

Clear Lake Real Estate

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

CCISD Report

CLEAR CREEK ISD October 2011 Home Sales by Price

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	5	71	14.2	Extreme Buyers Market
\$100-\$200K	85	636	7.5	Balanced Market
\$200-\$300K	39	379	9.7	Normal Buyers Market
\$300-\$400K	13	135	10.4	Normal Buyers Market
\$400-\$500K	4	67	16.8	Extreme Buyers Market
\$500-\$600K	1	31	31.0	Extreme Buyers Market
\$600-\$700K	2	21	10.5	Normal Buyers Market
\$700-\$800K	2	20	10.0	Normal Buyers Market
\$800-\$900K	1	14	14.0	Extreme Buyers Market
\$900-\$1M	1	6	6.0	Normal Sellers Market
\$1M-\$2M	1	24	24.0	Extreme Buyers Market
\$2M-\$3M	0	4	N/A	No Sales This Month
>\$3M	0	1	N/A	No Sales This Month
Overall Mkt	154	1409	9.1	Normal 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

Overall, the CCISD market has declined slightly from September. Had a spike in some of the higher price bands, but with the small quantity of sales only 1 or 2 can make a big difference. Seasonal slowdown this time of year is typical.

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

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FRIENDSWOOD ISD Report

Friendswood ISD October 2011 Home Sales by Price

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	1	10	10.0	Normal Buyers Market
\$100-\$200K	10	72	7.2	Balanced Market
\$200-\$300K	6	53	8.8	Balanced Market
\$300-\$400K	9	56	6.2	Balanced Market
\$400-\$500K	6	30	5.0	Balanced Market
\$500-\$600K	0	10	N/A	No Sales This Month
\$600-\$700K	2	12	6.0	Normal Sellers Market
\$700-\$800K	1	11	11.0	Normal Buyers Market
\$800-\$900K	1	4	4.0	Normal Sellers Market
\$900-\$1M	0	2	N/A	No Sales This Month
\$1M-\$2M	0	9	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	36	271	7.5	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

Friendswood market caught fire this month. Really don't understand why. Normally it's time for a seasonal slowdown, but Friendswood must have some pent up demand. Great to see.

↓ Scroll down for more market reports ↓

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DICKINSON ISD Report

Dickinson ISD October 2011 Home Sales by Price

Price Range	# of Solds	Active Listings	Month's of Inventory	Market
\$0-\$100K	10	96	9.6	Normal Buyers Market
\$100-\$200K	25	263	10.5	Normal Buyers Market
\$200-\$300K	2	38	19.0	Extreme Buyers Market
\$300-\$400K	1	12	12.0	Extreme Buyers Market
\$400-\$500K	1	10	10.0	Normal Buyers Market
\$500-\$600K	1	7	7.0	Balanced Market
\$600-\$700K	0	1	N/A	No Sales This Month
\$700-\$800K	0	0	N/A	No Sales This Month
\$800-\$900K	0	0	N/A	No Active Listing
\$900-\$1M	0	2	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
Overall Mkt	40	430	10.8	Normal 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

Dickinson market did better this month. Sales in most price bands. Still a little weak, but improving. Same as the Friendswood market, this is showing some pent up demand. Good news for the real estate market in Dickinson.

↓ Scroll down for market report by Zip Code ↓

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ZIP CODE Report

October 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	38	9.5
77059	15	110	7.3
77062	17	143	8.4
77510	9	87	9.7
77518	6	72	12.0
77536	16	131	8.2
77539	29	324	11.2
77546	53	409	7.7
77565	2	81	40.5
77571	24	214	8.9
77573	65	644	9.9
77584	86	576	6.7
77586	16	177	11.1
77598	4	43	10.8
Average	346	3049	8.8
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 declined, but it showing mostly a balanced market. More Zip Codes are showing Extreme Buyers Markets, and Normal Buyers Markets. Number of homes on the market has gone down, but sales have also gone down. 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