

THE
RAINES
GROUP

HER
REALTORS®

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
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'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 **Academy Ridge, Crossing at McKenna Creek, Hannah Farms, Spring Brook, Farms at Jefferson & Parkwood** has gone up 13% from \$409,769 to \$461,923.

TIME ON THE MARKET

Compared to one year ago, homes in these neighborhoods are spending 29% less time on the market (down from 28 to 20).

SALES VOLUME

Over the past 12 months, 29 homes have sold in these neighborhoods which is 1 fewer than the number of homes sold during the same time period last year with a 3% decrease.

VALUATION

Overall, there has been a tremendous gain in valuation, with price per square foot raising 18% - from \$140.85 to \$166.48.

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.

Sold By The Raines Group



For your own FREE comparative market analysis, scan:



SOLD DATE	ADDRESS	BEDROOMS + FULL + HALF BATH	YEAR BUILT	SQ FT	LIST PRICE	SOLD PRICE	DIFF LIST VS. SOLD PRICE	DAYS ON MARKET
09/30/21	977 Ridge Crest Drive	4+2+1	1996	2696	\$435,000	\$435,000	0.0%	72
08/17/21	629 Crossing Creek S	5+3+1	1994	2649	\$485,000	\$485,000	0.0%	5
08/11/21	733 Parkedge Drive	4+2+1	1982	3312	\$439,900	\$460,000	4.4%	4
08/09/21	654 Laurel Ridge Drive	3+3+0	1988	2901	\$595,000	\$585,000	-1.7%	9
07/23/21	126 Walcreek Drive E	4+2+1	1988	2930	\$389,000	\$430,000	9.5%	3
07/15/21	819 Venetian Way	3+3+0	1986	1748	\$375,000	\$375,000	0.0%	19
07/13/21	67 Marrus Drive	4+2+1	1980	2674	\$369,000	\$406,007	9.1%	4
06/25/21	1031 Ridge Crest Drive	4+3+1	1997	3172	\$495,000	\$495,000	0.0%	1
06/15/21	9121 Pickens Drive Lot 89	4+3+1	2021	3332	\$555,160	\$559,960	0.9%	2
06/04/21	670 Frances Court	4+2+1	1987	2826	\$529,900	\$514,900	-2.9%	3
05/14/21	2923 Jentler Way	4+2+0	2020	3089	\$469,665	\$469,665	0.0%	1
05/14/21	2904 Jentler Way	3+2+1	2021	2437	\$409,018	\$409,018	0.0%	1
04/26/21	695 Parkedge Drive	5+4+1	1989	5161	\$669,000	\$585,000	-14.4%	154
04/15/21	2891 Jentler Way	5+3+0	2021	3089	\$441,388	\$441,388	0.0%	1
04/12/21	9118 Pickens Drive Lot 56	3+2+0	2020	2324	\$469,900	\$469,900	0.0%	40
04/02/21	9149 Pickens Drive	6+4+0	2020	2961	\$575,000	\$565,000	-1.8%	4
03/25/21	2915 Jentler Way 71	3+2+1	2020	2588	\$499,900	\$499,900	0.0%	68
03/23/21	5445 Rohden Drive	3+2+1	2021	2436	\$263,031	\$263,031	0.0%	1
03/17/21	9152 Pickens Drive Lot 61	4+2+1	2020	3025	\$488,900	\$492,991	0.8%	47
03/17/21	481 E Johnstown Road	3+3+0	1950	1911	\$349,000	\$370,000	5.7%	4
03/12/21	9127 Pickens Drive	5+2+1	2021	3147	\$484,523	\$484,523	0.0%	2
02/26/21	257 Cherrystone Drive S	4+2+1	1987	2088	\$309,000	\$321,000	3.7%	4
02/18/21	626 Laurel Ridge Court	4+4+0	1987	3836	\$440,000	\$440,000	0.0%	1
01/29/21	9054 Masterson Drive	4+2+1	2021	3008	\$533,142	\$533,142	0.0%	1

This Month In Numbers:

(if no new listings enter the market)

1 Active Listings

29 Sold from 10/1/20 – 10/1/21 (past 12 months)

2.4 Homes Selling per Month

0.4 Month Supply of Inventory