



I will help you get the RIGHT house in the RIGHT neighborhood at the RIGHT price. I've got your back!

Sugar Land Real Estate Market Report

For the Month of June 2014

Sugar Land Sales Statistics

The following tables and charts show the real estate activity for single-family homes in Sugar Land, TX as reported by the MLS (Multiple Listing Service). Please remember that averages do not necessarily reflect the actual value of a specific home...some homes are worth more than, or less than, the city averages. If you want an expert Comparative Market Analysis (CMA) on your home, please call me at 832-779-2890 or sign up online at [What Is My Sugar Land Home Worth?](#) (I do this for my buyer-clients as well!)

Noteworthy Stats This Month

These stats refer to single-family homes only...not townhomes, condos, lots, acreage, or leases.

- Sugar Land is still experiencing a hot seller's market with only 1.94 months of inventory (6 months is equilibrium). Some of the most popular neighborhoods are experiencing a housing shortage...with not enough homes available to meet the current demand.
- Homes are selling quickly at an average of only 26 days on the market with 80 percent of all homes sold within 30 days.
- Average sales price (currently \$394K) has been trending up since February 2014, and is at the highest mark in past 10 months.
- Average sales price/sf has risen since February 2014.
- The number of homes sold in June (235) increased only 29% from May.

Get a **Discounted Sales Commission*** when you both buy a home and sell a home with me within a 6 month period.

*If you currently own a home in the Houston area
ask me how to qualify: 832-779-2890
some restrictions apply



View a current list of [Sugar Land homes for sale](#). Contact me if you want to tour one of these homes! 832-779-2890



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Socialize with me...



Agent Rating Report

Sheila Cox

Keller Williams Realty Southwest



CLIENT EXPERIENCE RATING
Overall Rating
5.00/5.0 ★★★★★



Sheila Cox Relocation Expert

Keller Williams Southwest Realty

Listings: 1

Endorsements: 4

Answered Questions: 1



What Clients Say...

"Sheila was the best realtor we could have ever asked for. We could always depend on her to get the job done and she was always looking out for our best interests. I was going through the tragic loss of my mother during the sale and purchase of our home, and Sheila went above and beyond in ensuring that all was being taken care of and everything was moving along smoothly on BOTH ends. Where the other realtor failed during the process, Sheila jumped in to pick up the pieces and kept things moving along. She is dependable and trustworthy, and has great knowledge of the market and lenders. Her superb advice and expertise made the whole process, which could have been very stressful given the circumstances, move along as smoothly and possible. People like Sheila are few and far between, and we are so grateful that we had the opportunity to work with her." —Talley

"Sheila is simply an outstanding realtor. She helped my wife and I sell our fourth and purchase our fifth house. Out of all the realtors, she is honestly the best! She treats the transaction as her own, provides you timely updates as changes occur. Her advice also saved us from costly pitfalls that could have ruined the sell and purchase of our new house. My advice: 1) Use Sheila as your realtor 2) Listen to her recommendations! She is an expert and provides outstanding advice. Sheila thank you for all of your hard work. You did an outstanding job!" —Worley

[Read more testimonials...](#)



