

Clear Lake Real Estate

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

CCISD Report

CLEAR CREEK ISD May 2012 Home Sales by Price

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	14	54	3.9	Normal Seller's Market
\$100-\$200K	157	606	3.9	Normal Seller's Market
\$200-\$300K	75	351	4.7	Normal Seller's Market
\$300-\$400K	33	154	4.7	Normal Seller's Market
\$400-\$500K	6	63	10.5	Normal Buyer's Market
\$500-\$600K	4	30	7.5	Balanced Market
\$600-\$700K	0	14	N/A	No Sales This Month
\$700-\$800K	1	12	12.0	Extreme Buyer's Market
\$800-\$900K	0	8	N/A	No Sales This Month
\$900-\$1M	0	8	N/A	No Sales This Month
\$1M-\$2M	1	26	26.0	Extreme Buyer's Market
\$2M-\$3M	0	3	N/A	No Sales This Month
>\$3M	0	1	N/A	No Sales This Month
Overall Mkt	291	1330	4.6	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

Market is warming with the weather. Good to balanced market to \$600K. Still very slow in the higher price bands. Overall, CCISD showing a seller's market. Sales are great under 400K. If you need to sell your home, Call ME ☺ 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 May 2012 Home Sales by Price

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	1	9	9.0	Balanced Market
\$100-\$200K	8	40	5.0	Normal Seller's Market
\$200-\$300K	12	53	4.4	Normal Seller's Market
\$300-\$400K	8	52	6.5	Balanced Market
\$400-\$500K	6	26	4.3	Normal Seller's Market
\$500-\$600K	3	14	6.0	Normal Seller's Market
\$600-\$700K	1	17	17.0	Extreme Buyer's Market
\$700-\$800K	0	11	N/A	No Sales This Month
\$800-\$900K	0	4	N/A	No Sales This Month
\$900-\$1M	0	3	N/A	No Sales This Month
\$1M-\$2M	2	7	3.5	Normal Seller's Market
\$2M-\$3M	0	1	N/A	No Sales This Month
>\$3M	0	0	N/A	No Sales This Month
Overall Mkt	41	237	5.8	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 \$600K, and very weak over. The 2012 summer market is heating up. This is the PERFECT time to put your home up for sale. Call me, today.

↓ Scroll down for market report by Zip Code ↓

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ZIP CODE Report

May 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	29	4.1
77059	34	111	3.3
77062	26	112	4.3
77518	7	64	9.1
77546	77	372	4.8
77565	3	65	21.7
77573	137	613	4.5
77584	123	576	4.7
77586	27	165	6.1
77598	10	53	5.3
Average	451	2160	4.8

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 months of inventory improved **again** over April. Sales have expanded into the \$300 to \$600K price bands, along with the homes priced to \$300K. Market is continuing to improve. **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.)

1,044 Closed sales during the first five months of 2012

1,322 Closed sales during the first five months of 2006

1,029 Closed sales during the first five months of 2001

1 Month Market Snap Shot- May 2012

Sold – 291 May 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	648	1	1	0	54900	31.15	55000	30.75	55000	30.75	72 %	0	0	1960
Avg	2580	3.67	2.39	0.53	210731	81.68	204237	79.16	201801	78.22	97 %	80	123.4	1993
Max	6455	6	5	1	785000	258	721021	217.74	721021	217.74	116 %	504	759	2012
Median	2472	4	2	1	185000	78.08	180000	76.71	177000	75.26	98 %	41	63	1995

EXPIRED – 41 MAY 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	1349	3	1	0	86900	46.81	0	0	0	0	0 %	16	16	1967
Avg	2538	3.66	2.37	0.44	203035	80	0	0	0	0	0 %	138.83	207.78	1989
Max	4903	5	4	1	625000	127.47	0	0	0	0	0 %	395	936	2010
Median	2354	4	2	0	170000	76.78	0	0	0	0	0 %	129	173	1989

Terminated – 60 May 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	918	2	1	0	1400	0.92	0	0	0	0	0 %	0	0	1960
Avg	2477	3.62	2.18	0.62	208487	84.17	0	0	0	0	0 %	126.43	194.95	1990
Max	4691	6	4	2	635000	198.25	0	0	0	0	0 %	480	848	2010
Median	2284.5	4	2	1	179950	76.64	0	0	0	0	0 %	93.5	151.5	1992

Leased – 79 May 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	1000	2	1	0	850	0.59	850	0.42	850	0.42	57 %	0	0	1955
Avg	2080	3.33	2.04	0.41	1607	0.77	1577	0.76	1577	0.76	98 %	28.95	35.62	1988
Max	5540	5	3	1	3750	1.24	3700	1.11	3700	1.11	111 %	148	285	2010
Median	2035	3	2	0	1550	0.77	1550	0.76	1550	0.76	100 %	18	18	1990

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