

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 **Blacklick, Creekwood Estates, Kitsmiller Crossing, McIntosh Village, Stepping Stone, Pinecrest & Swisher Creek** is steady with 0% change from \$477,533 to \$478,348.

TIME ON THE MARKET

Compared to one year ago, homes in these neighborhoods are spending 3% less time on the market (down from 31 to 30).

SALES VOLUME

Over the past 12 months, 21 homes have sold in these Blacklick neighborhoods which is 3 more than the number of homes sold during the same time period last year with a 17% increase.

VALUATION

Overall, there has been no change in valuation, with price per square foot remaining the same - at \$145.65.

SUPPLY & DEMAND IN CENTRAL OHIO

Over \$1M

We are seeing a seller's market in this price range with 79 active homes and 129 homes selling in the last 6 months leaving us with 3.5 months of inventory.

Between \$500K and \$1M

We are seeing an unprecedented sellers market in this price range with 325 active homes and 1,034 homes selling in the last 6 months leaving us with about 1.8 months of inventory.

Under \$500K

We are seeing an unprecedented seller's market in this price range with 1,324 active homes and 11,975 homes selling in the last 6 months leaving us with approximately 19 days of inventory.

Listed 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 Blacklick, Creekwood Estates, Kitsmiller Crossing, McIntosh Village, Stepping Stone, Pinecrest & Swisher Creek. 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
05/28/21	2555 Kemperwood Drive	4+2+2	1999	3026	\$549,900	\$577,900	4.8%	3
05/27/21	2745 Cordella Street	4+3+2	2005	3402	\$425,000	\$469,000	9.4%	5
04/29/21	2615 Kemperwood Drive	5+3+1	1999	3050	\$495,900	\$530,000	6.4%	4
03/26/21	1780 Unbridled Way	4+3+1	2001	3606	\$574,900	\$594,900	3.4%	3
03/15/21	2866 Cordella Street	4+3+2	2005	3825	\$399,999	\$425,000	5.9%	4
02/08/21	7565 Pateo Pass Drive	4+2+1	2008	2898	\$379,900	\$390,000	2.6%	3
01/28/21	2786 Cordella Street	4+2+1	2010	2066	\$334,999	\$325,000	-3.1%	25
12/18/20	1800 Unbridled Way	4+3+2	2001	3708	\$649,900	\$632,700	-2.7%	33
10/26/20	2802 Deverell Drive	4+3+2	2007	4061	\$459,900	\$450,000	-2.2%	129
10/14/20	2793 Deverell Drive	4+2+1	2010	2370	\$354,000	\$354,000	0.0%	1
10/08/20	7149 Northmont Court	5+5+1	2000	4149	\$569,900	\$548,000	-4.0%	45
10/01/20	7148 Northmont Court	3+2+1	1998	2644	\$424,900	\$456,000	6.8%	6
09/29/20	2847 Deverell Drive	4+2+1	2009	2894	\$350,000	\$360,000	2.8%	3
09/22/20	7040 Bold Forbes Court	4+4+1	2002	2738	\$529,900	\$529,900	0.0%	141
09/15/20	7429 Trevenia Drive	4+3+1	2005	3401	\$489,000	\$480,000	-1.9%	92
09/15/20	2862 Langly Court	4+4+1	2006	3720	\$529,500	\$519,000	-2.0%	31
09/09/20	2805 Cordella Street	6+4+2	2005	3351	\$399,000	\$404,000	1.2%	4
08/04/20	2927 Keannen Street	4+3+2	2006	4065	\$449,900	\$449,900	0.0%	3
07/24/20	7451 Welbley Street	4+4+1	2007	3785	\$498,900	\$487,500	-2.3%	49
07/02/20	7426 Trevenia Drive	4+3+2	2007	3532	\$500,000	\$480,000	-4.2%	42
07/02/20	2974 Creekwood Estates Drive	4+4+1	2004	4302	\$679,900	\$680,000	0.0%	5

This Month In Numbers:

(if no new listings enter the market)

0 Active Listings

21 Sold from 6/1/20 - 6/1/21 (past 12 months)

1.7 Homes Selling per Month

0 Month Supply of Inventory