



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 **Wedgewood** has gone up 5% from \$690,618 to \$725,979.

TIME ON THE MARKET

Compared to one year ago, homes in this neighborhood are spending 25% less days on the market (down from 16 to 12).

SALES VOLUME

Over the past 12 months, 47 homes have sold in Wedgewood which is 3 less than the number of homes sold during the same time period last year with a 6% decrease.

VALUATION

Overall, there has been a slight increase in valuation, with price per square foot rising 2% - from \$227.24 to \$231.79.

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

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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 Wedgewood. 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	10505 Wellington Boulevard	4+4+1	1999	4085	\$950,000	\$910,000	-4.4%	20
09/28/23	10697 Preston Way	4+4+1	1993	4178	\$1,050,000	\$1,032,500	-1.7%	12
09/21/23	10335 Wellington Boulevard	5+4+1	1991	4034	\$849,900	\$830,000	-2.4%	3
09/18/23	10526 Wellington Boulevard	5+4+1	1993	3808	\$899,900	\$950,000	5.3%	4
09/01/23	10247 Braemar Drive	2+2+0	1995	1605	\$364,900	\$364,900	0.0%	8
09/01/23	5221 Woodbridge Avenue	5+5+2	1993	4950	\$1,199,999	\$1,050,000	-14.3%	13
08/31/23	3861 Sandstone Circle	3+3+0	1994	1597	\$335,000	\$340,000	1.5%	3
08/18/23	3885 Oakbrook Lane	2+2+0	1994	1232	\$314,900	\$314,900	0.0%	5
08/18/23	4677 Cranleigh Court	5+4+1	2000	3348	\$997,000	\$1,025,000	2.7%	6
08/16/23	10036 Lavenham Circle W	2+2+0	2002	1851	\$415,000	\$418,000	0.7%	2
08/11/23	9445 Creighton Drive	4+4+1	2005	2939	\$749,900	\$725,000	-3.4%	7
08/11/23	10371 Forest Glen Place	5+4+2	1993	5401	\$1,495,000	\$1,418,750	-5.4%	7
08/08/23	4549 Finsbury Drive	4+4+1	2004	3499	\$899,900	\$899,900	0.0%	8
07/21/23	8223 Bibury Lane	4+3+1	2005	3746	\$765,000	\$765,000	0.0%	3
07/11/23	10199 Braemar Drive	2+2+0	1996	1869	\$419,000	\$440,000	4.8%	3
06/30/23	5230 Woodbridge Avenue	5+4+1	1993	4181	\$1,200,000	\$1,125,000	-6.7%	11
06/28/23	10785 Rushden Court	5+4+1	1998	3467	\$899,700	\$1,075,000	16.3%	4
06/09/23	4165 Brinsworth Drive	5+4+1	2012	3507	\$775,000	\$930,000	16.7%	5
06/09/23	9999 Juliana Circle	3+3+0	2004	2043	\$435,000	\$447,500	2.8%	3
05/24/23	10553 Wellington Boulevard	5+4+1	1992	4075	\$929,000	\$919,900	-1.0%	3
05/23/23	3882 Sandstone Circle	2+2+0	1994	1232	\$299,000	\$290,000	-3.1%	22
05/18/23	3920 Sandstone Circle	2+2+0	1994	1232	\$295,000	\$295,000	0.0%	39
05/11/23	5192 Preston Court	5+5+2	1993	4247	\$1,375,000	\$1,295,000	-6.2%	6
05/10/23	3861 Sandstone Circle	3+3+0	1994	1597	\$314,900	\$305,000	-3.2%	8
05/08/23	10566 Wellington Boulevard	3+4+1	2003	3522	\$875,000	\$875,000	0.0%	1
05/05/23	3853 Oakbrook Lane	3+2+0	1994	1597	\$320,000	\$339,000	5.6%	4
05/01/23	10160 Juliana Circle	2+2+0	2003	2043	\$420,000	\$420,000	0.0%	6
04/10/23	3911 Wedgewood Place Drive	4+2+1	1997	2448	\$450,000	\$450,000	0.0%	1
04/06/23	10828 Buckingham Place	4+3+0	1992	2676	\$625,000	\$641,000	2.5%	4
03/31/23	10694 Scarborough Way	4+4+1	1991	3771	\$847,900	\$850,000	0.2%	4
03/21/23	5151 Woodbridge Avenue	5+4+2	1993	5100	\$1,275,000	\$1,150,000	-10.9%	80
03/06/23	3880 Sandstone Circle	2+2+0	1994	1232	\$285,000	\$295,000	3.4%	5
02/27/23	4941 Sheffield Avenue	4+3+3	1993	3428	\$739,900	\$765,000	3.3%	2
01/27/23	9273 Creighton Drive	4+2+2	2002	2978	\$549,900	\$530,000	-3.8%	62
01/16/23	3818 Delwood Drive	4+2+1	2001	2847	\$525,000	\$520,000	-1.0%	3
11/23/22	4391 Tavistock Circle	4+2+1	1997	2665	\$594,900	\$570,000	-4.4%	49
11/17/22	4107 Brinsworth Drive	5+4+1	2005	4091	\$867,000	\$855,000	-1.4%	45
11/11/22	5221 Stratford Avenue	4+4+2	1992	3506	\$699,900	\$710,000	1.4%	35
11/08/22	10264 Braeburn Court	2+2+1	1996	1605	\$340,000	\$340,000	0.0%	1
11/01/22	9358 Highbury Court	5+4+1	2006	4059	\$1,494,900	\$1,360,000	-9.9%	36
10/27/22	10953 Hastings Lane	4+3+1	1999	3132	\$675,000	\$700,000	3.6%	2
10/25/22	4197 Brinsworth Drive	4+3+1	2014	3780	\$700,000	\$750,000	6.7%	3
10/24/22	10711 Preston Way	4+2+1	1993	3065	\$830,000	\$830,000	0.0%	1
10/20/22	8961 Creighton Drive	4+3+1	2010	3282	\$799,900	\$807,500	0.9%	4
10/12/22	9967 Juliana Circle	2+2+0	2002	2043	\$439,900	\$422,500	-4.1%	15
10/07/22	4634 Stockport Circle	4+3+1	2003	4916	\$859,900	\$905,000	5.0%	5
10/05/22	9189 Creighton Drive	4+3+2	2003	3394	\$678,900	\$670,000	-1.3%	13

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

6 Active Listings
47 Sold from 10/1/22-10/1/23 (past 12 months)

3.9 Homes Selling per Month
1.5 Month Supply of Inventory

