

Clear Lake Real Estate

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Market has slowed significantly. 55 fewer sales, and 80 fewer listings than last month. Months of inventory increased from 4.7 to 5.3. Homes priced under \$500K, great. Price levels more than \$500K, not so great. Still **very** slow in the higher price bands. Overall, CCISD is showing a weakened, but still strong seller's market. If you need to sell your home, Call ME ☺ If the value of your home is less than \$500K, 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.

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

CCISD Report

CLEAR CREEK ISD September 2012 Home Sales by Price

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	12	48	4.0	Normal Seller's Market
\$100-\$200K	116	534	4.6	Normal Seller's Market
\$200-\$300K	55	303	5.5	Normal Seller's Market
\$300-\$400K	20	115	5.8	Normal Seller's Market
\$400-\$500K	11	67	6.1	Balanced Market
\$500-\$600K	1	13	13.0	Extreme Buyer's Market
\$600-\$700K	2	17	8.5	Balanced Market
\$700-\$800K	1	13	13.0	Extreme Buyer's Market
\$800-\$900K	0	9	N/A	No Sales This Month
\$900-\$1M	1	8	8.0	Balanced Market
\$1M-\$2M	0	26	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	219	1159	5.3	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, and it's slowing. 14 fewer sales and 14 fewer listings. Months of inventory up from 4.7 to 6.2. Home prices have weakened, but are strong below \$400K, and very weak over. The 2012 summer 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 September 2012 Home Sales by Price

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	1	6	6.0	Balanced Market
\$100-\$200K	10	36	3.6	Normal Seller's Market
\$200-\$300K	12	37	3.1	Normal Seller's Market
\$300-\$400K	6	41	6.8	Balanced Market
\$400-\$500K	4	37	9.3	Normal Buyer's Market
\$500-\$600K	0	10	N/A	No Sales This Month
\$600-\$700K	0	20	N/A	No Sales This Month
\$700-\$800K	1	11	11.0	Extreme Buyer's Market
\$800-\$900K	0	2	N/A	No Sales This Month
\$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	34	212	6.2	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

↓ 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 September. 202 fewer homes on the market, and 106 fewer sales than August. Sales have been strong to \$500K. Market is continuing to be excellent under \$500K. **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

September 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	4	29	7.3
77059	19	75	3.9
77062	26	110	4.2
77518	2	57	28.5
77546	63	317	5.0
77565	9	67	7.4
77573	98	545	5.6
77584	93	485	5.2
77586	16	134	8.4
77598	7	42	6.0
Average	337	1861	5.5

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

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.)

2,120 Closed sales during the first 9 months of 2012

2,612 Closed sales during first 9 months of 2006

2,122 Closed sales during the first 9 months of 2000

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

Sold – 221 – September, 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	1174	2	2	0	48000	31.56	41000	33.33	41000	33.33	67 %	0	0	1960
Avg	2584	3.7	2.38	0.52	221049	85.55	212065	82.07	210074	81.3	96 %	74.06	109.91	1993
Max	6114	6	4	3	950000	209.81	835000	184.41	835000	184.41	128 %	780	2218	2012
Median	2427	4	2	0	189900	79.98	184000	78.43	181122.5	77.16	97 %	37.5	44.5	1995

EXPIRED – 85 September, 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	3	1	0	74900	35.48	0	0	0	0	0 %	0	0	1957
Avg	2637	3.58	2.36	0.59	286966	108.82	0	0	0	0	0 %	132.27	201.86	1991
Max	7835	5	5	5	2490000	475.83	0	0	0	0	0 %	815	1369	2012
Median	2417	4	2	0	189900	81.84	0	0	0	0	0 %	109	147	1996

Terminated – 69 September, 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	1520	3	2	0	119500	62.65	0	0	0	0	0 %	4	4	1965
Avg	2627	3.75	2.36	0.55	263879	100.45	0	0	0	0	0 %	110	166.06	1997
Max	4525	6	5	2	1550000	342.62	0	0	0	0	0 %	666	666	2012
Median	2532	4	2	1	214900	83.65	0	0	0	0	0 %	80	112	2002

Leased – 105 September, 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	1016	2	1	0	800	0.47	800	0.46	800	0.46	80 %	0	0	1911
Avg	2185	3.5	2.17	0.34	1648	0.75	1630	0.75	1617	0.74	99 %	30.47	35.07	1988
Max	5426	6	5	2	3000	1.23	3000	1.24	3000	1.24	106 %	131	300	2009
Median	2053	3	2	0	1550	0.78	1550	0.77	1550	0.76	100 %	25	25	1989