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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.



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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 **New Albany Country Club, The Reserve and Hawksmoor** from one year ago was \$986,183 and has increased 7% to \$1,053,133.

TIME ON THE MARKET

Compared to one year ago, homes in the New Albany Country Club, The Reserve and Hawksmoor are spending 74% less time on the market (down from 46 to 12).

SALES VOLUME

Over the past 3 months, 30 homes have sold in these neighborhoods which is the same number of homes sold during the same time period last year.

VALUATION

Overall, there has been a tremendous gain in valuation with price per square foot rising 25% - from \$213.97 to \$267.26.

SUPPLY & DEMAND IN CENTRAL OHIO

Over \$1M

We are seeing a seller's market in this price range with 100 active homes and 57 homes selling in the last 3 months leaving us with approximately 5 months of inventory.

Between \$500K and \$1M

We are seeing an unprecedented sellers market in this price range with 417 active homes and 644 homes selling in the last 3 months leaving us with just over 1.9 months of inventory.

Under \$500K

We are seeing an unprecedented seller's market in this price range with 2,080 active homes and 920 homes selling in the last 3 months leaving us with approximately 21 days of inventory.

Sold By The Raines Group



6889 CHISWICK COURT



7832 CALVERTON SQUARE



3994 STANNAGE PASS



7348 JAMES RIVER ROAD



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
09/29/21	7558 King George Drive	3+4+1	1993	2799	\$719,000	\$780,000	7.8%	1
09/24/21	85 Keswick Drive	3+4+1	2017	2457	\$824,900	\$840,000	1.8%	3
09/24/21	25 Pickett Place	3+3+2	2000	3027	\$639,900	\$661,000	3.2%	5
09/23/21	7348 James River Road E	4+3+1	1995	3730	\$825,000	\$830,000	0.6%	1
09/21/21	6890 Chiswick Court	6+4+2	1998	5430	\$1,200,000	\$1,125,000	-6.7%	27
09/21/21	3994 Stannage Pass	5+5+2	2005	8055	\$2,499,999	\$2,500,000	0.0%	7
09/16/21	7290 Berkley Square S	5+4+2	2000	3890	\$875,000	\$1,100,000	20.5%	3
09/15/21	7730 Arboretum Court	5+5+1	1996	5352	\$1,100,000	\$1,179,000	6.7%	3
08/31/21	18 Pickett Place	3+4+1	2001	2787	\$738,900	\$710,000	-4.1%	24
08/31/21	6940 Clivdon Mews	4+3+2	1996	3492	\$975,000	\$1,000,000	2.5%	4
08/27/21	7846 Jonell Square	5+4+1	1998	3128	\$750,000	\$760,000	1.3%	4
08/20/21	7489 Lambton Park Road	5+5+1	1997	3928	\$1,275,000	\$1,260,000	-1.2%	3
08/13/21	6976 Hanbys Loop	5+5+1	2017	3666	\$1,200,000	\$1,200,000	0.0%	6
08/13/21	7728 Aspinwall S	5+5+1	2000	2996	\$837,900	\$927,000	9.6%	5
08/13/21	3777 Pembroke Green W	5+4+1	2005	3535	\$995,000	\$977,000	-1.8%	12
08/13/21	33 Ealy Crossing N	3+3+1	2009	2722	\$1,250,000	\$1,250,000	0.0%	4
08/12/21	7511 Lambton Park Road	4+5+1	1997	4037	\$895,000	\$895,000	0.0%	1
08/10/21	7832 Calverton Square	5+5+1	1999	3842	\$899,900	\$950,000	5.3%	1
07/31/21	6889 Chiswick Court	6+4+3	1998	5072	\$1,700,000	\$1,700,000	0.0%	1
07/30/21	7345 Southfield Road	5+5+1	2005	3799	\$799,900	\$825,000	3.0%	3
07/27/21	4225 Gunston Hall	4+4+3	1992	4418	\$1,450,000	\$1,500,000	3.3%	7
07/23/21	3 Ealy Crossing S	4+5+2	2011	6868	\$2,000,000	\$1,950,000	-2.6%	4
07/22/21	4494 Ashton Green	4+3+2	1993	3023	\$679,900	\$679,900	0.0%	55
07/22/21	4145 Sudbrook Square W	5+5+1	1995	5798	\$979,900	\$1,004,000	2.4%	2
07/19/21	7762 Fenway Road	6+6+1	1995	6568	\$1,195,000	\$1,177,397	-1.5%	4
07/16/21	4567 Ackerly Farm Road	6+5+2	2010	5502	\$1,199,000	\$1,100,000	-9.0%	45
07/16/21	197 Keswick Drive	3+2+1	2015	2537	\$659,900	\$690,000	4.4%	7
07/09/21	117 Keswick Drive	3+2+2	2013	2533	\$750,000	\$750,000	0.0%	1
07/07/21	4371 Olmsted Road	4+4+1	1994	3536	\$799,900	\$805,000	0.6%	3

This Month In Numbers:

(if no new listings enter the market)

8 Active Listings

30 Sold from 7/1/21 – 10/1/21 (past 3 months)

10 Homes Selling per Month

0.8 Month Supply of Inventory