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Monthly Statistics

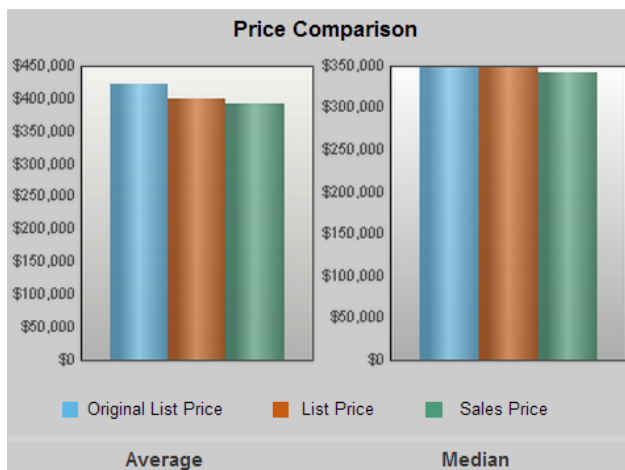
For June 2014

Number of Properties = 235

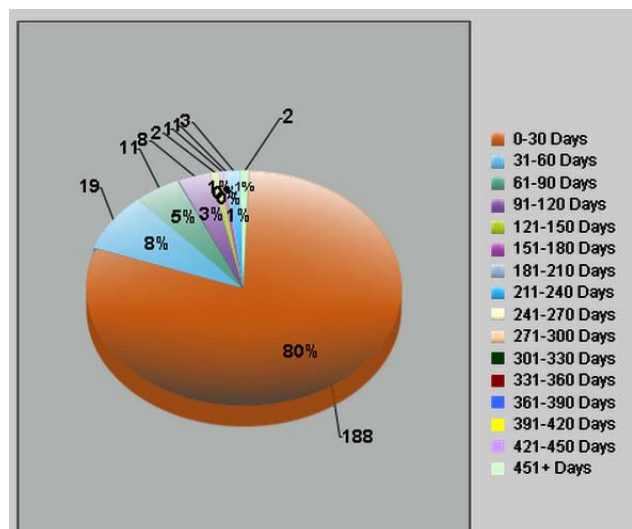
Summary Analysis

	Bedrooms - Number	Building Square Feet	List Price	Price per SqFt.(List)	Sold Price	Price per SqFt.(Sold)	SP/LP	SP/OLP	Days On Market
High	6	9,060	\$3,250,000	\$476.5	\$2,960,000	\$434.0	124%	124%	474
Low	2	1,154	\$105,000	\$30.0	\$95,000	\$28.8	85%	10%	0
Average	3	3,071	\$400,688	\$122.2	\$393,776	\$120.6	99%	98%	26
Median	4	3,021	\$349,000	\$115.3	\$343,000	\$115.1	99%	99%	8

Price Comparisons



Days on Market

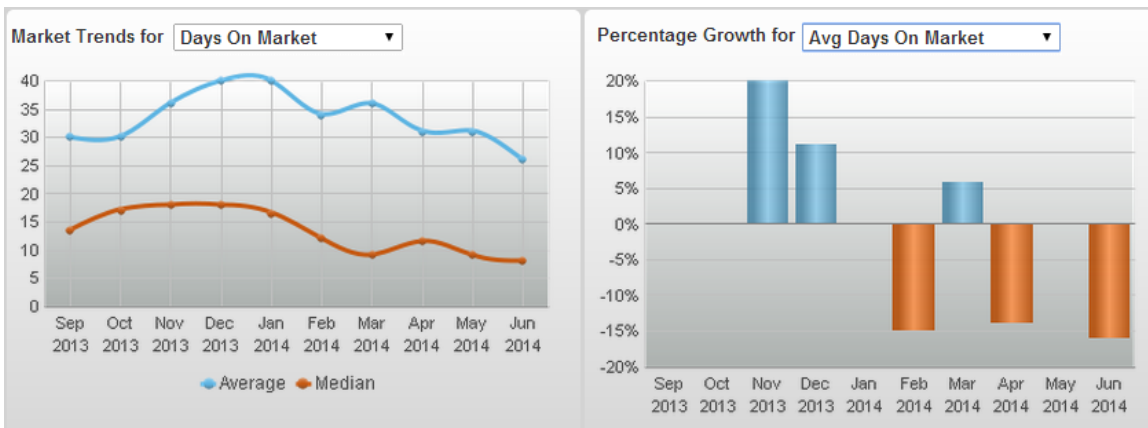




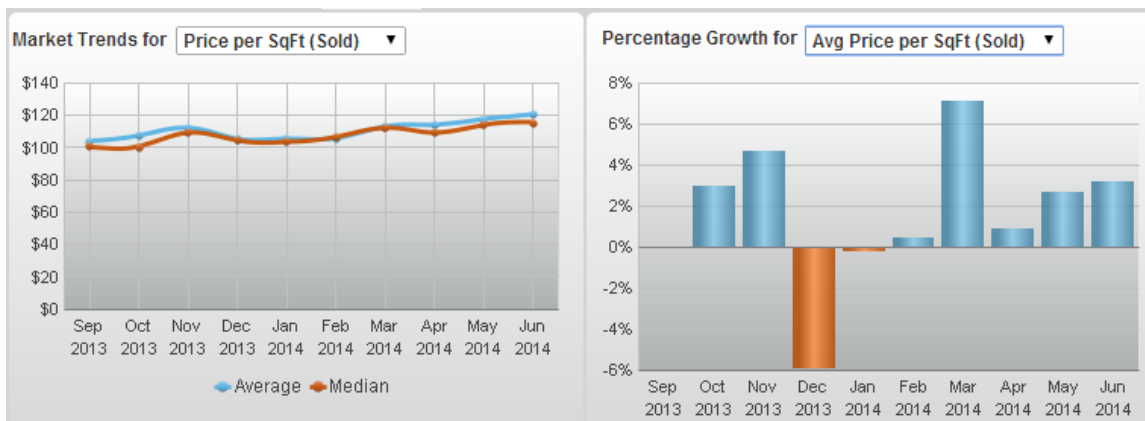
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Market Trends Analysis

