

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](#)



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

CCISD Report

CLEAR CREEK ISD November 2011 Home Sales by Price

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	18	89	4.9	Normal Sellers Market
\$100-\$200K	84	616	7.3	Balanced Market
\$200-\$300K	42	365	8.7	Balanced Market
\$300-\$400K	11	131	11.9	Normal Buyers Market
\$400-\$500K	6	68	11.3	Normal Buyers Market
\$500-\$600K	0	35	N/A	No Sales This Month
\$600-\$700K	2	16	8.0	Balanced Market
\$700-\$800K	1	18	18.0	Extreme Buyers Market
\$800-\$900K	0	12	N/A	No Sales This Month
\$900-\$1M	0	5	N/A	No Sales This Month
\$1M-\$2M	1	22	22.0	Extreme Buyers Market
\$2M-\$3M	1	4	N/A	No Sales This Month
>\$3M	0	1	N/A	No Sales This Month
Overall Mkt	166	1382	8.3	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 improved from October. Still weak in the higher price bands, but with the small quantity of sales, only 1 or 2 can make a big difference. Seasonal slowdown this time of year is typical.

↓ 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 November 2011 Home Sales by Price

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	0	8	N/A	No Sales This Month
\$100-\$200K	4	62	15.5	Extreme Buyers Market
\$200-\$300K	1	45	45.0	Extreme Buyers Market
\$300-\$400K	4	44	11.0	Normal Buyers Market
\$400-\$500K	7	31	4.4	Normal Sellers Market
\$500-\$600K	1	11	11.0	Normal Buyers Market
\$600-\$700K	1	13	13.0	Extreme Buyers Market
\$700-\$800K	1	10	10.0	Normal Buyers Market
\$800-\$900K	0	5	N/A	No Sales This Month
\$900-\$1M	0	1	N/A	No Sales This Month
\$1M-\$2M	0	10	N/A	No Sales This Month
\$2M-\$3M	0	1	N/A	No Sales This Month
>\$3M	0	0	N/A	No Sales This Month
Overall Mkt	19	241	12.7	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 took a hit this month. Really don't understand why. Very few sales in any price band. Some strength in the \$300K to \$600K range. That's good, but many price bands with zero sales for November.

↓ 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](mailto:sold@debbierussell.com)

DICKINSON ISD Report

Dickinson ISD November 2011 Home Sales by Price

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	11	99	9.0	Normal Buyers Market
\$100-\$200K	19	254	13.4	Extreme Buyers Market
\$200-\$300K	2	35	17.5	Extreme Buyers Market
\$300-\$400K	2	12	12.0	Extreme Buyers Market
\$400-\$500K	1	10	10.0	Normal Buyers Market
\$500-\$600K	0	6	N/A	No Sales This Month
\$600-\$700K	0	1	N/A	No Sales This Month
\$700-\$800K	0	0	N/A	No Sales This Month
\$800-\$900K	0	1	N/A	No Active Listing
\$900-\$1M	0	1	N/A	No Sales This Month
\$1M-\$2M	0	0	N/A	No Active Listing
\$2M-\$3M	0	1	N/A	No Sales This Month
>\$3M	0	0	N/A	No Active Listing
Overall Mkt	35	420	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

Dickinson market declined this month. Sales mostly under \$200K. Some of the decline is seasonal, and to be expected this time of year.

↓ 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](#)

ZIP CODE Report

November 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	39	5.6
77059	18	103	5.7
77062	15	124	8.3
77510	6	88	14.7
77518	2	66	33.0
77536	17	123	7.2
77539	32	316	9.9
77546	35	358	10.2
77565	4	78	19.5
77571	21	204	9.7
77573	76	641	8.4
77584	82	548	6.7
77586	24	180	7.5
77598	1	42	42.0
Average	340	2910	8.6
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 has stayed about the same as October, and is showing mostly a balanced market. This is not the time to remove your home from the market. 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.

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.)

2,134 Closed sales during the first 11 months of 2011

3,098 Closed sales during first 11 months of 2006

2,490 Closed sales during the first 11 months of 2000

1 Month Market Snap Shot – November - 2011 – Clear Creek ISD

Sold – 166 November, 2011														
	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	1229	2	1	0	45000	29.51	40000	27.52	40000	27.52	80 %	0	0	1955
Avg	2597	3.73	0.46	2.38	221984	85.48	211678	81.51	209831	80.8	96 %	89.21	153.16	1991
Max	8186	7	5	2	2500000	305.4	2087500	255.01	2087500	255.01	105 %	680	1473	2011
Median	2411	4	2	0	174900	76.56	168000	73.5	165630	72.75	97 %	65.5	91	1993

EXPIRED – 95 November, 2011														
	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	996	2	1	0	79000	57.19	0	0	0	0	0 %	4	4	1950
Avg	2432	3.59	0.45	2.32	266429	109.55	0	0	0	0	0 %	138.75	198.36	1987
Max	6976	6	5	2	2750000	394.21	0	0	0	0	0 %	628	1176	2011
Median	2155	4	2	0	174500	82.59	0	0	0	0	0 %	138	171	1990

Terminated – 58 November, 2011														
	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	1150	2	2	0	69900	55.93	0	0	0	0	0 %	7	8	1911
Avg	2335	3.57	0.33	2.28	202474	86.71	0	0	0	0	0 %	110.59	175.66	1990
Max	5778	5	5	2	950000	200.67	0	0	0	0	0 %	536	731	2012
Median	2123	4	2	0	169997.5	78.63	0	0	0	0	0 %	100.5	134	1994

Leased – 78 November, 2011														
	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	2111	3.46	2.13	0.37	1587	0.75	1574	0.75	1561	0.74	99 %	48.56	48.67	1988
Max	3933	5	4	2	4500	2.16	4500	2.16	4500	2.16	106 %	267	267	2009
Median	1910	3	2	0	1500	0.74	1500	0.74	1500	0.74	100 %	36	36	1986