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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 Links, Upper Clarenton, and Tidewater** has increased 12% from \$519,687 to \$582,422.

TIME ON THE MARKET

Compared to one year ago, homes in these neighborhoods are spending 50% less time on the market (down from 36 to 18 days).

SALES VOLUME

Over the past 6 months, 27 homes have sold in these neighborhoods which is 4 more than the number of homes sold during the same period last year and a 17% increase from last year.

VALUATION

Overall, there has been a significant gain in valuation, with price per square foot rising 14% - from \$166.85 to \$189.43.

SUPPLY & DEMAND IN CENTRAL OHIO

Over \$1M

We are seeing a seller’s market in this price range with 100 active homes and 162 homes selling in the last 6 months leaving us with 3.7 months of inventory.

Between \$500K and \$1M

We are seeing an unprecedented sellers market in this price range with 417 active homes and 1,626 homes selling in the last 6 months leaving us with about 1.5 months of inventory.

Under \$500K

We are seeing an unprecedented seller’s market in this price range with 2,080 active homes and 16,771 homes selling in the last 6 months leaving us with approximately 20 days of inventory.

Sold By The Raines Group



6956 NEW ALBANY ROAD



6854 HARPER LANE



8210 MARWITHE COURT



6870 HARPER LANE



SOLD DATE	ADDRESS	BEDROOMS + FULL + HALF BATH	YEAR BUILT	SQ FT	LIST PRICE	SOLD PRICE	DIFF LIST VS. SOLD PRICE	DAYS ON MARKET
09/24/21	6964 New Albany Road E	4+3+1	2002	2330	\$499,997	\$500,000	0.0%	6
09/23/21	6956 New Albany Road E	4+3+1	2001	2821	\$544,900	\$527,000	-3.4%	57
09/17/21	6935 Cunningham Drive	5+3+1	2007	3508	\$639,000	\$590,000	-8.3%	66
09/03/21	6980 Cunningham Drive	4+3+1	2003	3564	\$574,900	\$590,500	2.6%	4
08/17/21	5697 Sugarwood Drive	4+2+2	2004	2668	\$469,900	\$423,000	-11.1%	12
08/13/21	8923 Grate Park Square	4+4+1	2005	3259	\$624,900	\$624,900	0.0%	127
08/13/21	5355 Fort Ward Drive	5+4+1	2007	4252	\$900,000	\$925,000	2.7%	2
08/12/21	6715 New Albany Road E	3+2+1	2005	3057	\$474,900	\$474,900	0.0%	38
08/09/21	7062 Maynard Place	5+2+1	2001	3074	\$529,900	\$540,000	1.9%	3
07/30/21	6970 Cunningham Drive	3+2+1	2005	2750	\$499,000	\$470,000	-6.2%	55
07/30/21	8888 Grate Park Square	3+2+0	1852	2030	\$400,000	\$400,000	0.0%	46
07/26/21	6994 Kindler Drive	5+3+1	2003	3950	\$624,900	\$652,000	4.2%	2
07/23/21	7150 Sumption Drive	6+4+1	2004	3026	\$529,900	\$525,000	-0.9%	8
07/23/21	6916 New Albany Road E	3+3+1	2003	1832	\$369,900	\$354,000	-4.5%	20
07/23/21	6855 Margarum Bend	4+3+2	2005	3441	\$635,000	\$665,000	4.5%	3
07/19/21	7462 New Albany Links Drive	4+3+1	2018	3628	\$840,000	\$855,000	1.8%	3

This Month In Numbers:

(if no new listings enter the market)

2 Active Listings

27 Sold from 4/1/21 – 10/1/21 (past 6 months)

4.5 Homes Selling per Month

0.4 Month Supply of Inventory