Average Number of Days on Market



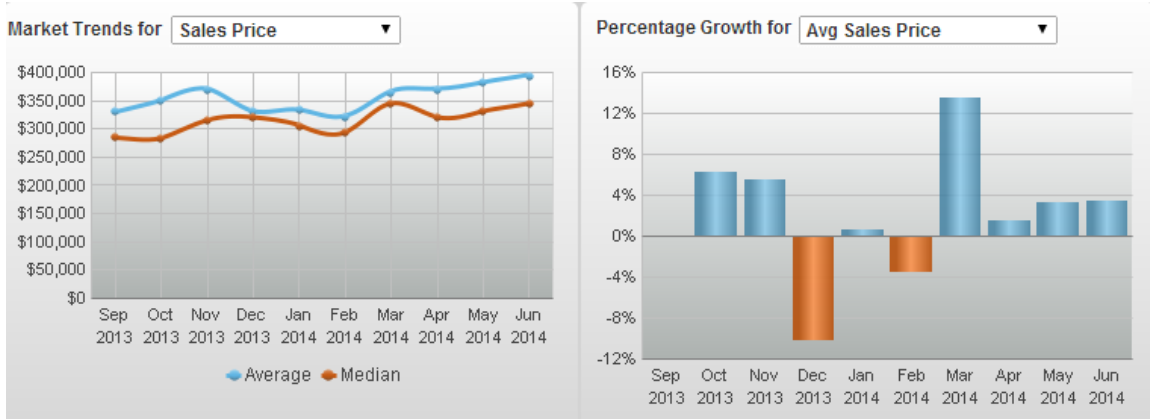
Average Sales Price/SqFt



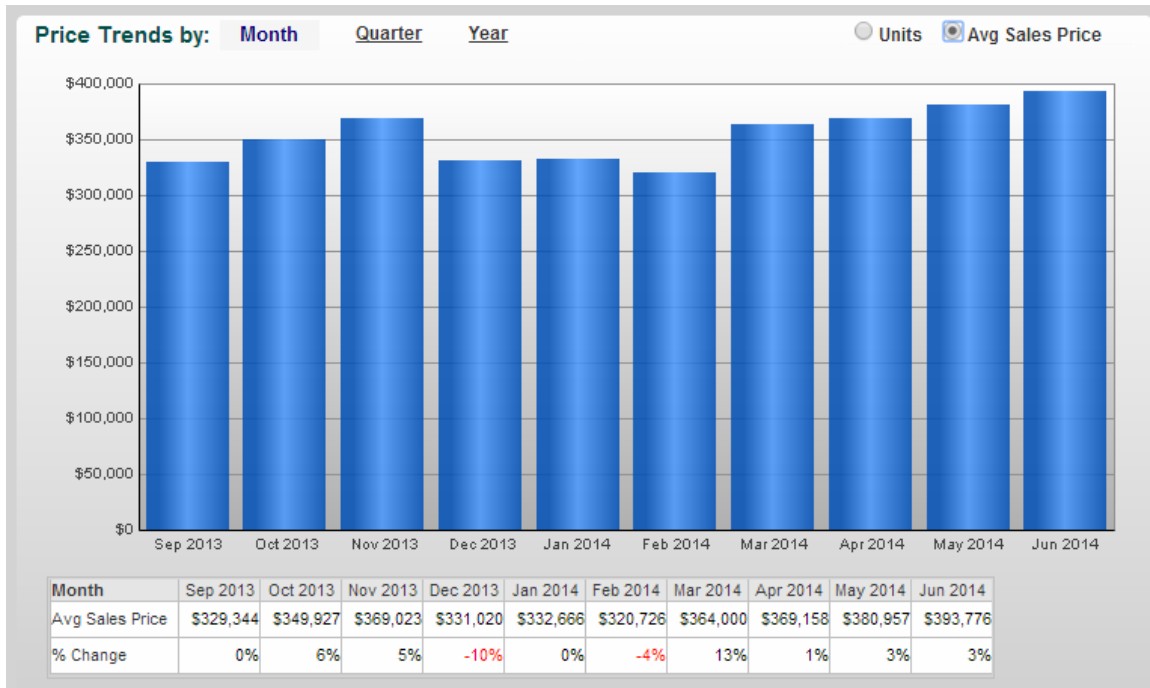


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Average Sales Price



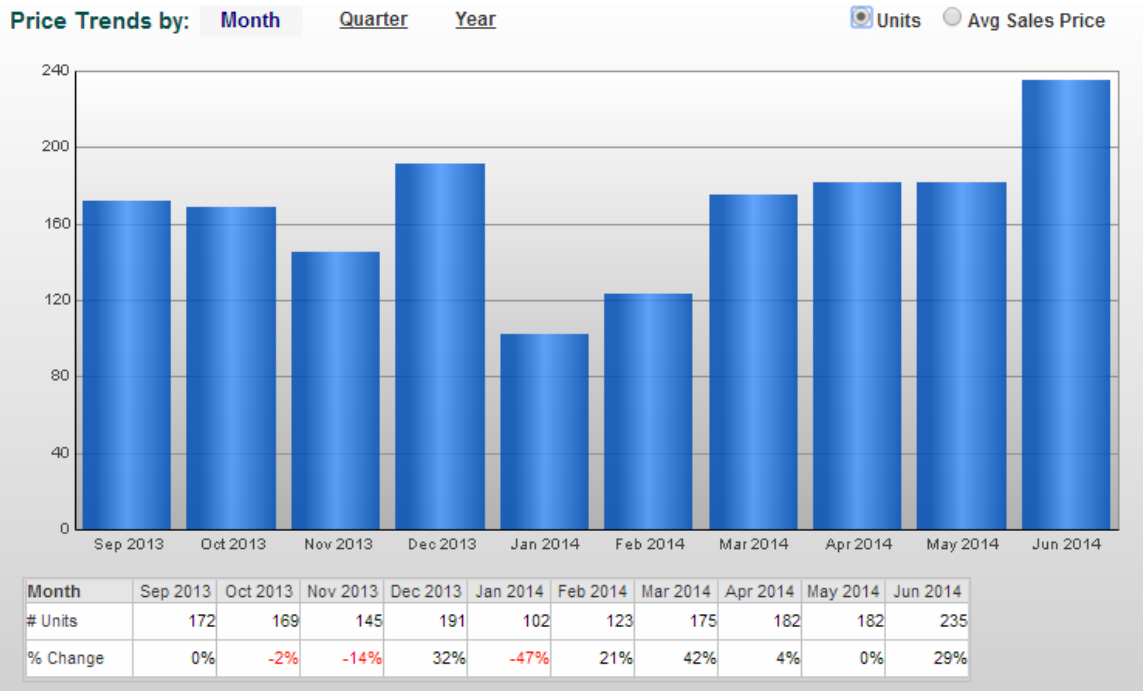
