

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 **Colts Neck** has gone up 17% from \$1,016,100 to \$1,191,667.

### TIME ON THE MARKET

Compared to one year ago, homes in this neighborhood are spending 41% less time on the market (down from 161 to 95).

### SALES VOLUME

Over the past 12 months, 12 homes have sold in Colts Neck which is 5 more than the number of homes sold during the same time period last year with a 71% increase.

### VALUATION

Overall, there has been a small increase in valuation, with price per square foot rising 3% - from \$176.76 to \$182.66.

### 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



7690 WILLS RUN



15 HIGHGROVE



7570 WILLS RUN



1220 ELKHORN DRIVE



## 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 Colts Neck. 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	8437 Creek Hollow Road	6+5+1	2000	3969	\$800,000	\$750,000	-6.7%	35
05/28/21	7874 Creek Hollow Road	4+4+1	1998	5242	\$669,900	\$750,000	10.7%	3
03/31/21	2284 Cob Tail Way	4+4+0	1992	3415	\$774,900	\$740,000	-4.7%	75
03/19/21	7948 Creek Hollow Road	5+5+1	1998	5619	\$950,000	\$920,000	-3.3%	57
01/15/21	7656 Wills Run Lane	6+6+2	2001	7056	\$1,645,000	\$1,580,000	-4.1%	144
01/12/21	2542 Colts Neck Road	6+4+1	1993	5978	\$999,500	\$949,500	-5.3%	82
12/31/20	7690 Wills Run Lane	6+8+3	2001	16386	\$2,495,000	\$2,239,000	-11.4%	408
12/28/20	2462 Swisher Creek Drive	5+6+1	2006	7450	\$1,470,000	\$1,405,000	-4.6%	1
09/14/20	2310 Cob Tail Way	4+3+1	1995	3382	\$750,000	\$710,000	-5.6%	126
08/31/20	2462 Swisher Creek Drive	5+6+1	2006	7450	\$1,599,000	\$1,470,000	-8.8%	6
08/24/20	7660 Pond Close Road	6+5+0	1997	5439	\$899,000	\$870,000	-3.3%	4
08/19/20	2415 Swisher Creek Drive	6+5+2	1999	7575	\$1,247,700	\$1,247,700	0.0%	196

### This Month In Numbers:

(if no new listings enter the market)

0 Active Listings

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

1 Homes Selling per Month

0 Month Supply of Inventory