



# 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 **Sixty Spring, Arena District, & Buggy Works** has gone up 55% from \$299,291 to \$462,500.

### TIME ON THE MARKET

Compared to one year ago, condos in these neighborhoods are spending 81% more days on the market (up from 73 to 132).

### SALES VOLUME

Over the past 12 months, 9 condos have sold in Sixty Spring, Arena District, & Buggy Works which is 59% less than the previous year.

### VALUATION

Overall, there has been an increase in valuation, with price per square foot increasing 9% - from \$255.61 to \$278.31.

### 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](http://TheRainesGroup.com)

[LuxuryhomesOH.com](http://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
08/04/23	448 W Nationwide Boulevard 222	2+2+0	1902	1596	\$569,500	\$517,500	-10.0%	195
06/28/23	221 N Front Street 506	2+3+0	2005	2364	\$469,900	\$455,000	-3.3%	536
06/01/23	60 E Spring Street 116	2+2+0	1940	1220	\$255,000	\$252,000	-1.2%	5
05/30/23	448 W Nationwide Boulevard 212	2+1+1	1902	1063	\$424,900	\$415,000	-2.4%	80
05/03/23	448 W Nationwide Boulevard 302	2+2+1	1902	2590	\$989,500	\$948,140	-4.4%	58
05/01/23	448 W Nationwide Boulevard 309	2+1+1	1902	1719	\$589,000	\$560,000	-5.2%	196
03/03/23	221 N Front Street 206	2+2+0	2005	1540	\$374,900	\$365,000	-2.7%	103
02/23/23	60 E Spring Street 102	1+1+0	2005	934	\$189,900	\$230,000	17.4%	4
11/17/22	60 E Spring Street 503	2+2+1	2005	1354	\$299,900	\$292,500	-2.5%	14

This Month In Numbers:

(if no new listings enter the market)

7

Active Listings

9

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

.75

Condos Selling per Month

9.33

Month Supply of Inventory