Average Sales Price



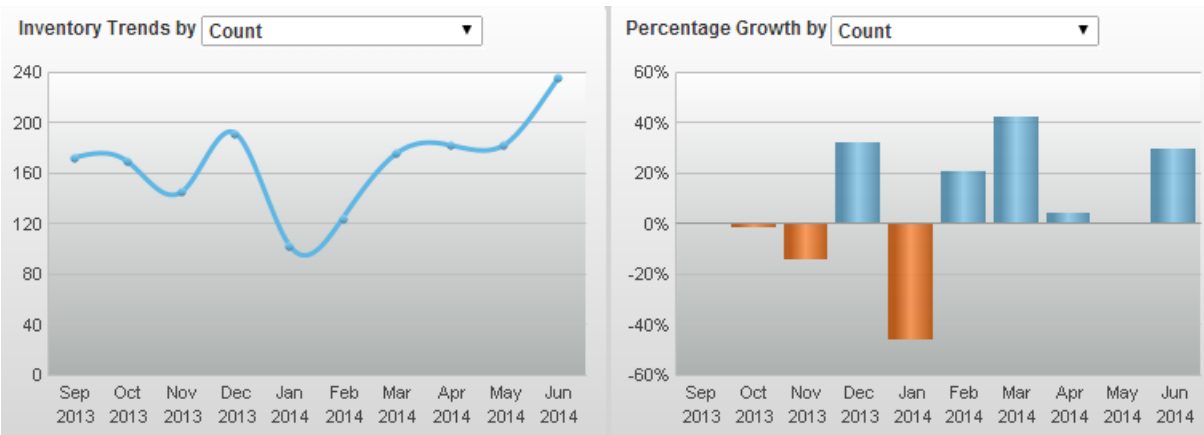


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Number of Homes Sold



Number of Homes Sold





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2013 Sugar Land Neighborhood Comparison Chart

