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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
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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 **Jefferson Meadows** has risen 27% from \$531,564 to \$675,644.

TIME ON THE MARKET

Compared to one year ago, homes in Jefferson Meadows are spending 87% less time on the market (down from 55 to 7).

SALES VOLUME

Over the past 12 months, 18 homes have sold in Jefferson Meadows which is 7 more homes sold during the same period last year with a 64% increase.

VALUATION

Overall, there has been a significant gain in valuation, with price per square foot raising 13% - from \$170.52 to \$193.05.

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.

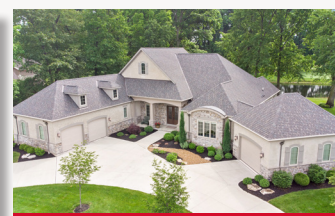
Under \$500K

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



6938 WYNFIELD DRIVE



1220 ELKHORN DRIVE



7620 DOVER RIDGE COURT



7134 NORTHMONT COURT



For your own FREE comparative market analysis, scan:



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 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
09/27/21	1338 Elkhorn Drive	4+4+1	2002	3034	\$569,900	\$570,000	0.0%	18
09/13/21	1655 Eagle Glen Drive	5+4+1	2003	3454	\$679,900	\$688,500	1.2%	2
08/13/21	1510 Oxbow Drive	5+4+1	1996	3840	\$625,000	\$642,000	2.6%	3
08/09/21	1220 Elkhorn Drive	3+4+1	2004	4145	\$1,299,000	\$1,125,000	-15.5%	12
07/30/21	7442 Spanish Bay Court	3+3+1	1995	3407	\$529,900	\$543,000	2.4%	1
07/30/21	790 Poppy Hills Drive	4+4+1	2015	3547	\$714,990	\$740,000	3.4%	11
07/15/21	788 Poppy Hills Drive	4+2+1	2006	2096	\$495,000	\$520,000	4.8%	3
06/28/21	1125 Jackson Hole Drive	4+3+1	2005	3504	\$679,900	\$679,900	0.0%	3
06/07/21	1085 Poppy Hills Drive	4+3+1	1994	3030	\$549,900	\$549,900	0.0%	5
05/27/21	1195 Elkhorn Drive	5+6+1	2007	6934	\$1,399,990	\$1,515,000	7.6%	4
05/14/21	1150 Jackson Hole Drive	4+3+1	2004	3567	\$695,000	\$710,000	2.1%	2
03/19/21	7287 Poppy Hills Court	5+4+2	1991	4428	\$695,000	\$680,000	-2.2%	5
03/04/21	1610 Eagle Glen Drive	5+4+1	2003	3078	\$524,900	\$535,000	1.9%	7
01/06/21	1065 Jackson Hole Drive	4+3+2	2005	3799	\$559,900	\$575,000	2.6%	2
01/04/21	7362 Jefferson Meadows Drive	3+2+2	1991	1915	\$489,000	\$480,000	-1.9%	16
10/15/20	9014 Masterson Drive	5+2+1	2020	3300	\$444,418	\$444,418	0.0%	1
01/06/21	1233 Jackson Hole Drive	6+5+1	2005	4003	\$679,900	\$670,000	-1.5%	36

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

1 Active Listings
18 Sold from 10/1/20 – 10/1/21 (past 12 months)

1.5 Homes Selling per Month
0.6 Month Supply of Inventory