

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 the **New Albany Links, Upper Clarenton, and Tidewater** has increased 7% from \$505,440 to \$541,659.

TIME ON THE MARKET

Compared to one year ago, homes in these neighborhoods are spending 85% less time on the market (down from 73 to 11 days).

SALES VOLUME

Over the past 6 months, 17 homes have sold in these neighborhoods which is 5 more than the number of homes sold during the same period last year and a 42% increase from last year.

VALUATION

Overall, there has been a significant gain in valuation, with price per square foot rising 11% - from \$158.02 to \$175.72.

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 the New Albany Links, Upper Clarenton and Tidewater. 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
05/03/21	8673 Belworth Square	4+2+1	2005	2947	\$525,000	\$567,000	7.4%	3
04/23/21	7350 Britts Bend W	4+4+1	2007	3773	\$675,000	\$675,000	0.0%	2
04/22/21	6920 Margarum Bend	4+3+1	2004	3430	\$549,900	\$550,000	0.0%	2
04/06/21	7229 Talanth Place	4+3+2	2008	3313	\$665,000	\$680,000	2.2%	2
03/30/21	6864 Harper Lane	4+2+1	2014	3407	\$599,000	\$620,000	3.4%	2
03/17/21	6939 Camden Drive	2+3+1	2003	1832	\$349,900	\$365,000	4.1%	5
03/10/21	6853 Harper Lane	4+3+1	2015	3795	\$599,900	\$610,000	1.7%	1
02/19/21	6999 New Albany Links Drive	4+3+1	2002	2910	\$598,500	\$580,500	-3.1%	29
02/12/21	6919 Joysmith Circle	3+3+0	2002	1608	\$320,000	\$340,000	5.9%	4
01/30/21	6865 Wentworth Drive	4+3+1	2012	3760	\$585,000	\$585,000	0.0%	1
01/29/21	7220 Talanth Place	4+3+1	2004	3979	\$619,900	\$615,000	-0.8%	13
01/29/21	7037 Dean Farm Road	5+3+1	2000	3280	\$497,900	\$497,900	0.0%	3
01/28/21	5810 Jersey Drive	5+2+1	2003	2492	\$399,900	\$395,000	-1.2%	25
01/19/21	7262 New Albany Links Drive	4+4+1	2004	3112	\$589,900	\$600,000	1.7%	5
01/06/21	6900 Kindler Drive	4+3+1	2003	3332	\$563,500	\$565,500	0.4%	6
12/28/20	7013 Cunningham Drive	3+3+1	2002	2745	\$450,000	\$425,000	-5.9%	22
12/16/20	9130 McClellan Drive	4+4+1	2011	3834	\$619,900	\$612,000	-1.3%	65

This Month In Numbers:

(if no new listings enter the market)

0 Active Listings

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

2.8 Homes Selling per Month

0 Month Supply of Inventory