



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 Links, Upper Clareton, Tidewater, Enclave at New Albany, Wentworth Crossing, and Millbrook at Sugar Run** has gone up 28% from \$618,663 to \$789,762.

TIME ON THE MARKET

Compared to one year ago, homes in these neighborhoods are spending 54% less days on the market (down from 13 to 6).

SALES VOLUME

Over the past 12 months, 21 homes have sold in New Albany which is 22% less than the number of homes sold during the same time period last year.

VALUATION

Overall, there has been a significant increase in valuation, with price per square foot rising 24% - from \$199.98 to \$248.09.

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

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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 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 Links, Upper Clarenton, & Tidewater. 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
09/15/23	6947 New Albany Links Drive	5+3+1	2003	3181	\$779,000	\$730,000	-6.7%	41
09/14/23	6991 Cunningham Drive	5+4+1	2002	3132	\$784,900	\$799,000	1.8%	3
07/31/23	7302 New Albany Links Drive	5+4+1	2013	3514	\$1,050,000	\$1,125,650	6.7%	3
07/31/23	6935 Cunningham Drive	5+3+1	2007	3508	\$725,000	\$725,000	0.0%	6
07/24/23	5415 Snider Loop	5+3+1	2010	2584	\$549,000	\$588,000	6.6%	5
07/06/23	7237 New Albany Links Drive	4+3+2	2011	3131	\$850,000	\$850,000	0.0%	2
07/03/23	6960 Grate Park Drive	4+3+1	2004	2394	\$559,900	\$610,000	8.2%	6
06/30/23	5450 Aldie Mill Drive	4+4+1	2017	4071	\$1,150,000	\$1,100,000	-4.5%	5
06/26/23	7507 New Albany Links Drive	5+4+1	2019	3401	\$1,299,000	\$1,275,000	-1.9%	3
06/23/23	7242 New Albany Links Drive	4+3+1	2007	3160	\$750,000	\$807,000	7.1%	3
06/08/23	6721 New Albany Road E	3+2+1	2005	2087	\$570,000	\$560,000	-1.8%	18
06/01/23	6999 New Albany Links Drive	4+3+1	2002	2910	\$749,900	\$720,000	-4.2%	2
05/19/23	6862 Harper Lane	5+3+2	2015	3643	\$819,900	\$820,000	0.0%	2
05/17/23	5345 Snider Loop	4+2+1	2010	2176	\$449,900	\$511,000	12.0%	4
05/05/23	7061 Maynard Place	3+2+1	2001	2944	\$639,900	\$639,900	0.0%	3
04/20/23	9215 Pamplin Way	4+4+1	2006	3780	\$899,000	\$899,000	0.0%	3
04/14/23	7407 New Albany Links Drive	4+3+1	2013	4267	\$884,900	\$975,000	9.2%	1
04/14/23	7030 Maynard Place E	4+3+0	2002	2968	\$599,900	\$605,014	0.8%	5
02/03/23	7317 New Albany Links Drive	4+4+1	2015	3303	\$875,000	\$965,000	9.3%	4
01/12/23	7272 New Albany Links Drive	4+3+1	2011	3424	\$699,900	\$726,000	3.6%	3
11/22/22	9260 Pamplin Way	5+6+1	2009	5181	\$899,900	\$915,000	1.7%	12

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

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

1.75 Homes Selling per Month
0.6 Months Supply of Inventory

