



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.



**Your Needs Come First.
Put Our Expertise To Work.**



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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'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 **Miranova, The Jackson, Eight on the Square, Parks Edge, & North Bank Condominiums** has gone up 5% from \$833,443 to \$874,254.

TIME ON THE MARKET

Compared to one year ago, properties in this neighborhood are spending 8% less days on the market (down from 63 to 58).

SALES VOLUME

Over the past 12 months, 26 properties have sold in Miranova, The Jackson, Eight on the Square, Parks Edge, & North Bank Condominiums which is 48% less than the previous year.

VALUATION

Overall, there has been a increase in valuation, with price per square foot rising 3% - from \$391.42 to \$403.17.

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.

WHAT IS YOUR HOME WORTH?



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



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A Review of Home Sales in Your Area

Learning more about home sales in your area is always important. This report we have put together, for you, summarizes listings sold in Miranova, The Jackson, Eight on the Square, Parks Edge, & North Bank Condominiums. All information has been sourced from the Columbus Board of Realtors, and while it is deemed reliable it is not guaranteed. Properties sold were also listed by various MLS participating offices (non-MLS properties are not included).

SOLD DATE	ADDRESS	BEDROOMS + FULL + HALF BATH	YEAR BUILT	SQ FT	LIST PRICE	SOLD PRICE	DIFF LIST VS. SOLD PRICE	DAYS ON MARKET
09/29/23	1 Miranova Place 2125	3+2+1	2000	3300	\$1,225,000	\$1,100,000	-11.4%	51
09/01/23	1 Miranova Place 1225	2+2+0	2000	3300	\$1,200,000	\$1,200,000	0.0%	3
08/31/23	250 W Spring Street 823	2+2+1	2016	1976	\$1,295,000	\$1,240,000	-4.4%	1
08/31/23	250 W Spring Street 1023	2+2+1	2016	1993	\$1,295,000	\$1,272,500	-1.8%	13
08/03/23	1 Miranova Place 1805	3+2+1	2000	2440	\$919,900	\$885,000	-3.9%	116
06/29/23	1 Miranova Place 1025	2+2+1	2000	2440	\$949,900	\$925,000	-2.7%	20
06/16/23	250 W Spring Street 258	2+2+1	2016	1960	\$775,000	\$761,310	-1.8%	51
06/02/23	250 W Spring Street 925	2+2+1	2016	2091	\$1,299,000	\$1,299,000	0.0%	5
05/15/23	300 W Spring Street 513	2+2+0	1926	1960	\$595,000	\$595,000	0.0%	195
05/05/23	1 Miranova Place 1210	2+2+1	2000	1875	\$799,000	\$789,000	-1.3%	3
04/28/23	1 Miranova Place 615	1+2+0	2000	1413	\$550,000	\$465,000	-18.3%	2
04/28/23	8 E Broad Street 1000	2+2+1	1904	2680	\$769,000	\$770,000	0.1%	3
04/10/23	250 W Spring Street 926	2+2+1	2016	2288	\$1,285,000	\$1,250,000	-2.8%	1
03/29/23	1145 N High Street 301	2+2+0	2010	1271	\$405,000	\$380,000	-6.6%	143
03/23/23	250 W Spring Street 313	2+2+1	2016	1638	\$676,000	\$676,000	0.0%	3
03/15/23	300 W Spring Street 705	2+2+0	2007	1669	\$579,900	\$557,500	-4.0%	22
02/28/23	1145 N High Street 602	1+1+1	2010	868	\$309,000	\$309,000	0.0%	95
02/28/23	1 Miranova Place 2300	2+2+2	2001	3736	\$1,875,000	\$1,775,000	-5.6%	137
02/24/23	1145 N High Street 211	2+2+0	2010	1135	\$395,000	\$386,650	-2.2%	8
02/17/23	1145 N High Street 401	2+2+1	2010	2015	\$650,000	\$635,000	-2.4%	88
02/10/23	250 W Spring Street 233	2+2+1	2016	1810	\$865,000	\$865,000	0.0%	17
12/19/22	250 W Spring Street 252	2+2+1	2016	1620	\$675,000	\$660,000	-2.3%	2
12/16/22	8 E Broad Street 1701	3+3+1	1904	3484	\$1,500,000	\$1,465,000	-2.4%	392
12/07/22	1145 N High Street 306	2+2+0	2010	1195	\$449,900	\$397,500	-13.2%	102
10/07/22	300 W Spring Street 203	2+2+1	2007	2486	\$699,000	\$710,000	1.5%	27
10/03/22	300 W Spring Street 1505	2+2+1	2007	1638	\$695,000	\$695,000	0.0%	1

This Month In Numbers:
(if no new listings enter the market)

11 Active Listings

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

2.8 Properties Selling per Month

5.08 Month Supply of Inventory



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