



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 **New Albany Country Club, The Reserve, & Hawkmoor** has gone up 46% from \$1,302,446 to \$1,895,836.

TIME ON THE MARKET

Compared to one year ago, homes in these neighborhoods are spending 120% more days on the market (up from 10 to 22).

SALES VOLUME

Over the past 3 months, 32 homes have sold in these neighborhoods which is 14% more than the number of homes sold during this time period last year.

VALUATION

Overall, there has been a significant increase in valuation, with price per square foot rising 23% - from \$311.98 to \$385.12.

SUPPLY & DEMAND IN CENTRAL OHIO

Over \$1M

We are seeing a seller's market in this price range with 146 homes selling in the last 3 months leaving us with less than 5 months of inventory.

Between \$500K and \$1M

We are seeing a strong sellers market in this price range with 1,182 homes selling in the last 3 months leaving us with just under 2 month of inventory.

Under \$500K

We are seeing a strong seller's market in this price range with 6,843 homes selling in the last 3 months leaving us with just over 1 month 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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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 New Albany Country Club, The Reserve, & Hawksmoor. 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 |
|-----------|------------------------|-----------------------------|------------|-------|-------------|-------------|--------------------------|----------------|
| 09/28/23 | 2 Keswick Commons | 3+4+1 | 2003 | 2500 | \$925,000 | \$940,000 | 1.6% | 1 |
| 09/25/23 | 2 Richmond Square | 3+3+1 | 2006 | 2363 | \$719,900 | \$715,000 | -0.7% | 7 |
| 09/22/23 | 7492 King George Drive | 3+3+1 | 1994 | 2706 | \$975,000 | \$975,000 | 0.0% | 1 |
| 09/22/23 | 4047 Chelsea Green E | 5+4+1 | 2011 | 3513 | \$1,075,000 | \$1,175,000 | 8.5% | 2 |
| 09/15/23 | 15 Keswick | 3+3+1 | 2003 | 2496 | \$850,000 | \$850,000 | 0.0% | 1 |
| 09/15/23 | 7590 Brandon Road | 6+6+2 | 2003 | 7880 | \$2,750,000 | \$2,500,000 | -10.0% | 173 |
| 09/12/23 | 7000 Oxford Loop N | 5+4+1 | 2022 | 4051 | \$1,587,000 | \$1,587,000 | 0.0% | 258 |
| 09/12/23 | 37 Pickett Place | 4+4+1 | 2001 | 3844 | \$825,000 | \$976,000 | 15.5% | 2 |
| 09/08/23 | 11 Richmond Square | 2+2+2 | 2016 | 2496 | \$675,000 | \$675,000 | 0.0% | 1 |
| 09/07/23 | 4721 Yantis Drive | 5+6+2 | 1992 | 6615 | \$3,500,000 | \$3,100,000 | -12.9% | 35 |
| 08/22/23 | 4 Highgrove | 4+4+1 | 2016 | 5418 | \$3,567,750 | \$3,567,750 | 0.0% | 1 |
| 08/18/23 | 7598 N Goodrich Square | 4+3+1 | 1994 | 3940 | \$1,050,000 | \$1,200,000 | 12.5% | 4 |
| 08/17/23 | 4055 Chelsea Green W | 4+4+1 | 2011 | 3782 | \$950,000 | \$950,000 | 0.0% | 5 |
| 08/15/23 | 7202 Biddick Court | 4+4+2 | 2004 | 5097 | \$1,725,000 | \$2,000,000 | 13.8% | 1 |
| 08/14/23 | 3 Highgrove Farms | 5+5+2 | 2016 | 6214 | \$4,250,000 | \$4,200,000 | -1.2% | 3 |
| 08/10/23 | 3853 Lambton Place | 3+4+0 | 2003 | 4633 | \$1,506,000 | \$1,506,000 | 0.0% | 1 |
| 08/10/23 | 4880 Trumbo Court | 5+4+2 | 1997 | 4388 | \$1,750,000 | \$1,740,000 | -0.6% | 22 |
| 08/04/23 | 4040 Baughman Grant | 6+6+3 | 2006 | 7424 | \$3,680,000 | \$3,500,000 | -5.1% | 7 |
| 08/02/23 | 7823 Calverton Square | 6+5+1 | 1997 | 5389 | \$1,849,000 | \$1,600,000 | -15.6% | 69 |
| 07/31/23 | 7807 Straits Lane | 3+2+1 | 2017 | 3067 | \$899,000 | \$899,000 | 0.0% | 10 |
| 07/31/23 | 7809 Lambton Park Road | 6+6+2 | 2000 | 5578 | \$2,250,000 | \$2,175,000 | -3.4% | 4 |
| 07/28/23 | 4061 Westbury | 4+4+1 | 2004 | 3376 | \$849,099 | \$892,500 | 4.9% | 5 |
| 07/20/23 | 7300 Lambton Park Road | 6+7+1 | 2000 | 7497 | \$3,200,000 | \$3,200,000 | 0.0% | 1 |
| 07/20/23 | 4017 Chelsea Green E | 5+4+2 | 2012 | 4513 | \$1,250,000 | \$1,225,000 | -2.0% | 6 |
| 07/14/23 | 7208 Waterston | 4+4+1 | 2013 | 4816 | \$2,200,000 | \$2,250,000 | 2.2% | 5 |
| 07/13/23 | 7697 Somerly Court | 4+5+1 | 2000 | 4931 | \$1,450,000 | \$1,650,000 | 12.1% | 2 |
| 07/13/23 | 4899 Byington Lane | 6+5+1 | 1999 | 4851 | \$1,600,000 | \$1,550,000 | -3.2% | 20 |
| 07/11/23 | 14 Highgrove | 5+5+2 | 2016 | 6700 | \$3,750,000 | \$3,600,000 | -4.2% | 7 |
| 07/10/23 | 4879 Yantis Drive | 5+5+2 | 2000 | 5891 | \$2,175,000 | \$2,275,000 | 4.4% | 14 |
| 07/10/23 | 7690 Sutton Place | 5+5+2 | 2000 | 5214 | \$1,995,000 | \$2,350,000 | 15.1% | 3 |
| 07/10/23 | 7886 Jonell Square | 4+4+2 | 1997 | 4158 | \$1,189,000 | \$1,150,000 | -3.4% | 26 |
| 07/10/23 | 3970 Ebrington Road | 4+5+2 | 2020 | 5050 | \$3,650,000 | \$3,625,000 | -0.7% | 3 |

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

2 Active Listings
32 Sold from 7/1/23-10/1/23 (past 3 months)

10.7 Homes Selling per Month
0.19 Month Supply of Inventory