



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 **the Preserve, Albany Park, and Windsor** has gone up 8% from \$444,238 to \$478,789.

TIME ON THE MARKET

Compared to one year ago, homes in these neighborhoods are spending 10% less time on the market (down from 10 to 9).

SALES VOLUME

Over the past 12 months, 44 homes have sold in the Preserve, Albany Park, and Windsor which is 6 less than the number of homes sold during the same time period last year with a 12% decrease.

VALUATION

Overall, there has been an increase in valuation, with price per square foot rising 6% - from \$211.14 to \$223.16.

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 seller's market in this price range with 3,996 homes selling in the last 12 months leaving us with just under 3 months 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 the Preserve, Albany Park, and Windsor. 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 | 4401 Oaks Shadow Drive | 4+2+2 | 2003 | 2972 | \$629,900 | \$610,000 | -3.3% | 40 |
| 09/29/23 | 4511 Crooked Cedar Driv | 4+2+1 | 2000 | 2182 | \$539,900 | \$532,000 | -1.5% | 12 |
| 09/29/23 | 4968 Butterworth Green Drive | 3+2+1 | 2008 | 2467 | \$585,000 | \$585,000 | 0.0% | 32 |
| 09/05/23 | 5105 Hearthstone Park Drive | 4+2+1 | 2014 | 2690 | \$589,000 | \$605,000 | 2.6% | 2 |
| 08/31/23 | 4615 Herb Garden Drive | 3+2+1 | 2001 | 2012 | \$479,000 | \$500,000 | 4.2% | 6 |
| 08/11/23 | 6143 Blaverly Drive | 3+2+1 | 2002 | 2422 | \$579,900 | \$587,000 | 1.2% | 11 |
| 08/08/23 | 5941 Preserve Boulevard | 4+2+1 | 1999 | 2091 | \$464,900 | \$516,000 | 9.9% | 3 |
| 08/01/23 | 8055 Parsons Pass | 3+2+1 | 2005 | 2485 | \$589,999 | \$605,100 | 2.5% | 5 |
| 08/01/23 | 4172 Windbud Drive | 2+2+0 | 2004 | 1469 | \$339,900 | \$339,900 | 0.0% | 10 |
| 07/19/23 | 5007 Blackstone Edge Drive | 4+2+1 | 2009 | 2672 | \$595,000 | \$615,000 | 3.3% | 9 |
| 07/17/23 | 4384 Cordova Drive | 4+2+2 | 2001 | 2469 | \$599,800 | \$653,000 | 8.1% | 4 |
| 07/17/23 | 6434 Albany Gardens Drive | 4+2+1 | 1999 | 1790 | \$419,999 | \$450,000 | 6.7% | 2 |
| 07/10/23 | 4383 Bridgeside Place | 3+2+1 | 2004 | 2075 | \$349,900 | \$334,700 | -4.5% | 34 |
| 07/07/23 | 8272 Griswold Drive | 3+2+1 | 2008 | 1886 | \$409,900 | \$421,000 | 2.6% | 4 |
| 07/05/23 | 8224 Griswold Drive | 3+2+1 | 2004 | 1994 | \$400,000 | \$425,000 | 5.9% | 3 |
| 06/30/23 | 4204 Windbud Drive 7-4204 | 2+2+0 | 2004 | 1469 | \$340,000 | \$340,000 | 0.0% | 10 |
| 06/27/23 | 4405 Cohagen Crossing Drive | 4+3+1 | 2004 | 3380 | \$599,000 | \$652,521 | 8.2% | 3 |
| 06/16/23 | 4301 Bridgeside Place | 3+2+1 | 2004 | 2075 | \$330,000 | \$330,000 | 0.0% | 3 |
