

Clear Lake Real Estate

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Market continues to seasonably shrink. 39 fewer sales, and 57 fewer listings than last month. Months of inventory increased from 4.8 to 5.4. Homes priced under \$400K, great. A few nice sales in the 400-700K price band. Still very slow in the higher price bands. Overall, CCISD is showing a seller's market. If you need to sell your home, Call ME ☺ If the value of your home is less than \$400K, this is the perfect time to have your home on the market. Be sure to visit my [Market Trend](#) page to learn much more about the state of the real estate market in Clear Lake.

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

CCISD Report

CLEAR CREEK ISD November 2012 Home Sales by Price

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	12	47	3.9	Normal Seller's Market
\$100-\$200K	96	503	5.2	Normal Seller's Market
\$200-\$300K	59	283	4.8	Normal Seller's Market
\$300-\$400K	20	109	5.5	Normal Seller's Market
\$400-\$500K	7	47	6.7	Balanced Market
\$500-\$600K	2	19	9.5	Normal Buyer's Market
\$600-\$700K	2	12	6.0	Balanced Market
\$700-\$800K	1	14	14.0	Extreme Buyer's Market
\$800-\$900K	0	6	N/A	No Sales This Month
\$900-\$1M	0	9	N/A	No Sales This Month
\$1M-\$2M	0	23	N/A	No Sales This Month
\$2M-\$3M	0	5	N/A	No Sales This Month
>\$3M	0	2	N/A	No Sales This Month
Overall Mkt	199	1079	5.4	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

↓ Scroll down for Friendswood, and Zip code reports ↓

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Similar to the CCISD market, Friendswood ISD is in a dual market. 15 fewer sales and 33 fewer listings than last month. Months of inventory up from 5.0 to 6.5. Home sales are strong below \$400K, and very weak over. The 2012 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.

FRIENDSWOOD ISD Report

Friendswood ISD November 2012 Home Sales by Price

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	1	3	3.0	Extreme Seller's Market
\$100-\$200K	8	33	4.1	Normal Seller's Market
\$200-\$300K	4	27	6.8	Balanced Market
\$300-\$400K	3	33	11.0	Normal Buyer's Market
\$400-\$500K	9	31	3.4	Normal Seller's Market
\$500-\$600K	1	15	15.0	Extreme Buyer's Market
\$600-\$700K	2	20	10.0	Normal Buyer's Market
\$700-\$800K	0	9	N/A	No Sales This Month
\$800-\$900K	0	1	N/A	No Sales This Month
\$900-\$1M	0	1	N/A	No Sales This Month
\$1M-\$2M	0	5	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	28	181	6.5	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

↓ Scroll down for market report by Zip Code ↓

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Inventory is very low. Now is the time to have your home on the market!

Zip Code months of inventory up a little for November. 130 fewer homes on the market, and 62 fewer sales than October. Sales have been strong to \$400K. Market is continuing to be excellent under \$400K. **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.

ZIP CODE Report

November 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	30	4.3
77059	9	69	7.7
77062	20	94	4.7
77518	8	52	6.5
77546	55	276	5.0
77565	4	64	16.0
77573	85	499	5.9
77584	108	432	4.0
77586	25	133	5.3
77598	3	45	15.0
Average	324	1694	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

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

2,575 Closed sales during the first 11 months of 2012

2,361 Closed sales during first 11 months of 2006

2,682 Closed sales during the first 11 months of 2000

1 Month Market Snap Shot – November 2012 – Clear Creek ISD

Sold – 203 November, 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	960	2	1	0	35000	36.46	32000	32.89	32000	32.89	59 %	0	0	1963
Avg	2555	3.63	2.3	0.56	219420	85.88	211400	82.74	209719	82.08	97 %	67.35	91.67	1994
Max	7342	5	4	2	950000	222.63	825000	213.39	825000	213.39	131 %	632	1100	2012
Median	2420	4	2	1	194900	80.37	188000	78.69	187000	77.62	98 %	57	64	1999

EXPIRED – 73 November, 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	694	2	0	0	54010	52.93	0	0	0	0	0 %	2	2	1911
Avg	2528	3.66	2.26	0.55	256347	101.4	0	0	0	0	0 %	152.27	215.14	1988
Max	7225	6	7	3	1795000	369.09	0	0	0	0	0 %	643	1371	2010
Median	2280	4	2	0	174500	80.03	0	0	0	0	0 %	131	153	1991

Terminated – 46 November, 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	1124	2	2	0	49999	27.75	0	0	0	0	0 %	0	0	1962
Avg	2588	3.78	2.48	0.52	254935	98.51	0	0	0	0	0 %	151.74	209.02	1988
Max	5462	5	4	2	1185000	314.41	0	0	0	0	0 %	900	1167	2012
Median	2468.5	4	2	0.5	176250	82.81	0	0	0	0	0 %	113.5	153.5	1989

Leased – 79 November, 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	1224	2	1	0	1000	0.52	1000	0.52	1000	0.52	84 %	7	7	1950
Avg	2109	3.47	2.13	0.37	1585	0.75	1571	0.74	1558	0.74	99 %	48.42	48.52	1988
Max	3933	5	4	2	4500	2.16	4500	2.16	4500	2.16	106 %	267	267	2009
Median	1912	3	2	0	1500	0.74	1500	0.73	1500	0.73	100 %	36	36	1985