

## 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](#)



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

#### CCISD Report

Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	15	56	3.7	Normal Sellers Market
\$100-\$200K	121	714	5.9	Normal Sellers Market
\$200-\$300K	51	392	7.7	Balanced Market
\$300-\$400K	15	133	8.9	Balanced Market
\$400-\$500K	5	75	15.0	Extreme Buyers Market
\$500-\$600K	2	43	21.5	Extreme Buyers Market
\$600-\$700K	2	21	10.5	Normal Buyers Market
\$700-\$800K	0	23	N/A	No Sales This Month
\$800-\$900K	0	11	N/A	No Sales This Month
\$900-\$1M	0	11	N/A	No Sales This Month
\$1M-\$2M	0	25	N/A	No Sales This Month
\$2M-\$3M	0	5	N/A	No Sales This Month
>\$3M	0	0	N/A	N/A
<b>Overall Mkt</b>	211	1509	7.2	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 is showing a seasonal improvement from April. The market for homes over \$400K is very weak, but for homes priced under \$400K has improved.

↓ 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](mailto:sold@debbierussell.com)

### FRIENDSWOOD ISD Report

#### Friendswood ISD April 2011 Home Sales by Price

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	3	2	0.7	Extreme Sellers Market
\$100-\$200K	8	47	5.9	Normal Sellers Market
\$200-\$300K	5	66	13.2	Extreme Buyers Market
\$300-\$400K	10	48	4.8	Normal Sellers Market
\$400-\$500K	1	31	4.8	Normal Sellers Market
\$500-\$600K	0	13	N/A	No Sales This Month
\$600-\$700K	1	12	12.0	Normal Buyers Market
\$700-\$800K	1	13	13.0	Extreme Buyers Market
\$800-\$900K	2	8	4.0	Normal Sellers Market
\$900-\$1M	0	5	N/A	No Sales This Month
\$1M-\$2M	1	4	4.0	Normal Sellers Market
\$2M-\$3M	0	2	N/A	No Sales This Month
>\$3M	0	0	N/A	No Sales This Month
<b>Overall Mkt</b>	<b>32</b>	<b>251</b>	<b>7.8</b>	<b>Balanced Market</b>
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 improved throughout the price bands. A lot better than it's been so far this year.

↓ 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 April 2011 Home Sales by Price

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	9	94	10.4	Normal Buyer's Market
\$100-\$200K	20	268	13.4	Extreme Sellers Market
\$200-\$300K	3	36	12.0	Normal Buyer's Market
\$300-\$400K	0	19	N/A	No Sales This Month
\$400-\$500K	0	10	N/A	No Sales This Month
\$500-\$600K	0	5	N/A	No Sales This Month
\$600-\$700K	1	1	1.0	Extreme Sellers Market
\$700-\$800K	0	1	N/A	No Sales This Month
\$800-\$900K	0	0	N/A	No Sales This Month
\$900-\$1M	0	1	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
<b>Overall Mkt</b>	<b>33</b>	<b>437</b>	<b>13.2</b>	<b>Extreme Buyers Market</b>
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. Some sales under 100K and 200-300K, but most price bands had no sales this month, and the higher price homes have had zero sales for multiple months.

↓ 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](mailto:sold@debbierussell.com)

I've added the Sales Price (SL), and List Price (LP) percentage relationship in the Zip Code Market Report. I believe this is a good piece of information for both buyers and sellers. The type of market we're in leads to many buyers wasting everyone's time by making ridiculous offers. As you can see by the report, most homes listed by a Realtor sell at or very near the asking price.

### 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>	<u>Avg Sell Price</u>	<u>SP/LP %</u>	<u>Avg DOM</u>
77058	4	36	9.0	\$160,288	95%	78
77059	16	125	7.8	\$251,461	97%	80
77062	20	147	7.4	\$158,794	97%	79
77510	6	93	15.5	\$145,666	99%	25
77518	2	66	33.0	\$147,100	93%	34
77536	29	132	4.6	\$119,120	98%	54
77539	30	342	11.4	\$135,912	95%	92
77546	52	368	7.1	\$249,435	96%	79
77565	4	100	25.0	\$267,009	91%	100
77571	27	224	8.3	\$106,069	97%	109
77573	104	658	6.3	\$193,594	96%	88
77584	90	646	7.2	\$189,402	96%	93
77586	19	204	10.7	\$236,697	97%	70
77598	10	60	6.0	\$130,441	97%	84
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			

Zip Code report is deceiving by showing mostly a balanced market. Please note that most of the sales are priced less than \$300K. If you're selling your home, and it's priced under \$300K, you have an excellent chance of selling in a reasonable time frame. 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.)

884 Closed sales during the first 5 months of 2011  
 1,322 Closed sales during first 5 months of 2006  
 1,058 Closed sales during the first 5 months of 2000

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

Sold – 212 May 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
<b>Min</b>	960	1	1	0	59288	40.06	58128	30.96	58128	30.96	75 %	0	0	1955
<b>Avg</b>	2467	3.64	0.49	2.33	202780	82.2	194943	79.02	192906	78.19	96 %	81.29	128.04	1993
<b>Max</b>	4914	6	4	3	698000	211.8	685000	210.57	678000	208.42	103 %	425	1334	2011
<b>Median</b>	2354	4	2	0	184496	79.84	178740.5	77.14	174920	76.15	97 %	51	76	1997

Leased – 95 May 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
<b>Min</b>	768	2	1	0	700	0.46	700	0.46	700	0.46	87 %	0	0	1955
<b>Avg</b>	2098	3.41	2.12	0.41	1608	0.77	1601	0.76	1601	0.76	100 %	38.57	50.88	1986
<b>Max</b>	3897	6	4	2	4500	1.23	4500	1.23	4500	1.23	118 %	256	760	2009
<b>Median</b>	1968	3	2	0	1499	0.78	1495	0.77	1495	0.77	100 %	25	25	1984

EXPIRED – 84 May 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
<b>Min</b>	1136	2	1	0	72900	50.26	0	0	0	0	0 %	2	2	1900
<b>Avg</b>	2580	3.67	0.52	2.33	233674	90.57	0	0	0	0	0 %	181.89	230.88	1990
<b>Max</b>	4823	5	4	1	1105000	264.67	0	0	0	0	0 %	730	1076	2010
<b>Median</b>	2346	4	2	1	182450	78.69	0	0	0	0	0 %	171	201.5	1993

TERMINATED – 85 May 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
<b>Min</b>	1276	2	2	0	2100	0.65	0	0	0	0	0 %	0	0	1962
<b>Avg</b>	2539	3.69	0.48	2.45	231682	91.25	0	0	0	0	0 %	122.61	191.92	1991
<b>Max</b>	5628	5	5	1	879000	279.22	0	0	0	0	0 %	650	824	2011
<b>Median</b>	2494	4	2	0	189000	79.06	0	0	0	0	0 %	87	171	1992

***Debbie Russell ... Quietly Doing Things the "Right Way" since 1992 ... (281)-910-2001***