	Avalon	Commonwealth	Greatwood	New Territory East	New Territory West	Riverstone	Telfair	Sugar Land
Current Actives	7	3	22	15	3	54	13	250
No. Solds	50	74	249	118	79	337	185	2,284
Mths Inventory*	1.26	0.36	0.80	1.14	0.34	1.44	0.63	1.31
Avg DOM	48	36	52	30	40	63	46	55
Max SP/sf	\$209.44	\$145.86	\$161.05	\$149.68	\$122.31	\$255.23	\$242.63	\$273.72
Avg SP/sf	\$150.92	\$111.27	\$101.83	\$107.44	\$85.96	\$124.93	\$133.82	\$103.96
Min SP/sf	\$116.04	\$66.45	\$69.81	\$63.95	\$61.31	\$82.67	\$99.84	\$27.75
Max Sale Price	\$1,325,610	\$585,000	\$925,000	\$749,000	\$266,500	\$1,695,748	\$1,581,000	\$1,695,748
Avg Sales Price	\$656,909	\$424,978	\$313,401	\$361,202	\$204,587	\$472,829	\$540,268	\$333,859
Min Sales Price	\$360,000	\$283,000	\$167,500	\$165,000	\$148,000	\$216,000	\$245,600	\$35,000

*Current Months of Inventory Indicates: Less than 6 months = Sellers Market More than 6 months = Buyers Market

2012 Sugar Land Neighborhood Comparison Chart

	Avalon	Commonwealth	Greatwood	New Territory East	New Territory West	Riverstone	Telfair	Sugar Land
No. Solds	44	33	212	133	72	226	153	1,911
Mths Inventory*	1.68	0.49	1.06	1.1	1.1	1.92	0.84	1.95
Avg DOM	70	98	110	85	84	86	83	94
Max SP/sf	\$216.65	\$124.68	\$134.82	\$132.60	\$94.63	\$193.55	\$197.96	\$311.53
Avg SP/sf	\$147.14	\$99.23	\$93.01	\$95.36	\$78.38	\$106.94	\$124.85	\$92.19
Min SP/sf	\$107.02	\$68.14	\$56.12	\$57.50	\$61.33	\$75.50	\$90.51	\$19.11
Max Sale Price	\$1,400,000	\$570,000	\$590,000	\$680,000	\$294,000	\$1,400,000	\$1,050,000	\$2,400,000
Avg Sales Price	\$609,142	\$408,422	\$280,994	\$300,569	\$194,143	\$400,166	\$482,653	\$288,838
Min Sales Price	\$274,626	\$272,000	\$130,000	\$155,100	\$136,400	\$204,500	\$235,000	\$27,999

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Sugar Land Yearly Comparison 2012 vs. 2013

	Year 2012	Year 2013	Change
No. Solds	1,911	2,284	↑ 20%
Mths Inventory*	1.95	1.31	↓ 33%
Avg DOM	94	55	↓ 41%
Max SP/sf	\$311.53	\$273.72	
Avg SP/sf	\$92.19	\$103.96	↑ 13%
Min SP/sf	\$19.11	\$27.75	
Max Sale Price	\$2,400,000	\$1,695,748	
Avg Sales Price	\$288,838	\$333,859	↑ 16%
Min Sales Price	\$27,999	\$35,000	

Sugar Land Home Values Are Up 16%



[Click to find out](#)

New School Ratings on Re-designed Website

Check out the latest Sugar Land school ratings/scores on my newly designed and updated website:

www.SugarLandTXHome.com

Let me know what you think of the new website design!

Sugar Land Real Estate Info 832-779-2890 | scox@SugarLandTXHome.com

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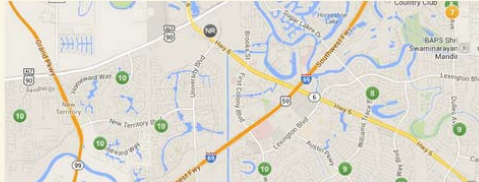
Sugar Land Schools

- ▶ See a list of [Sugar Land Homes for Sale Zoned to Best Schools](#)
- ▶ See a list of [Sugar Land Private Schools](#)

Many people move to Sugar Land because we have many high-ranking, high-scoring public schools. Most Sugar Land schools are in the Fort Bend Independent School District, but a few fall into Lamar Consolidated Independent School District (West Fort Bend). While these two school districts by themselves may not be as high ranking as competing school districts, such as Katy ISD, that is because they serve larger areas and include other cities besides Sugar Land.

Sugar Land schools themselves are very highly rated by both state ratings and the scores on GreatSchools.org. For example, out of the 21 area elementary schools, 20 are Exemplary or Recognized (that is 95 percent). Plus, most of our middle schools and high schools score 8 to 10 on 10-point scale at GreatSchools.org... these scores are based on actual test results statewide.

Many people relocating Sugar Land, who have children, look for homes "zoned to the best schools." But most Sugar Land schools are great schools... so that really doesn't narrow your criteria down that

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