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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 the **Harrison Pond** has gone up 5% from \$427,694 to \$450,720.

TIME ON THE MARKET

Compared to one year ago, homes in Harrison Pond are spending 68% less time on the market (down from 22 to 7).

SALES VOLUME

Over the past 12 months, 19 homes have sold in Harrison Pond which is 1 more than the number of homes sold during the same period last year and a 6% increase from last year.

VALUATION

Overall, there has been an outstanding gain in valuation, with price per square foot raising 20% - from \$142.19 to \$170.33.

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



Learning more about home sales in your area is always important. This report we have put together, for you, summarizes listings sold in Harrison Pond. 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
09/30/21	1650 Minturn Drive	4+2+1	2003	2652	\$485,900	\$495,900	2.0%	4
09/23/21	1365 Havant Drive	3+2+1	2002	2179	\$405,000	\$410,000	1.2%	20
08/23/21	1562 Sydney Glen Court	4+2+1	2000	2949	\$475,000	\$501,450	5.3%	4
08/02/21	1165 Northwood Circle	3+3+0	2003	2060	\$414,900	\$410,000	-1.2%	4
07/23/21	1252 Pond Hollow Lane	4+2+1	1992	2950	\$530,000	\$500,000	-6.0%	36
07/21/21	1203 Dobbins Drive	4+2+2	1997	2588	\$500,000	\$497,000	-0.6%	1
07/09/21	1731 Harrison Pond Drive	3+2+2	2001	3000	\$424,900	\$424,900	0.0%	5
06/25/21	1699 Harrison Pond Drive	4+2+1	2000	2834	\$434,900	\$485,000	10.3%	3
05/28/21	1131 Gwyndale Drive	4+2+1	2001	2754	\$420,000	\$427,717	1.8%	2
05/24/21	1500 Harrison Pond Drive	4+2+1	1997	2372	\$439,888	\$425,000	-3.5%	13
04/14/21	1116 Gwyndale Drive	3+2+1	2000	2425	\$399,900	\$420,000	4.8%	4
03/30/21	1221 Whispering Meadow Court	4+2+1	1992	2468	\$419,000	\$425,000	1.4%	4
03/19/21	1310 Harrison Pond Drive	4+2+1	1992	2703	\$500,000	\$490,000	-2.0%	6
01/11/21	1137 Sleeping Meadow Drive	3+3+1	1990	2720	\$494,500	\$487,000	-1.5%	8
12/11/20	1382 Bingham Mills Drive	5+4+1	1996	3056	\$499,900	\$505,000	1.0%	3
12/07/20	1496 Sedgefield Drive	2+2+1	1995	2224	\$295,000	\$295,000	0.0%	7

This Month In Numbers:

(if no new listings enter the market)

1 Active Listings

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

1.6 Homes Selling per Month

0.6 Month Supply of Inventory