

Clear Lake Real Estate

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Seasonably slow. 38 more sales, and 13 fewer listings than last month. Months of inventory decreased from 5.3 to 4.8. Homes priced under \$400K, great. Price levels more than \$400K, not so great. Still **very** slow in the higher price bands. Overall, CCISD is showing a strong 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.

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

CCISD Report

CLEAR CREEK ISD October 2012 Home Sales by Price

Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	14	53	3.8	Normal Seller's Market
\$100-\$200K	125	532	4.3	Normal Seller's Market
\$200-\$300K	69	292	4.2	Normal Seller's Market
\$300-\$400K	21	120	5.7	Normal Seller's Market
\$400-\$500K	3	54	18.0	Extreme Buyer's Market
\$500-\$600K	4	22	5.5	Normal Seller's Market
\$600-\$700K	1	12	12.0	Extreme Buyer's Market
\$700-\$800K	1	14	14.0	Extreme Buyer's Market
\$800-\$900K	0	7	N/A	No Sales This Month
\$900-\$1M	0	9	N/A	No Sales This Month
\$1M-\$2M	0	25	N/A	No Sales This Month
\$2M-\$3M	0	4	N/A	No Sales This Month
>\$3M	0	2	N/A	No Sales This Month
Overall Mkt	238	1146	4.8	Normal Seller's Market
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
				High depreciation
				Moderate depreciation
				Flat to moderate depreciation
				Moderate to high appreciation
				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. 9 more sales and 2 more listings than last month. Months of inventory down from 6.2 to 5.0. 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 October 2012 Home Sales by Price

Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	5	8	1.6	Extreme Seller's Market
\$100-\$200K	11	40	3.6	Normal Seller's Market
\$200-\$300K	6	32	5.3	Normal Seller's Market
\$300-\$400K	10	46	4.6	Normal Seller's Market
\$400-\$500K	5	29	5.8	Normal Seller's Market
\$500-\$600K	3	14	4.7	Normal Seller's Market
\$600-\$700K	2	20	10.0	Normal Buyer's Market
\$700-\$800K	0	11	N/A	No Sales This Month
\$800-\$900K	1	2	2.0	Extreme Seller's Market
\$900-\$1M	0	3	N/A	No Sales This Month
\$1M-\$2M	0	6	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	43	214	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

↓ 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 weakened for October. 37 fewer homes on the market, and 49 more sales than September. 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

October 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	3	28	9.3
77059	12	78	6.5
77062	27	105	3.9
77518	8	55	6.9
77546	64	312	4.9
77565	8	65	8.1
77573	113	538	4.8
77584	109	459	4.2
77586	33	138	4.2
77598	9	46	5.1
Average	386	1824	4.7

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.)

2,364 Closed sales during the first 10 months of 2012

2,848 Closed sales during first 10 months of 2006

2,311 Closed sales during the first 10 months of 2000

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

Sold – 238 October, 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	966	2	1	0	56000	23.96	45000	19.26	45000	19.26	64 %	0	0	1956
Avg	2465	3.61	2.32	0.47	208686	84.66	202636	82.21	200432	81.31	97 %	66.12	103.78	1992
Max	5578	7	4	3	723500	281.32	700000	263.92	700000	263.92	110 %	509	1093	2012
Median	2361	4	2	0	184000	80.79	178450	78.46	175000	77.58	98 %	41	50	1994

EXPIRED – 67 October, 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	1220	2	2	0	95900	53.61	0	0	0	0	0 %	11	11	1962
Avg	2760	3.72	2.48	0.54	264737	95.92	0	0	0	0	0 %	130.42	157.99	1991
Max	6269	6	5	2	1299900	207.35	0	0	0	0	0 %	377	1136	2008
Median	2637	4	2	1	207900	83.12	0	0	0	0	0 %	99	118	1992

Terminated – 59 October, 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	1260	2	2	0	89900	38.72	0	0	0	0	0 %	2	2	1963
Avg	2455	3.63	2.27	0.58	199196	81.14	0	0	0	0	0 %	112	195.86	1991
Max	4526	5	3	1	489900	157.83	0	0	0	0	0 %	585	1740	2012
Median	2331	4	2	1	174900	78.63	0	0	0	0	0 %	90	113	1994

Leased – 81 October, 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	882	2	1	0	825	0.52	825	0.49	825	0.49	79 %	2	2	1950
Avg	2086	3.42	2.1	0.43	1601	0.77	1596	0.77	1576	0.76	100 %	32.9	35.94	1988
Max	4854	6	4	2	3400	1.41	3400	1.4	3400	1.4	124 %	111	153	2011
Median	2058	3	2	0	1550	0.77	1500	0.76	1500	0.75	100 %	26	28	1989