



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 **Jefferson Meadows** has gone up 21% from \$745,708 to \$902,882.

TIME ON THE MARKET

Compared to one year ago, homes in this neighborhood are spending 4% more days on the market (up from 25 to 26).

SALES VOLUME

Over the past 12 months, 11 homes have sold in Jefferson Meadows which is 2 less than the number of homes sold during the same time period last year with an 15% decrease.

VALUATION

Overall, there has been a significant increase in valuation, with price per square foot rising 13% - from \$194.58 to \$219.81.

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
09/18/23	1220 Jackson Hole Drive	4+5+0	2011	5819	\$1,350,000	\$1,280,000	-5.5%	8
08/23/23	7276 Poppy Hills Court	4+3+2	1998	3626	\$699,999	\$725,000	3.4%	4
08/08/23	853 Poppy Hills Drive	5+4+0	2003	3247	\$899,900	\$890,000	-1.1%	3
05/15/23	1339 Spanish Trail Court	3+3+0	1995	2859	\$639,000	\$590,000	-8.3%	26
05/15/23	1162 Poppy Hills Drive	4+2+1	1995	3080	\$595,000	\$584,719	-1.8%	4
04/12/23	1027 Poppy Hills Drive	4+3+1	1994	3895	\$749,000	\$702,500	-6.6%	82
01/09/23	1406 Poppy Hills Drive	4+4+1	1993	3930	\$849,900	\$813,000	-4.5%	34
12/30/22	1599 Oxbow Drive	6+4+1	2006	4189	\$1,049,000	\$970,000	-8.1%	13
10/28/22	1344 Spanish Trail Court	4+4+1	1994	4937	\$1,150,000	\$1,075,000	-7.0%	35
10/28/22	1200 Jackson Hole Drive	4+4+0	2007	3861	\$1,100,000	\$1,025,000	-7.3%	17
10/05/22	1670 Eagle Glen Drive	4+3+2	2003	4193	\$849,900	\$835,000	-1.8%	64

This Month In Numbers:

(if no new listings enter the market)

4

Active Listings

11

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

0.9

Homes Selling per Month

4.4

Month Supply of Inventory