

Clear Lake Real Estate

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

CCISD Report

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	9	56	6.2	Balanced Market
\$100-\$200K	99	701	7.1	Balanced Market
\$200-\$300K	49	389	7.9	Balanced Market
\$300-\$400K	17	136	8.0	Balanced Market
\$400-\$500K	7	73	10.4	Normal Buyers Market
\$500-\$600K	2	43	21.5	Extreme Buyers Market
\$600-\$700K	1	19	19.0	Extreme Buyers Market
\$700-\$800K	1	25	25.0	Extreme Buyers Market
\$800-\$900K	0	16	N/A	No Sales This Month
\$900-\$1M	2	9	4.5	Normal Sellers Market
\$1M-\$2M	0	27	N/A	No Sales This Month
\$2M-\$3M	0	5	N/A	No Sales This Month
>\$3M	0	0	N/A	N/A
Overall Mkt	187	1499	8.0	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

Overall, the CCISD market is showing a slight downward turn from March. A few more listing (1499 v 1454) with the 6 more sold, (187 v 181). While the market for homes over \$500K is very weak, the market for homes priced under \$500K has improved.

↓ Scroll down for Friendswood, Dickinson, Zip code reports ↓

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FRIENDSWOOD ISD Report

Friendswood ISD April 2011 Home Sales by Price

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	0	6	N/A	No Sales This Month
\$100-\$200K	6	31	5.2	Normal Sellers Market
\$200-\$300K	7	63	9.0	Balanced Market
\$300-\$400K	2	56	28.0	Extreme Buyers Market
\$400-\$500K	0	30	N/A	No Sales This Month
\$500-\$600K	0	14	N/A	No Sales This Month
\$600-\$700K	1	12	12.0	Normal Buyers Market
\$700-\$800K	0	13	N/A	No Sales This Month
\$800-\$900K	2	6	3.0	Extreme Sellers Market
\$900-\$1M	0	6	N/A	No Sales This Month
\$1M-\$2M	0	4	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	18	243	13.5	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 remains an extreme buyers market. A few sales in the \$100K to \$300K market, but overall the market remains depressed. Many price bands have 0 sales this month and last.

↓ Scroll down for more market reports ↓

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DICKINSON ISD Report

Dickinson ISD April 2011 Home Sales by Price

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	12	97	8.1	Balanced Market
\$100-\$200K	34	247	7.3	Balanced Market
\$200-\$300K	5	30	6.0	Normal Seller's Market
\$300-\$400K	0	16	N/A	No Sales This Month
\$400-\$500K	0	9	N/A	No Sales This Month
\$500-\$600K	0	6	N/A	No Sales This Month
\$600-\$700K	0	1	N/A	No Sales This Month
\$700-\$800K	0	1	N/A	No Sales This Month
\$800-\$900K	0	0	N/A	No Sales This Month
\$900-\$1M	0	1	N/A	No Sales This Month
\$1M-\$2M	1	1	1.0	Extreme Sellers Market
\$2M-\$3M	0	1	N/A	No Sales This Month
>\$3M	0	0	N/A	N/A
Overall Mkt	52	410	7.9	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	

Dickinson market is good in the 300K or less price range. Extreme Buyers Market in homes priced above 300K. Many price bands have 0 sales over multiple months.

↓ Scroll down for market report by Zip Code ↓

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I've added the Sales Price (SL), and List Price (LP) percentage relationship in the Zip Code Market Report. I believe this is a good piece of information for both buyers and sellers. The type of market we're in leads to many buyers wasting everyone's time by making ridiculous offers. As you can see by the report, most homes listed by a Realtor sell at or very near the asking price.

