

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.



**Your Needs Come First.
Put Our Expertise To Work.**



614.855.8700
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'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 **Miranova, The Jackson, Eight on the Square, Parks Edge and the North Bank Condominiums** from one year ago was \$639,584 and has increased 28% to \$817,200.

TIME ON THE MARKET

Compared to one year ago, condos in these downtown high rise buildings are spending 43% less time on the market (down from 101 to 58).

SALES VOLUME

Over the past 12 months, 35 condominiums have sold in these buildings which is 4 more than in 2020 with a 13% increase.

VALUATION

Overall, there has been a significant gain in valuation, with price per square foot rising 7% - from \$329.40 to \$353.40.

SUPPLY & DEMAND IN CENTRAL OHIO

Over \$1M

We are seeing a seller's market in this price range with 106 active homes and 338 homes selling in the last 12 months leaving us with less than 4 months of inventory.

Between \$500K and \$1M

We are seeing an unprecedented sellers market in this price range with 409 active homes and 3,024 homes selling in the last 12 months leaving us with just over 1 month of inventory.

Under \$500K

We are seeing an unprecedented seller's market in this price range with 2,029 active homes and 35,450 homes selling in the last 12 months leaving us with approximately 21 days of inventory.

Listed By The Raines Group



250 W SPRING ST #816



300 W SPRING ST #1904



250 W SPRING ST #711



300 W SPRING ST #501



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 Miranova, The Jackson, Eight on the Square, Parks Edge and the North Bank Condominiums. 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
05/03/21	1 Miranova Place 2330	2 + 2 + 1	2001	3269	\$1,175,000	\$1,100,000	-6.8%	96
04/05/21	8 E Broad Street 701	2 + 2 + 0	1904	1818	\$500,000	\$337,500	-3.4%	97
03/25/21	8 E Broad Street 1500	2 + 2 + 1	1904	2680	\$799,000	\$490,000	-2.0%	7
04/29/21	1145 N High Street 504	1 + 1 + 1	2010	1024	\$389,000	\$365,000	-6.6%	41
02/26/21	1145 N High Street 202	1 + 1 + 1	2010	1034	\$369,900	\$350,000	5.7%	83
05/27/21	250 W Spring Street 924	2+2+0	2016	1554	\$689,000	\$660,000	-4.4%	246
05/18/21	250 W Spring Street 258	2+2+1	2016	1960	\$649,000	\$615,000	-5.5%	148
04/21/21	250 W Spring Street 1011	2+2+1	2016	2511	\$1,375,000	\$1,375,000	0.0%	1
04/09/21	250 W Spring Street 926	2+2+1	2016	2288	\$1,100,000	\$1,000,000	-10.0%	37
02/10/21	250 W Spring Street 816	2+2+1	2019	2498	\$1,171,390	\$1,100,000	-6.5%	130
02/04/21	250 W Spring Street 323	2+2+1	2016	1964	\$724,900	\$675,000	-7.4%	79
01/15/21	250 W Spring Street 253	2+2+1	2016	1906	\$694,900	\$677,500	-2.6%	19
01/05/21	250 W Spring Street 822	2+2+1	2016	1649	\$640,000	\$625,000	-2.4%	32
12/01/20	250 W Spring Street 256	2+2+1	2017	2246	\$689,900	\$687,000	-0.4%	1
05/27/21	300 W Spring Street 1302	2+2+1	2007	2237	\$989,900	\$970,000	-2.1%	13
04/28/21	300 W Spring Street 903	2+2+1	2008	2486	\$815,000	\$815,000	0.0%	2
03/26/21	300 W Spring Street 1703	2+2+1	2007	2486	\$795,000	\$715,000	-11.2%	85
02/03/21	300 W Spring Street 1105	2+2+0	2007	1638	\$649,000	\$625,000	-3.8%	35
12/30/20	300 W Spring Street 507	2+2+0	1926	1960	\$550,000	\$535,000	-2.8%	140
12/28/20	300 W Spring Street 1904	4+4+0	2007	5474	\$2,750,000	\$2,500,000	-10.0%	193

This Month In Numbers:

(if no new listings enter the market)

17 Active Listings

35 Sold from 10/1/20 - 10/1/21 (past 12 months)

2.9 Homes Selling per Month

5.9 Month Supply of Inventory