

Clear Lake Real Estate

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

CCISD Report

March 2011 Home Sales By Price Band Clear Creek ISD				
Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	16	60	4	Normal Seller's Market
\$100-\$200K	87	656	8	Balanced Market
\$200-\$300K	54	410	8	Balanced Market
\$300-\$400K	13	136	10	Normal Buyer's Market
\$400-\$500K	5	66	13	Extreme Buyer's Market
\$500-\$600K	3	38	13	Extreme Buyer's Market
\$600-\$700K	0	23	N/A	NO SALES THIS MONTH
\$700-\$800K	2	17	9	Balanced Market
\$800-\$900K	0	16	N/A	NO SALES THIS MONTH
\$900-\$1M	0	8	N/A	NO SALES THIS MONTH
\$1M-\$2M	1	19	19	Extreme Buyer's Market
\$2M-\$3M	0	5	N/A	NO SALES THIS MONTH
>\$3M	0	0	N/A	N/A
Overall Mkt	181	1454	8	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

Some seasonal improvement, but overall the CCISD Market remains an extreme buyers market with the exception of homes priced 200K and less.

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

FRIENDSWOOD Report

March 2011 Home Sales by Price - Friendswood ISD				
Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	1	5	5.00	Normal Seller's Market
\$100-\$200K	7	39	5.57	Normal Seller's Market
\$200-\$300K	6	57	9.50	Normal Buyer's Market
\$300-\$400K	3	46	15.33	Extreme Buyer's Market
\$400-\$500K	3	25	8.33	Balanced Market
\$500-\$600K	2	16	8.00	Balanced Market
\$600-\$700K	0	12	N/A	NO SALES THIS MONTH
\$700-\$800K	0	12	N/A	NO SALES THIS MONTH
\$800-\$900K	0	6	N/A	NO SALES THIS MONTH
\$900-\$1M	0	5	N/A	NO SALES THIS MONTH
\$1M-\$2M	0	4	N/A	NO SALES THIS MONTH
\$2M-\$3M	0	3	N/A	NO SALES THIS MONTH
>\$3M	0	N/A	N/A	N/A
Overall Mkt	22	230	10.45	Normal Buyer'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

Friendswood market remains an extreme buyers market. A few sales in the 400 to 600K market, but overall the market remains depressed.


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DICKINSON ISD Report

March 2011 Home Sales By Price Band - Dickinson ISD				
Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	21	95	4.52	Normal Seller's Market
\$100-\$200K	30	238	7.93	Balanced Market
\$200-\$300K	0	33	N/A	NO SALES THIS MONTH
\$300-\$400K	0	13	N/A	NO SALES THIS MONTH
\$400-\$500K	0	7	N/A	NO SALES THIS MONTH
\$500-\$600K	0	6	N/A	NO SALES THIS MONTH
\$600-\$700K	0	2	N/A	NO SALES THIS MONTH
\$700-\$800K	0	1	N/A	NO SALES THIS MONTH
\$800-\$900K	0	N/A	N/A	N/A
\$900-\$1M	0	N/A	N/A	N/A
\$1M-\$2M	0	1	N/A	NO SALES THIS MONTH
\$2M-\$3M	0	1	N/A	NO SALES THIS MONTH
>\$3M	0	N/A	N/A	N/A
Overall Mkt	51	397	7.78	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 200K or less price range. Very little movement in homes priced above 200K.

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ZIP CODE Report

Zip Code	# of Solds	Active Listings	Month's of Inventory	Avg Sell Price	Avg DOM
77058	7	37	5	\$132,414	86
77059	14	127	9	\$328,778	65
77062	19	132	7	\$157,470	95
77510	6	83	14	\$165,934	126
77518	8	54	7	\$73,681	73
77536	30	140	5	\$125,036	93
77539	39	313	8	\$107,317	91
77546	45	335	7	\$205,656	103
77565	2	88	44	\$297,500	395
77571	23	196	9	\$95,485	75
77573	87	674	8	\$224,360	122
77584	75	631	8	\$191,400	88
77598	7	50	7	\$96,780	65

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
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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 20+ 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.

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

- 471 closed sales in Clear Creek ISD during 1st 3 months of 2011 compared to
- 680 closed sales in Clear Creek ISD during 1st 3 months of 2006 sub-prime boom
- 536 closed sales in Clear Creek ISD during 1st 3 2000 sub-prime just starting

Sold – 189 Clear Creek ISD . . . March – 2011

	SqFt	Beds	FB	HB	LP/SqFt	List Price	SP/SqFt	Sale Price	SP/LP %	DOM	CDOM	Year Built
Min	648	1	1	0	27.14	44900	23.64	30000	60 %	0	0	1955
Avg	2539.63	3.63	2.37	0.47	85.55	217253	80.92	205518.1	95 %	106.32	164.34	1994
Max	6310	6	5	2	237.56	1499000	191.76	1210000	114 %	603	1184	2012
Median	2447	4	2	0	78.55	180000	76.42	175000	97 %	84	124	1996

EXPIRED – 80 Clear Creek ISD . . . March - 2011

	SqFt	Beds	FB	HB	LP/SqFt	List Price	SP/SqFt	Sale Price	SP/LP %	DOM	CDOM	Year Built
Min	1151	2	1	0	44.82	79500	0	0	0 %	13	13	1910
Avg	2785.24	3.76	2.39	0.61	96.57	268983	0	0	0 %	168.44	239.65	1990
Max	5713	5	4	2	326.5	1495000	0	0	0 %	406	1156	2010
Median	2651.5	4	2	1	78.97	205000	0	0	0 %	172	182	1994

Terminated – 81 Clear Creek ISD . . . March - 2011

	SqFt	Beds	FB	HB	LP/SqFt	List Price	SP/SqFt	Sale Price	SP/LP %	DOM	CDOM	Year Built
Min	1112	2	2	0	0.99	1100	0	0	0 %	0	0	1966
Avg	2691.06	3.67	2.4	0.6	105.93	285075	0	0	0 %	151.84	224.94	1993
Max	7218	6	6	2	379.14	2599500	0	0	0 %	1027	1045	2009
Median	2612	4	2	1	81.75	200000	0	0	0 %	135	159	1993

Leased – 112 Clear Creek ISD . . . March 2011

	SqFt	Beds	FB	HB	LP/SqFt	List Price	LseP/SqFt	Lease Price	SP/LP %	DOM	CDOM	Year Built
Min	504	1	1	0	0.46	475	0.46	475	88 %	0	0	1946
Avg	1761.17	2.88	1.9	0.32	0.77	1364	0.76	1346.34	99 %	56.88	65.73	1986
Max	3692	4	3	2	1.59	2700	1.49	2650	109 %	281	487	2007
Median	1802	3	2	0	0.78	1400	0.77	1400	100 %	31.5	34	1983

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