Estate

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

CCISD Report

CLEAR CREEK ISD June 2012 Home Sales by Price

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	16	52	3.3	Normal Seller's Market
\$100-\$200K	120	572	4.8	Normal Seller's Market
\$200-\$300K	78	342	4.4	Normal Seller's Market
\$300-\$400K	27	136	5.0	Normal Seller's Market
\$400-\$500K	10	68	6.8	Balanced Market
\$500-\$600K	1	24	24.0	Extreme Buyer's Market
\$600-\$700K	1	14	14.0	Extreme Buyer's Market
\$700-\$800K	1	15	15.0	Extreme Buyer's Market
\$800-\$900K	1	9	N/A	No Sales This Month
\$900-\$1M	0	10	N/A	No Sales This Month
\$1M-\$2M	0	27	N/A	No Sales This Month
\$2M-\$3M	0	2	N/A	No Sales This Month
>\$3M	0	1	N/A	No Sales This Month
Overall Mkt	255	1272	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

This is turning to the tale of two markets. Under \$500K, great. 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 June 2012 Home Sales by Price

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	4	7	1.8	Extreme Seller's Market
\$100-\$200K	8	45	5.6	Normal Seller's Market
\$200-\$300K	16	50	3.1	Normal Seller's Market
\$300-\$400K	15	50	3.3	Normal Seller's Market
\$400-\$500K	1	26	26.0	Extreme Buyer's Market
\$500-\$600K	1	14	1.0	Extreme Seller's Market
\$600-\$700K	2	17	8.5	Balanced Market
\$700-\$800K	0	12	N/A	No Sales This Month
\$800-\$900K	0	3	N/A	No Sales This Month
\$900-\$1M	0	3	N/A	No Sales This Month
\$1M-\$2M	1	7	7.0	Balanced Market
\$2M-\$3M	0	2	N/A	No Sales This Month
>\$3M	0	0	N/A	No Sales This Month
Overall Mkt	48	236	4.9	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 strong below \$500K, and very weak over. The 2012 summer market is heating up. This is the PERFECT time to put your home up for sale, exceptionally so if the value is under \$500K. Call me, today.

↓ Scroll down for market report by Zip Code ↓

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ZIP CODE Report

June 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	27	3.9
77059	33	116	3.5
77062	19	115	6.1
77518	3	57	19.0
77546	74	346	4.7
77565	8	61	7.6
77573	118	593	5.0
77584	115	600	5.2
77586	23	156	6.8
77598	8	45	5.6
Average	408	2116	5.2

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 declined slightly compared to May. Sales have held steady in the \$300 to \$500K price bands, along with the homes priced to \$300K. Market is continuing to be excellent under \$600K.

Inventory is 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.)

1,316 Closed sales during the first six months of 2012

1,675 Closed sales during the first six months of 2006

1,316 Closed sales during the first six months of 2001

Not an error - same number of homes sold during same six month period 2001 & 2012

1 Month Market Snap Shot- June 2012

SP/LP% = difference between sales price and list price

DOM = days on market

Sold – 255 June of 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	1079	2	1	0	54000	28.51	51000	25.05	51000	25.05	74 %	0	0	1940
Avg	2560	3.68	2.38	0.53	215479	84.17	209343	81.77	206843	80.8	98 %	60.29	92.93	1994
Max	7798	5	4	2	825000	191.33	805000	166.67	781498	166.67	139 %	579	900	2012
Median	2444	4	2	1	194900	80.92	189900	78.97	187190	78.2	98 %	35	40	1997

EXPIRED – 62 June of 2012 CCISD – listing contract ended without the benefit of a sale														
	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	1062	2	1	0	89900	59.75	0	0	0	0	0 %	4	4	1954
Avg	2613	3.52	2.32	0.47	306656	117.36	0	0	0	0	0 %	167.74	263.37	1990
Max	7100	6	5	2	2495000	351.41	0	0	0	0	0 %	733	1604	2012
Median	2418.5	3	2	0	189950	83.31	0	0	0	0	0 %	145.5	192.5	1993

Terminated – 62 June of 2012 CCISD – listed contract ended premature														
	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	1099	2	2	0	1200	0.92	0	0	0	0	0 %	0	0	1965
Avg	2650	3.73	2.5	0.6	249400	94.11	0	0	0	0	0 %	167.06	222.48	1993
Max	5225	9	5	2	1150000	254.67	0	0	0	0	0 %	942	1123	2012
Median	2492.5	4	2	1	217250	85.66	0	0	0	0	0 %	94	108.5	1995

Leased – 164 June of 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	648	1	1	0	525	0.54	525	0.53	525	0.53	87 %	0	0	1932
Avg	1968	3.13	2.1	0.4	1550	0.79	1536	0.78	1529	0.78	99 %	30.25	31.25	1988
Max	5290	5	21	2	3800	1.78	3800	1.78	3800	1.78	133 %	192	302	2012
Median	1864	3	2	0	1500	0.81	1500	0.8	1500	0.8	100 %	20.5	21	1986

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