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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 **Preserve, Albany Park and Windsor** has increased 6% from \$382,967 to \$406,203.

TIME ON THE MARKET

Compared to one year ago, homes in the Preserve, Albany Park and Windsor are spending -72% less time on the market (down from 25 to 7).

SALES VOLUME

Over the past 6 months, 30 homes have sold in these neighborhoods which is the same number of homes sold during the same period last year.

VALUATION

Overall, there has been a significant gain in valuation, with price per square foot raising 15% from \$158.25 to \$182.35.

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



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	4288 Preservation Avenue	3+2+1	2004	2368	\$339,500	\$355,000	4.4%	4
09/10/21	6100 Hilltop Trail Drive	3+2+1	2003	2832	\$424,900	\$424,900	0.0%	4
09/09/21	5093 Hearthstone Park Drive	3+2+1	2014	2854	\$439,900	\$435,000	-1.1%	20
09/07/21	4273 Bridgelane Place	3+2+0	2004	1520	\$334,900	\$364,900	8.2%	1
09/03/21	6473 Commons Park Court	3+3+1	2001	2012	\$429,000	\$420,000	-2.1%	7
09/01/21	5081 Hearthstone Park Drive	3+3+1	2015	3126	\$479,900	\$500,000	4.0%	4
08/31/21	4979 Hearthstone Park Drive	5+3+1	2006	2732	\$474,900	\$480,000	1.1%	2
08/27/21	8133 Parsons Pass	4+3+1	2005	2733	\$475,000	\$475,000	0.0%	1
08/26/21	6242 Stonewalk Lane	2+2+0	2005	1281	\$272,900	\$265,000	-3.0%	6
08/26/21	4384 Cordova Drive	4+2+2	2001	2469	\$469,900	\$510,000	7.9%	3
08/26/21	6477 Hilltop Trail Drive	4+2+2	2004	3182	\$499,900	\$510,000	2.0%	5
08/23/21	4416 Wrens Nest Drive	3+2+2	2003	2162	\$400,000	\$431,500	7.3%	2
08/20/21	5012 Butterworth Green Drive	4+3+1	2006	2734	\$469,900	\$497,000	5.5%	4
08/20/21	4632 Herb Garden Drive	4+2+1	2002	2064	\$379,000	\$370,000	-2.4%	2
08/20/21	5068 Hearthstone Park Dr	3+2+1	2015	2591	\$474,900	\$474,900	0.0%	3
08/17/21	6056 Haybury Drive	3+2+1	2000	2488	\$410,000	\$445,000	7.9%	2
08/12/21	8056 Griswold Drive	4+3+1	2007	2742	\$485,000	\$485,000	0.0%	6
07/29/21	4163 Cobbler Road	3+2+1	2006	2013	\$319,900	\$315,000	-1.6%	24
07/29/21	5965 Twin Pine Drive	3+2+1	2003	2162	\$399,000	\$415,000	3.9%	4
07/27/21	4419 Wooded Nook Drive	4+3+1	2003	3460	\$479,900	\$525,000	8.6%	4
07/26/21	4796 Sapwood Drive	4+2+1	2000	2035	\$406,000	\$406,000	0.0%	5
07/23/21	6172 Brickside Drive	2+2+0	2007	1627	\$340,000	\$340,000	0.0%	7
07/02/21	4980 Butterworth Green Dr	4+2+1	2004	2409	\$460,000	\$460,000	0.0%	1

This Month In Numbers:

(if no new listings enter the market)

5 Active Listings

30 Sold from 4/1/21 - 10/1/21 (past 6 months)

5 Homes Selling per Month

1 Month Supply of Inventory