

Clear Lake Real Estate

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

CCISD Report

CLEAR CREEK ISD October 2011 Home Sales by Price

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	5	71	14.2	Extreme Buyers Market
\$100-\$200K	85	636	7.5	Balanced Market
\$200-\$300K	39	379	9.7	Normal Buyers Market
\$300-\$400K	13	135	10.4	Normal Buyers Market
\$400-\$500K	4	67	16.8	Extreme Buyers Market
\$500-\$600K	1	31	31.0	Extreme Buyers Market
\$600-\$700K	2	21	10.5	Normal Buyers Market
\$700-\$800K	2	20	10.0	Normal Buyers Market
\$800-\$900K	1	14	14.0	Extreme Buyers Market
\$900-\$1M	1	6	6.0	Normal Sellers Market
\$1M-\$2M	1	24	24.0	Extreme Buyers Market
\$2M-\$3M	0	4	N/A	No Sales This Month
>\$3M	0	1	N/A	No Sales This Month
Overall Mkt	154	1409	9.1	Normal 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

Overall, the CCISD market has declined slightly from September. Had a spike in some of 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 ↓

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FRIENDSWOOD ISD Report

Friendswood ISD October 2011 Home Sales by Price

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	1	10	10.0	Normal Buyers Market
\$100-\$200K	10	72	7.2	Balanced Market
\$200-\$300K	6	53	8.8	Balanced Market
\$300-\$400K	9	56	6.2	Balanced Market
\$400-\$500K	6	30	5.0	Balanced Market
\$500-\$600K	0	10	N/A	No Sales This Month
\$600-\$700K	2	12	6.0	Normal Sellers Market
\$700-\$800K	1	11	11.0	Normal Buyers Market
\$800-\$900K	1	4	4.0	Normal Sellers Market
\$900-\$1M	0	2	N/A	No Sales This Month
\$1M-\$2M	0	9	N/A	No Sales This Month
\$2M-\$3M	0	2	N/A	No Sales This Month
>\$3M	0	0	N/A	No Sales This Month
Overall Mkt	36	271	7.5	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

Friendswood market caught fire this month. Really don't understand why. Normally it's time for a seasonal slowdown, but Friendswood must have some pent up demand. Great to see.

↓ Scroll down for more market reports ↓

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DICKINSON ISD Report

Dickinson ISD October 2011 Home Sales by Price

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	10	96	9.6	Normal Buyers Market
\$100-\$200K	25	263	10.5	Normal Buyers Market
\$200-\$300K	2	38	19.0	Extreme Buyers Market
\$300-\$400K	1	12	12.0	Extreme Buyers Market
\$400-\$500K	1	10	10.0	Normal Buyers Market
\$500-\$600K	1	7	7.0	Balanced Market
\$600-\$700K	0	1	N/A	No Sales This Month
\$700-\$800K	0	0	N/A	No Sales This Month
\$800-\$900K	0	0	N/A	No Active Listing
\$900-\$1M	0	2	N/A	No Sales This Month
\$1M-\$2M	0	0	N/A	N/A
\$2M-\$3M	0	1	N/A	No Sales This Month
>\$3M	0	0	N/A	N/A
Overall Mkt	40	430	10.8	Normal 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 did better this month. Sales in most price bands. Still a little weak, but improving. Same as the Friendswood market, this is showing some pent up demand. Good news for the real estate market in Dickinson.

↓ Scroll down for market report by Zip Code ↓

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ZIP CODE Report

October 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	4	38	9.5
77059	15	110	7.3
77062	17	143	8.4
77510	9	87	9.7
77518	6	72	12.0
77536	16	131	8.2
77539	29	324	11.2
77546	53	409	7.7
77565	2	81	40.5
77571	24	214	8.9
77573	65	644	9.9
77584	86	576	6.7
77586	16	177	11.1
77598	4	43	10.8
Average	346	3049	8.8
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 has declined, but it showing mostly a balanced market. More Zip Codes are showing Extreme Buyers Markets, and Normal Buyers Markets. Number of homes on the market has gone down, but sales have also gone down. 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.)

1,965 Closed sales during the first 10 months of 2011

2,848 Closed sales during first 10 months of 2006

1,311 Closed sales during the first 10 months of 2000

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

Sold – 157 Clear Creek ISD – October 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	960	2	1	0	64900	37.3	60000	34.48	60000	34.48	80 %	0	0	1962
Avg	2665	3.71	0.5	2.44	233262	87.53	221737	83.2	218986	82.17	96 %	84.38	138.29	1995
Max	5969	6	5	3	1350000	245.37	1224400	222.54	1224400	222.54	105 %	502	1037	2011
Median	2502	4	2	0	179900	76.97	179900	74.77	175000	73.46	97 %	69	88	1997

Leased – 91 Clear Creek ISD – October 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	1075	1	1	0	600	0.54	600	0.54	600	0.54	83 %	0	0	1946
Avg	2081	3.43	2.14	0.32	1609	0.77	1591	0.76	1591	0.76	99 %	33.12	36.66	1988
Max	4785	5	4	1	3200	1.26	3500	1.2	3500	1.2	121 %	118	162	2011
Median	1954	3	2	0	1500	0.77	1499	0.75	1499	0.75	100 %	26	26	1987

EXPIRED – 140 Clear Creek ISD – October 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	900	2	1	0	75000	56.86	0	0	0	0	0 %	15	15	1925
Avg	2624	3.71	0.54	2.39	267534	101.96	0	0	0	0	0 %	151.52	244.74	1991
Max	5930	6	5	2	1175000	337.35	0	0	0	0	0 %	631	1978	2009
Median	2400	4	2	1	199200	82.39	0	0	0	0	0 %	140.5	175	1995

Terminated – 87 Clear Creek ISD – October 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	1099	3	1	0	89000	24.96	0	0	0	0	0 %	0	5	1942
Avg	2522	3.68	0.46	2.37	232050	92.01	0	0	0	0	0 %	127.26	196.02	1993
Max	5136	5	5	1	1865000	363.12	0	0	0	0	0 %	380	920	2012
Median	2500.5	4	2	0	175000	81.7	0	0	0	0	0 %	112	162	2001