



THE RAINES GROUP

— REAL ESTATE SERVICES —

We specialize in helping our clients through life's biggest decisions. Whether buying or selling, we rely on a team of true area and market experts, as well as support staff to make the whole process seamless. Together, our clients expect more - and we deliver it for them.



What's Happening In The Market?

The housing market remains steady and strong! Remember these are only general market trends. We can see the average list price in **Colts Neck** has gone up 3% from \$1,378,633 to \$1,419,971.

TIME ON THE MARKET

Compared to one year ago, homes in this neighborhood are spending 57% less days on the market (down from 119 to 51).

SALES VOLUME

Over the past 12 months, 7 homes have sold in Colts Neck which is 4 more than the number of homes sold during the same time period last year with a 133% increase.

VALUATION

Overall, there has been a significant increase in valuation, with price per square foot rising 12% - from \$211.72 to \$236.36.

SUPPLY & DEMAND IN CENTRAL OHIO

Over \$1M

We are seeing a seller's market in this price range with 427 homes selling in the last 12 months leaving us with less than 6 months of inventory.

Between \$500K and \$1M

We are seeing a strong sellers market in this price range with 3,996 homes selling in the last 12 months leaving us with just under 3 month of inventory.

Under \$500K

We are seeing a strong seller's market in this price range with 24,860 homes selling in the last 12 months leaving us with just under 2 months of inventory.

Your Needs Come First.
Put Our Expertise To Work.



614.924.9000

TheRainesGroup.com

LuxuryhomesOH.com

If your property is currently listed with another REALTOR®, please pardon our proactive marketing approach. It is not our intention to solicit the offerings of other REALTOR'S®.

WHAT IS YOUR HOME WORTH?



SCAN THE QR CODE
FOR YOUR **FREE**
COMPARATIVE
MARKET ANALYSIS!



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SOLD DATE	ADDRESS	BEDROOMS · FULL + HALF BATH	YEAR BUILT	SQ FT	LIST PRICE	SOLD PRICE	DIFF LIST VS. SOLD PRICE	DAYS ON MARKET
06/20/23	2323 Colts Neck Road	4+4+1	1992	4180	\$995,900	\$1,000,000	0.4%	2
06/13/23	2508 Colts Neck Road	5+5+1	1990	5235	\$1,500,000	\$1,500,000	0.0%	2
05/05/23	2576 Colts Neck Road	4+5+1	1991	4708	\$1,350,000	\$1,275,000	-5.9%	18
03/06/23	2556 Swisher Creek Drive	5+5+2	1996	5175	\$1,149,000	\$1,100,000	-4.5%	3
02/27/23	2573 Swisher Creek Drive	4+4+2	1994	5917	\$1,650,000	\$1,450,000	-13.8%	190
12/30/22	2289 Cob Tail Way	5+5+2	1996	8384	\$1,299,900	\$1,247,900	-4.2%	14
12/29/22	2791 Colts Neck Road	4+6+2	1996	6900	\$1,995,000	\$1,735,000	-15.0%	126

This Month In Numbers:

(if no new listings enter the market)

1 Active Listing

7 Sold from 10/1/22-10/1/23 (past 12 months)

.58 Homes Selling per Month

1.7 Month Supply of Inventory