| 06/09/23 | 8080 Griswold Drive | 3+2+1 | 2009 | 2173 | \$559,000 | \$585,000 | 4.4% | 3 |
| 05/31/23 | 5102 Blackstone Edge Drive | 3+2+1 | 2013 | 3063 | \$600,000 | \$600,000 | 0.0% | 10 |
| 05/12/23 | 4361 Bridgeside Place 20-436 | 3+2+1 | 2004 | 2075 | \$339,900 | \$335,900 | -1.2% | 16 |
| 05/11/23 | 5954 Big Cypress Drive | 3+2+1 | 2003 | 1922 | \$429,900 | \$450,000 | 4.5% | 5 |
| 05/01/23 | 5952 Wilderness Drive | 4+2+1 | 2004 | 2418 | \$525,000 | \$550,000 | 4.5% | 3 |
| 05/01/23 | 5067 Notting Hill Drive | 3+2+1 | 2010 | 2816 | \$532,000 | \$532,000 | 0.0% | 3 |
| 04/24/23 | 4223 Cobbler Road 16-422 | 2+2+0 | 2008 | 1627 | \$359,900 | \$359,900 | 0.0% | 4 |
| 04/17/23 | 6216 Brickside Drive 24-621 | 3+2+1 | 2007 | 2013 | \$329,900 | \$325,000 | -1.5% | 34 |
| 04/01/23 | 4138 Windsor Bridge Place 11-413 | 3+2+0 | 2003 | 1520 | \$339,000 | \$345,000 | 1.7% | 6 |
| 03/21/23 | 4234 Windsor Bridge Place 28-423 | 2+2+0 | 2004 | 1376 | \$369,900 | \$369,000 | -0.2% | 28 |
| 03/17/23 | 5037 Hearthstone Park Drive | 5+4+1 | 2008 | 2831 | \$639,900 | \$702,000 | 8.8% | 3 |
| 03/07/23 | 4185 Windsor Bridge Place 4-4185 | 2+2+0 | 2003 | 1461 | \$357,000 | \$357,000 | 0.0% | 5 |
| 03/04/23 | 4405 Haybury Drive | 4+3+1 | 2001 | 2096 | \$469,900 | \$505,000 | 7.0% | 2 |
| 02/24/23 | 5019 Hearthstone Park Drive | 3+2+1 | 2008 | 2014 | \$499,999 | \$530,000 | 5.7% | 2 |
| 02/20/23 | 4221 Cobbler Road | 2+2+0 | 2008 | 1860 | \$379,900 | \$366,250 | -3.7% | 4 |
| 02/03/23 | 4376 Cordova Drive | 5+3+1 | 2002 | 2562 | \$625,000 | \$634,300 | 1.5% | 1 |
| 01/18/23 | 4623 Herb Garden Drive | 4+2+1 | 2001 | 1953 | \$465,000 | \$450,000 | -3.3% | 2 |
| 12/28/22 | 6041 Tetlin Field Drive | 3+2+1 | 2000 | 2746 | \$490,000 | \$480,000 | -2.1% | 8 |
| 12/22/22 | 6114 Brickside Drive 18-611 | 2+2+0 | 2008 | 1281 | \$265,000 | \$270,000 | 1.9% | 34 |
| 12/05/22 | 4376 Cordova Drive | 6+3+1 | 2002 | 2562 | \$575,000 | \$600,000 | 4.2% | 5 |
| 12/01/22 | 6514 Hilltop Trail Drive | 4+2+1 | 2005 | 2152 | \$459,900 | \$446,000 | -3.1% | 6 |
| 11/29/22 | 8097 Parsons Pass | 4+3+1 | 2005 | 2732 | \$615,000 | \$607,500 | -1.2% | 1 |
| 11/28/22 | 5049 Blackstone Edge Drive | 4+3+1 | 2011 | 2618 | \$589,500 | \$610,000 | 3.4% | 3 |
| 11/16/22 | 5053 Butterworth Green Drive | 3+2+1 | 2014 | 2899 | \$520,000 | \$520,000 | 0.0% | 1 |
| 10/17/22 | 8278 Griswold Drive | 3+2+1 | 2009 | 2173 | \$445,000 | \$445,000 | 0.0% | 11 |
| 10/11/22 | 8164 Griswold Drive | 3+2+1 | 2004 | 1972 | \$445,000 | \$475,000 | 6.3% | 2 |

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

3 Active Listings
4.4 Sold from 10/1/22-10/1/23 (past 12 months)

3.67 Homes Selling per Month
0.82 Month Supply of Inventory