ZIP CODE Report

Greater Clear Lake Area by Zip Code

<u>Zip Code</u>	<u># SOLD</u>	<u>Active Listings</u>	<u>Month's of Inventory</u>	<u>Avg Sell Price</u>	<u>SP/LP %</u>	<u>Avg DOM</u>
77058	3	37	12.3	\$140,800	98%	41
77059	19	123	6.5	\$246,747	97%	75
77062	22	150	6.8	\$200,979	97%	69
77510	4	90	22.5	\$135,169	99%	73
77518	2	57	28.5	\$68,050	102%	85
77536	30	133	4.4	\$142,023	98%	80
77539	43	327	7.6	\$167,181	96%	105
77546	34	358	10.5	\$245,198	96%	101
77565	4	90	22.5	\$430,300	93%	338
77571	27	202	7.5	\$117,459	96%	73
77573	87	666	7.7	\$200,661	96%	93
77584	76	659	8.7	\$190,375	97%	88
77586	24	201	8.4	\$225,666	97%	115
77598	1	57	57.0	\$300,000	86%	314
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			

Zip Code report is deceiving by showing mostly a balanced market. Please note that most of the sales are priced less than \$300K. If you're selling your home, and it's priced under \$300K, you have an excellent chance of selling in a reasonable time frame. Your home still 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.

12 Year Market– Clear Creek ISD – House Sales (no condo, townhouse, mid rise, etc.)

- 660 closed sales in Clear Creek ISD during 1st 3 months of 2011 compared to
- 951 closed sales in Clear Creek ISD during 1st 3 months of 2006 sub-prime boom
- 763 closed sales in Clear Creek ISD during 1st 3 2000 sub-prime just starting

Sold – 187 Clear Creek ISD April - 2011												
	SqFt	Beds	FB	HB	LP/SqFt	List Price	SP/SqFt	Sale Price	SP/LP %	DOM	CDOM	Year Built
Min	758	2	1	0	41.4	69500	29.04	43500	63 %	0	0	1947
Avg	2562.15	3.65	2.35	0.53	85.54	219176	81.82	209633.51	96 %	95.21	155.91	1993
Max	4702	5	5	2	243.05	997500	232.11	900000	112 %	962	1113	2011
Median	2491	4	2	1	78.91	187942	76.5	182500	97 %	68	113	1996

EXPIRED – 88 Clear Creek ISD April - 2011												
	SqFt	Beds	FB	HB	LP/SqFt	List Price	SP/SqFt	Sale Price	SP/LP %	DOM	CDOM	Year Built
Min	1068	1	1	0	44.04	60000	0	0	0 %	3	3	1959
Avg	2549.99	3.58	2.27	0.59	84.28	214916	0	0	0 %	171.73	245.52	1990
Max	7354	5	4	2	311.58	695000	0	0	0 %	715	1325	2010
Median	2484	4	2	1	78.52	184300	0	0	0 %	175	182	1991

Terminated – 81 Clear Creek ISD April - 2011												
	SqFt	Beds	FB	HB	LP/SqFt	List Price	SP/SqFt	Sale Price	SP/LP %	DOM	CDOM	Year Built
Min	1000	3	1	0	0.8	1250	0	0	0 %	0	0	1942
Avg	2561.72	3.77	2.43	0.59	91.63	234736	0	0	0 %	118.69	163.19	1991
Max	4302	6	4	2	358.89	1250000	0	0	0 %	475	1050	2011
Median	2533	4	2	1	81.93	205000	0	0	0 %	92	140	1994

Leased – 88 Clear Creek ISD April - 2011												
	SqFt	Beds	FB	HB	LP/SqFt	List Price	LseP/SqFt	Lease Price	SP/LP %	DOM	CDOM	Year Built
Min	928	1	1	0	0.45	850	0.45	850	86 %	0	0	1940
Avg	2137.89	3.44	2.13	0.39	0.77	1645	0.77	1645.69	100 %	44.84	53.33	1986
Max	4823	5	4	2	1.44	3500	1.59	3900	139 %	296	296	2009
Median	1993	3	2	0	0.76	1497.5	0.77	1495	100 %	25	29	1986

Debbie Russell ... Quietly Doing Things the “Right Way” since 1992 ... (281)-910-2001