

Clear Lake Real Estate

Debbie Russell, Realtor® United Texas Realtors
GRI Graduate Real Estate Institute
CBR Certified Buyers Representative

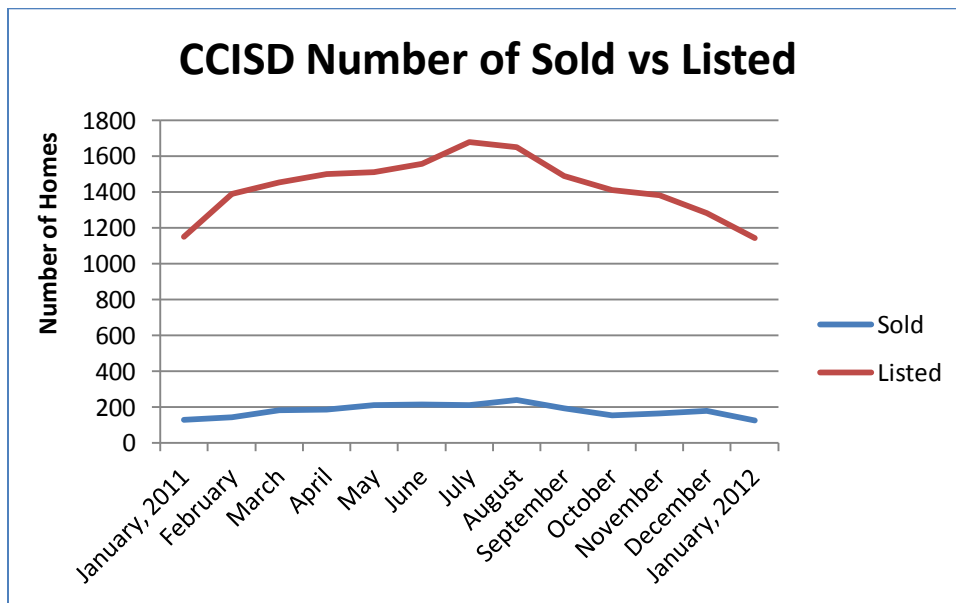
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Market Trend for CCISD

Chart below showing the relationship of number of homes sold each month compared to the number of homes for sale that same month. Market took a dive in January with number of homes on the market decreasing along with number of homes sold. January is always a tough month. Don't lose hope. Homes ARE still selling. Now, more than ever, you need the help of a full time professional Realtor that understands the market. Call me for a personal evaluation. (281-910-2001)



Listed below are residential home sales monthly in the Clear Creek ISD. As you can see, 2011 was a tough year. NASA has been hit hard, but the business development around Ellington Field is going to be a big help to the Clear Lake area. I think we should all be encouraged that new business is coming in to the area.

↓ MORE ↓

Very Important

Monthly Sales, Yearly Sales, Median Sales Prices

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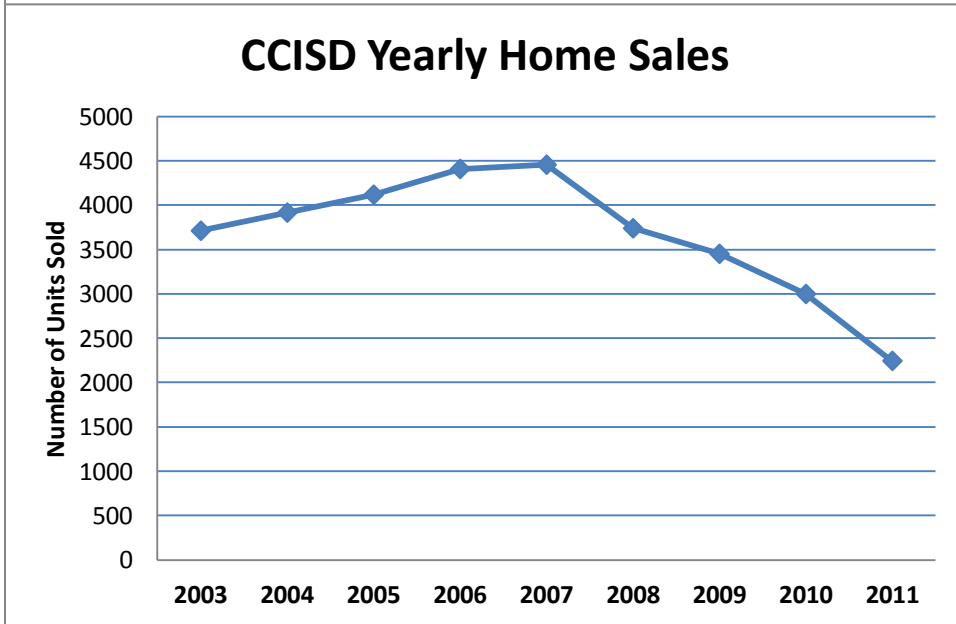
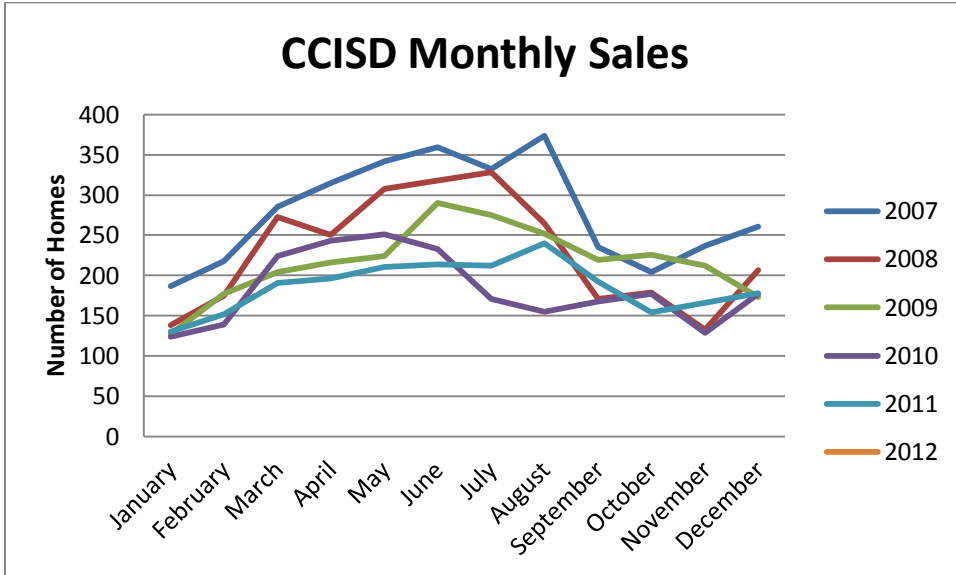
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(January sales for 2012 were 126 homes sold)



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CCISD Median Sales Prices charted monthly for 2011, and comparing 2011 to previous years. 2011 was a tough year. Median home prices have risen every year since I began tracking in 2006. 2011 was not a good year for Median home values. While the monthly CCISD 2011 Median Sale Price chart looks like prices are increasing, when you compare the Median price to date for 2011 to previous years, we see the Median price returning to below 2007 levels. Don't panic. Some of this is due to what my Market Reports have been saying all year. Home sales in higher price bands have been **very** weak, thus driving down the Median price. Homes priced in the low to medium price bands have been steady with good values for both buyers and sellers. With the large number of homes on the market, only homes that are 100% ready have a chance of selling. Want to know how to get your home ready to SELL, not just list, call or email me today.

