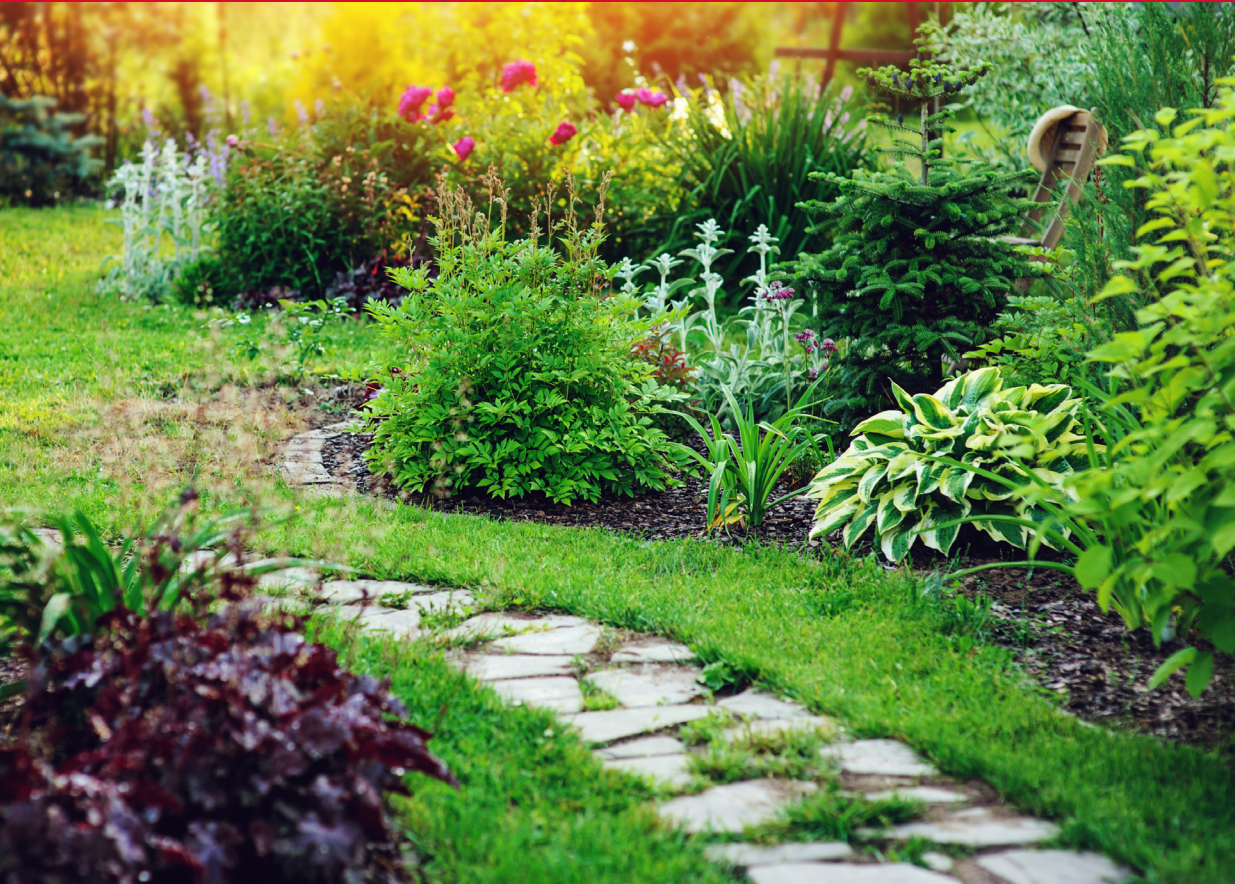


We specialize in helping our clients through life's biggest decisions. Whether buying or selling, we rely on a team of true area and market experts, as well as support staff to make the whole process seamless. Together, our clients expect more - and we deliver it for them.



**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 the **Preserve, Albany Park and Windsor** has increased 9% from \$338,823 to \$368,275.

TIME ON THE MARKET

Compared to one year ago, homes in the Preserve, Albany Park and Windsor are spending -41% less time on the market (down from 29 to 17).

SALES VOLUME

Over the past 6 months, 24 homes have sold in the New Albany Links which is 6 less than the number of homes sold during the same period last year and a 20% decrease from last year.

VALUATION

Overall, there has been a significant gain in valuation, with price per square foot raising 10% from \$158.57 to \$173.72.

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 Preserve, Albany Park, and Windsor. 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
05/26/21	6300 Hilltop Trail Drive	4+2+1	2003	2510	\$375,000	\$411,000	8.8%	1
05/26/21	4168 Windbud Drive 9-4168	3+2+1	2004	2105	\$299,900	\$310,000	3.3%	4
05/26/21	4190 Stoneworks Place 7-4190	2+2+0	2006	1860	\$309,900	\$357,500	13.3%	3
05/12/21	5022 Notting Hill Drive	4+2+1	2010	1788	\$419,900	\$420,000	0.0%	12
04/05/21	6108 Hilltop Trail Drive	3+2+1	2002	2162	\$369,900	\$400,000	7.5%	3
04/02/21	8194 Griswold Drive	4+2+1	2012	2796	\$429,000	\$447,000	4.0%	5
04/01/21	6425 Summers Nook Drive	4+2+1	2004	3068	\$414,900	\$450,000	7.8%	3
04/01/21	5060 Blackstone Edge Drive	4+2+1	2011	2274	\$412,000	\$412,000	0.0%	7
03/30/21	4309 Bridgelane Place	2+2+0	2004	1520	\$325,000	\$325,000	0.0%	19
03/16/21	4515 Flower Garden Drive	4+2+1	2002	1889	\$340,000	\$335,000	-1.5%	4
03/15/21	5003 Notting Hill Drive	4+2+1	2010	2868	\$458,000	\$490,000	6.5%	6
03/05/21	4217 Preservation Avenue	4+2+1	2005	2444	\$314,900	\$312,500	-0.8%	151
03/01/21	5067 Hearthstone Park Drive	3+2+1	2010	2276	\$425,000	\$425,000	0.0%	1
02/26/21	4774 Bosk Drive	3+2+1	1999	2250	\$360,000	\$355,000	-1.4%	58
02/26/21	8104 Griswold Drive	3+2+1	2004	2290	\$410,000	\$416,600	1.6%	1
01/11/21	4533 Dover Commons Court	3+3+1	2003	2119	\$389,900	\$416,000	6.3%	3
01/08/21	6473 Herb Garden Court	3+2+1	2000	2001	\$337,700	\$338,000	0.1%	57
12/30/20	5930 Tetlin Field Drive	4+2+1	2003	1778	\$328,900	\$328,900	0.0%	3
12/29/20	8029 Butterworth Green Drive	3+2+1	2014	2618	\$419,900	\$418,000	-0.5%	4
12/22/20	5025 Blackstone Edge Drive	3+2+2	2011	2790	\$399,900	\$400,000	0.0%	25
12/18/20	4516 Redwood Vine Drive	4+2+1	2002	1900	\$324,999	\$333,000	2.4%	5
12/16/20	6395 Albany Gardens Drive	3+2+1	1999	2203	\$359,000	\$350,000	-2.6%	21
12/04/20	6214 Brickside Drive	2+2+0	2007	1281	\$235,000	\$235,000	0.0%	17
12/04/20	4600 Herb Garden Drive	3+2+1	2002	2217	\$379,900	\$380,000	0.0%	4

This Month In Numbers:

(if no new listings enter the market)

1 Active Listings

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

4 Homes Selling per Month

0.25 Month Supply of Inventory