

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.



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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 **Wedgewood** from one year ago has gone up 4% from \$656,983 to \$682,509.

### TIME ON THE MARKET

Compared to one year ago, homes in Wedgewood are spending 76% less time on the market (down from 37 to 9).

### SALES VOLUME

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

### VALUATION

Overall, there has been a significant gain in valuation, with price per square foot increasing 12% - from \$184.48 to \$207.50.

### 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



# 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 Wedgewood. 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
09/30/21	4619 Stockport Circle	5+4+2	1998	4658	\$999,000	\$999,000	0.0%	1
09/30/21	9349 Gibson Drive	4+3+1	2003	3037	\$675,000	\$725,000	6.9%	1
09/30/21	4579 Satterton Circle	5+4+1	2001	4761	\$749,900	\$826,000	9.2%	3
09/27/21	10870 Weymouth Avenue	4+3+1	1996	3839	\$750,000	\$730,000	-2.7%	4
09/15/21	9328 Emerson Drive	4+3+1	2003	2421	\$649,900	\$635,000	-2.3%	10
09/13/21	8276 Chippenham Drive	4+4+1	2001	3372	\$675,000	\$725,000	6.9%	4
08/27/21	4946 Sheffield Avenue	4+3+1	1992	3641	\$609,900	\$590,000	-3.4%	16
08/27/21	4176 Bangle Court	4+3+1	2006	2986	\$599,900	\$600,000	0.0%	18
08/17/21	5067 Canterbury Drive	5+5+2	2001	4547	\$1,059,000	\$980,000	-8.1%	60
08/16/21	3811 Delwood Drive	4+2+1	2004	2482	\$379,900	\$400,051	5.0%	4
08/06/21	9883 Gleneagle Place	3+2+2	1993	2972	\$639,900	\$725,000	11.7%	3
08/06/21	3924 Sandstone Circle	3+3+0	1994	1597	\$259,700	\$254,200	-2.2%	26
07/30/21	10935 Hastings Lane	5+4+1	1994	3422	\$750,000	\$750,000	0.0%	4
07/30/21	4107 Brinsworth Drive	5+4+1	2005	4091	\$799,900	\$795,000	-0.6%	3
07/28/21	8338 Chippenham Drive	4+4+1	1998	3521	\$679,000	\$679,000	0.0%	7
07/16/21	9378 Pine Creek Drive	5+5+1	2012	4664	\$1,200,000	\$1,200,000	0.0%	5
07/09/21	10932 Hastings Lane	4+3+3	1994	3392	\$749,900	\$860,000	12.8%	6
07/02/21	8260 Chippenham Drive	4+3+1	1996	3238	\$649,900	\$670,000	3.0%	31
06/18/21	3855 Oakbrook Lane	3+2+0	1994	1597	\$259,900	\$270,000	3.7%	4
06/03/21	6499 Dubois Road	4+2+0	1960	1524	\$350,000	\$350,000	0.0%	3
06/01/21	3852 Sandstone Circle	2+2+0	1994	1232	\$215,000	\$221,500	2.9%	7
05/28/21	4131 Brinsworth Drive	4+3+1	2005	4589	\$730,000	\$756,000	3.4%	4
05/28/21	10439 Delwood Place	3+2+0	2001	2110	\$435,000	\$475,000	8.4%	4
05/21/21	10929 Hastings Lane	5+4+1	1994	3934	\$749,900	\$787,000	4.7%	5

## This Month In Numbers:

(if no new listings enter the market)

3 Active Listings

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

5 Homes Selling per Month

0.6 Month Supply of Inventory