

## Clear Lake Real Estate

**Debbie Russell,** Realtor® United Texas Realtors  
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### December Market Report Single Family Residential Dwellings (Does not include townhouse, condo, midrise, etc.)

#### CCISD Report

#### CLEAR CREEK ISD December 2011 Home Sales by Price

Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	14	86	6.1	Balanced Market
\$100-\$200K	91	570	6.3	Balanced Market
\$200-\$300K	40	341	8.5	Balanced Market
\$300-\$400K	17	120	7.1	Balanced Market
\$400-\$500K	7	63	9.0	Balanced Market
\$500-\$600K	5	39	7.8	Balanced Market
\$600-\$700K	4	13	3.3	Normal Sellers Market
\$700-\$800K	0	12	N/A	No Sales This Month
\$800-\$900K	0	11	N/A	No Sales This Month
\$900-\$1M	0	4	N/A	No Sales This Month
\$1M-\$2M	0	19	N/A	No Sales This Month
\$2M-\$3M	0	3	N/A	No Sales This Month
>\$3M	0	1	N/A	No Sales This Month
<b>Overall Mkt</b>	178	1282	7.2	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

Improved market. Fewer homes on the market combined with more sales. Taking your home off the market during the holiday season always sounds like a good idea, but those who tough it out have a better chance of selling. Very "black and white" sales over and under \$700K. Much improved from \$400-700K.

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

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### FRIENDSWOOD ISD Report

#### Friendswood ISD December 2011 Home Sales by Price

Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	3	12	4.0	Normal Sellers Market
\$100-\$200K	3	48	16.0	Extreme Buyers Market
\$200-\$300K	7	49	7.0	Balanced Market
\$300-\$400K	6	44	7.3	Balanced Market
\$400-\$500K	3	23	7.7	Balanced Market
\$500-\$600K	0	10	N/A	No Sales This Month
\$600-\$700K	0	10	N/A	No Sales This Month
\$700-\$800K	0	11	N/A	No Sales This Month
\$800-\$900K	0	5	N/A	No Sales This Month
\$900-\$1M	0	1	N/A	No Sales This Month
\$1M-\$2M	0	10	N/A	No Sales This Month
\$2M-\$3M	0	1	N/A	No Sales This Month
>\$3M	0	0	N/A	No Sales This Month
<b>Overall Mkt</b>	<b>22</b>	<b>224</b>	<b>10.2</b>	<b>Normal Buyers Market</b>
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

FISD market improved over November, but still a difficult market. However, sales to \$500K are much improved with the exception of \$100-200K. Fewer homes on the market and more sales in December. 22 sellers had a visit from Santa, while 224 will have to wait for 2012.

↓ Scroll down for more market reports ↓

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### DICKINSON ISD Report

#### Dickinson ISD December 2011 Home Sales by Price

Price Range	# Sold	Active Listings	Month's of Inventory	Market
\$0-\$100K	14	99	7.1	Balanced Market
\$100-\$200K	20	224	11.2	Normal Buyers Market
\$200-\$300K	2	31	15.5	Extreme Buyers Market
\$300-\$400K	1	10	10.0	Normal Buyers Market
\$400-\$500K	0	9	N/A	No Sales This Month
\$500-\$600K	0	4	N/A	No Sales This Month
\$600-\$700K	0	1	N/A	No Sales This Month
\$700-\$800K	0	0	N/A	No Sales This Month
\$800-\$900K	0	1	N/A	No Sales This Month
\$900-\$1M	0	0	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
<b>Overall Mkt</b>	<b>37</b>	<b>380</b>	<b>10.3</b>	<b>Normal Buyers Market</b>
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 improved slightly this month. Sales all under \$400K. Still, better than November. Way too many price bands with zero sales for multiple months.

↓ Scroll down for market report by Zip Code ↓

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### ZIP CODE Report

#### December 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	31	10.3
77059	20	95	4.8
77062	23	125	5.4
77510	4	72	18.0
77518	1	57	57.0
77536	22	107	4.9
77539	29	297	10.2
77546	39	338	8.7
77565	2	74	37.0
77571	22	184	8.4
77573	84	660	7.9
77584	93	536	5.8
77586	22	170	7.7
77598	6	46	7.7
<b>Average</b>	<b>370</b>	<b>2792</b>	<b>7.5</b>

  

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 stayed about the same as November, and is showing mostly a balanced market. This is not the time to remove your home from the market. 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.)

2,340 Closed sales during the first 12 months of 2011

3,362 Closed sales during first 12 months of 2006

2,682 Closed sales during the first 12 months of 2000

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

Sold - 190 December 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
<b>Min</b>	1112	2	2	0	69900	42.79	64500	40.46	64500	40.46	79 %	0	0	1962
<b>Avg</b>	2642	3.71	0.56	2.37	226727	85.82	217937	82.49	215727	81.65	97 %	85.49	130.23	1995
<b>Max</b>	5778	6	5	2	950000	180.77	896400	172.74	896400	172.74	109 %	518	1041	2011
<b>Median</b>	2500	4	2	1	187947	78.13	183000	74.88	181500	73.78	97 %	67.5	89	1998

EXPIRED – 175 December 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
<b>Min</b>	1121	0	0	0	1700	0.88	0	0	0	0	0 %	0	5	1911
<b>Avg</b>	2709	3.7	0.55	2.35	267552	98.76	0	0	0	0	0 %	159.72	257.06	1991
<b>Max</b>	7739	6	6	2	1300000	337.35	0	0	0	0	0 %	660	3010	2011
<b>Median</b>	2506	4	2	1	199000	81.82	0	0	0	0	0 %	142	183	1994

Terminated – 50 December 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
<b>Min</b>	1107	1	2	0	1575	0.68	0	0	0	0	0 %	0	1	1962
<b>Avg</b>	2956	3.92	0.7	2.5	244561	82.73	0	0	0	0	0 %	139.22	186.04	1993
<b>Max</b>	7200	5	4	3	995000	235.95	0	0	0	0	0 %	441	790	2011
<b>Median</b>	2660.5	4	2	1	202500	77.58	0	0	0	0	0 %	124	149.5	1997

Leased – 94 December 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
<b>Min</b>	816	2	1	0	795	0.54	700	0.49	700	0.49	88 %	2	4	1960
<b>Avg</b>	2116	3.52	2.19	0.37	1575	0.74	1547	0.73	1547	0.73	98 %	57.98	61.76	1988
<b>Max</b>	4658	5	4	1	3200	1.61	3200	1.61	3200	1.61	100 %	276	276	2008
<b>Median</b>	1960	3	2	0	1450	0.75	1437.5	0.75	1437.5	0.75	100 %	41	43.5	1987