

THE  
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  
LuxuryhomesOH.com

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 **Hampsted Village, Hampsted Heath and Hampsted Green** has gone up 8% from \$465,163 to \$500,334.

### TIME ON THE MARKET

Compared to one year ago, homes in the Hampsted Village, Hampsted Heath and Hampsted Green are spending 67% more time on the market (up from 6 to 10 days).

### SALES VOLUME

Over the past 6 months, 29 homes have sold in these neighborhoods which is 2 more than the number of homes sold during the same period last year and a 7% increase from last year.

### VALUATION

Overall, there has been a significant gain in valuation, with price per square foot raising 12% - from \$164.10 to \$183.58.

### 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



7112 TUMBLEBROOK DR



7143 TUMBLEBROOK DR



4955 HEATH GATE



5133 CLARIDGE COURT



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
09/21/21	5028 Cloudberry Pass	4+2+1	2002	2656	\$439,900	\$430,000	-2.3%	15
09/17/21	5257 Settlement Drive	4+2+1	1998	3071	\$549,000	\$542,000	-1.3%	4
09/17/21	7112 Tumblebrook Drive	5+3+1	2000	3191	\$574,800	\$600,000	4.2%	3
09/10/21	4955 Heath Gate Drive	4+2+1	1995	2455	\$474,900	\$500,000	5.0%	2
09/02/21	7111 Addington Road	4+2+1	1998	2814	\$468,000	\$445,100	-5.1%	29
08/20/21	7155 Fodor Road	4+2+1	1998	2686	\$469,000	\$465,000	-0.9%	4
08/17/21	7143 Tumblebrook Drive	5+4+1	2002	5025	\$674,800	\$730,000	7.6%	5
08/11/21	7376 Tottenham Place	4+2+1	1996	2671	\$499,000	\$480,000	-4.0%	16
08/05/21	5133 Claridge Drive	4+2+1	1997	2833	\$489,900	\$520,500	5.9%	5
08/02/21	5005 Brooksvew Circle	4+3+2	2003	3513	\$689,000	\$720,000	4.3%	1
07/20/21	6878 Addenbrook Boulevard	3+3+1	1997	2325	\$430,000	\$450,000	4.4%	2
07/16/21	5044 Cloudberry	3+2+1	2001	2446	\$424,000	\$440,000	3.6%	2
07/09/21	5153 Annabelles Green	3+2+1	1997	2265	\$439,900	\$460,000	4.4%	3
06/29/21	7211 Marylebury Square	4+3+1	1997	3212	\$599,000	\$636,000	5.8%	4

This Month In Numbers:

(if no new listings enter the market)

0

Active Listings

29

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

4.8

Homes Selling per Month

0

Month Supply of Inventory