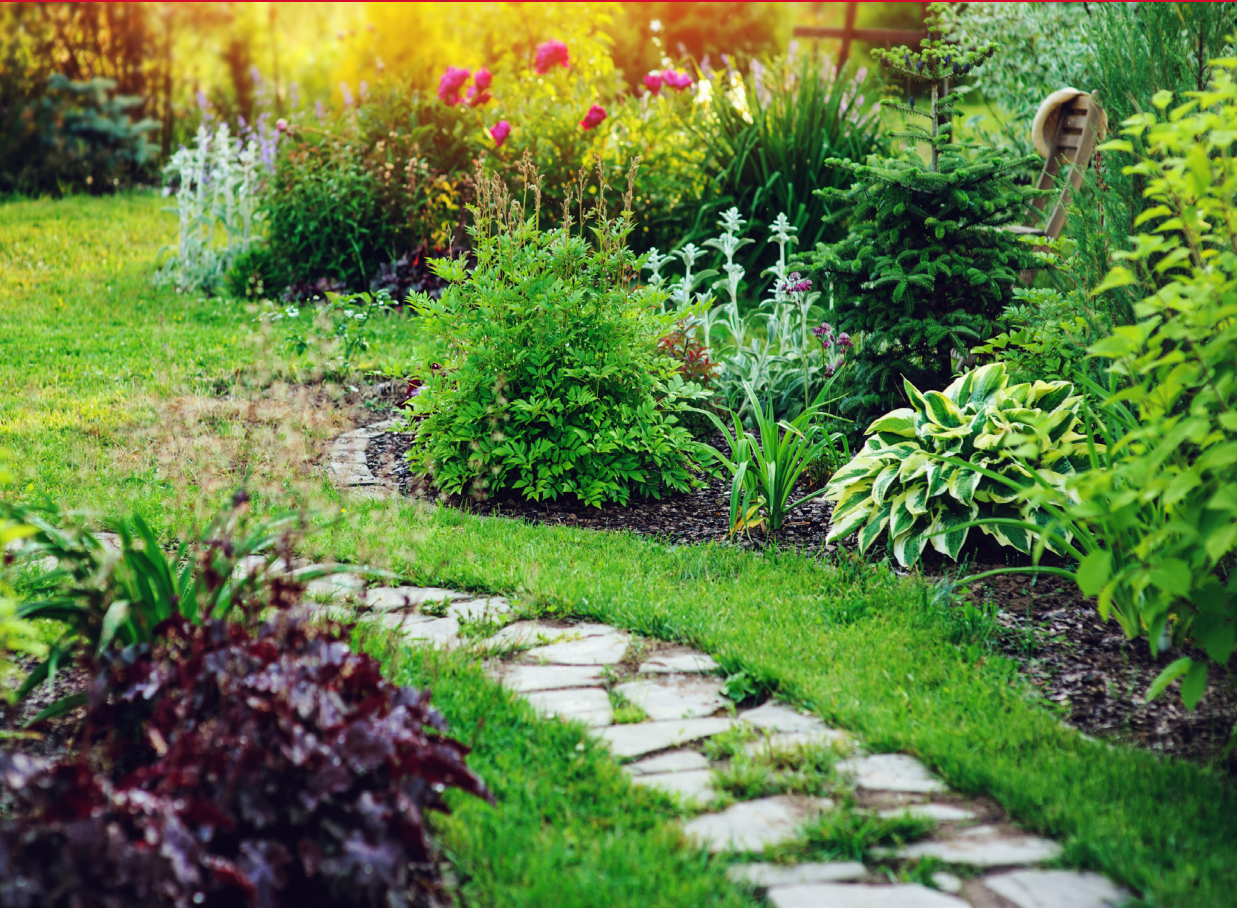


We specialize in helping our clients through life's biggest decisions. Whether buying or selling, we rely on a team of true area and market experts, as well as support staff to make the whole process seamless. Together, our clients expect more - and we deliver it for them.



**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 **Academy Ridge, Crossing at McKenna Creek, Hannah Farms & Parkwood** has gone up 10% from \$472,723 to \$518,563.

TIME ON THE MARKET

Compared to one year ago, homes in these neighborhoods are spending 45% less time on the market (down from 31 to 17).

SALES VOLUME

Over the past 12 months, 8 homes have sold in these neighborhoods which is 5 fewer than the number of homes sold during the same time period last year with a 38% decrease.

VALUATION

Overall, there has been a large gain in valuation, with price per square foot raising 9% - from \$141.77 to \$155.11.

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.

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 Academy Ridge, Crossing at McKenna Creek, Hannah Farms & Parkwood. 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
12/04/20	277 Wildwood Court	4+2+2	1995	2888	\$439,900	\$442,000	0.5%	4
11/30/20	677 Crossing Creek S	4+3+1	1991	3252	\$500,000	\$512,000	2.3%	4
11/06/20	988 Heritage Street	4+3+1	2013	3716	\$549,900	\$545,000	-0.9%	8
09/30/20	998 Heritage Street	5+4+1	2013	3365	\$599,900	\$610,000	1.7%	2
09/16/20	1824 Hannah Farms Court	4+3+1	2010	2542	\$519,900	\$512,000	-1.5%	41
08/31/20	1019 Ridge Crest Drive	4+3+1	1994	3068	\$449,900	\$447,700	-0.5%	20
08/07/20	930 Suzanne Way	4+4+1	2011	4464	\$599,000	\$575,000	-4.2%	52
06/26/20	654 Crossing Creek S	5+3+1	1991	3919	\$490,000	\$495,000	1.0%	7

This Month In Numbers:

(if no new listings enter the market)

0 Active Listings

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

0.6 Homes Selling per Month

0 Month Supply of Inventory