



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 **Academy Ridge, Crossing at Mckenna Creek, Hannah Farms, & Parkwood** has slightly increased from \$586,553 to \$711,386.

TIME ON THE MARKET

Compared to one year ago, homes in these neighborhoods are spending 150% more days on the market (up from 4 to 10).

SALES VOLUME

Over the past 12 months, 7 homes have sold in these neighborhoods which is 12 less than the number of homes sold during the same time period last year with an 63% decrease.

VALUATION

Overall, there has been an increase in valuation, with price per square foot rising 8% - from \$183.3 to \$198.83.

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
08/21/23	385 Beecher Road	4+2+2	1994	2893	\$535,000	\$525,000	-1.9%	18
07/28/23	252 Deer Meadow Drive	4+2+2	1990	3835	\$574,900	\$560,000	-2.7%	18
06/30/23	1819 Hannah Farms Court	4+4+1	2008	3702	\$750,000	\$777,500	3.5%	2
05/12/23	8461 Sandycombe Drive	4+4+0	2018	3803	\$849,900	\$849,900	0.0%	2
04/20/23	8537 Sandycombe Drive	4+4+1	2019	3723	\$899,900	\$920,000	2.2%	1
02/17/23	8343 Laidbrook Place	4+3+1	2014	3766	\$770,000	\$790,000	2.5%	3
11/14/22	640 Crossing Creek S	4+2+1	1992	3449	\$600,000	\$600,000	0.0%	26

This Month In Numbers:

(if no new listings enter the market)

3 Active Listings

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

0.6 Home Selling per Month

5.2 Month Supply of Inventory