

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.



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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 **Jefferson Meadows** has gone down 1% from \$566,688 to \$558,441.

### TIME ON THE MARKET

Compared to one year ago, homes in Jefferson Meadows are spending 37% less time on the market (down from 43 to 27).

### SALES VOLUME

Over the past 12 months, 20 homes have sold in Jefferson Meadows which is 12 more homes sold during the same period last year with a 150% increase.

### VALUATION

Overall, there has been a gain in valuation, with price per square foot raising 5% - from \$168.12 to \$176.44.

### 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 Harrison Pond. 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
05/27/21	1150 Jackson Hole Drive	4+3+1	2004	3567	\$695,000	\$710,000	2.1%	2
05/14/21	7287 Poppy Hills Court	5+4+2	1991	4428	\$695,000	\$680,000	-2.2%	5
03/19/21	1610 Eagle Glen Drive	5+4+1	2003	3078	\$524,900	\$535,000	1.9%	7
03/15/21	1065 Jackson Hole Drive	4+3+2	2005	3799	\$559,900	\$575,000	2.6%	2
03/04/21	7362 Jefferson Meadows Drive	3+2+2	1991	1915	\$489,000	\$480,000	-1.9%	16
01/06/21	9014 Masterson Drive	5+2+1	2020	3300	\$444,418	\$444,418	0.0%	1
01/04/21	1233 Jackson Hole Drive	6+5+1	2005	4003	\$679,900	\$670,000	-1.5%	36
10/15/20	1355 Spanish Trail Court	4+3+1	1991	3529	\$530,000	\$530,000	0.0%	1
09/30/20	768 Poppy Hills Drive	4+3+1	2015	2839	\$474,900	\$470,000	-1.0%	16
09/28/20	790 Poppy Hills Drive	4+4+1	2015	3547	\$659,900	\$658,000	-0.3%	11
08/25/20	1137 Jackson Hole Drive	4+4+1	2004	3722	\$565,000	\$550,000	-2.7%	38
08/21/20	1173 Jackson Hole Drive	5+4+1	2004	3815	\$574,900	\$565,000	-1.8%	141
07/23/20	853 Poppy Hills Drive	6+4+0	2003	3247	\$569,900	\$558,120	-2.1%	10
07/17/20	778 Poppy Hills Drive	3+3+0	2013	1935	\$464,900	\$464,900	0.0%	1
07/01/20	1387 Spanish Trail Court	3+3+1	1991	2666	\$449,000	\$440,000	-2.0%	116

### This Month In Numbers:

(if no new listings enter the market)

0 Active Listings

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

1.6 Homes Selling per Month

0 Month Supply of Inventory