

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 **Hampsted Village, Hampsted Heath and Hampsted Green** has gone up 16% from \$431,812 to \$501,493.

### TIME ON THE MARKET

Compared to one year ago, homes in the Hampsted Village, Hampsted Heath and Hampsted Green are spending 50% less time on the market (down from 26 to 13 days).

### SALES VOLUME

Over the past 6 months, 15 homes have sold in the Hampsted Village, Hampsted Heath and Hampsted Green which is 1 less than the number of homes sold during the same period last year and a 6% decrease from last year.

### VALUATION

Overall, there has been a significant gain in valuation, with price per square foot raising 16% - from \$156.20 to \$181.85.

### 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



5930 TETLIN DRIVE



6425 SUMMERS NOOK



5084 UPPER MOUNT ROW



8073 GRISWOLD 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 the Hampsted Village, Hampsted Heath and Hampsted Green. 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
05/25/21	5081 Heath Gate Drive	3+2+1	1996	2810	\$469,900	\$495,000	5.1%	2
05/24/21	5132 Upper Mount	4+2+1	1997	2583	\$420,000	\$436,000	3.7%	5
05/14/21	5097 Marks Court	3+2+1	1999	2193	\$415,000	\$439,900	5.7%	4
05/12/21	4985 Cadogan Place	4+2+2	1995	3187	\$549,900	\$570,000	3.5%	6
05/10/21	7158 Tumblebrook Drive	5+3+2	2001	3446	\$625,000	\$640,000	2.3%	1
04/30/21	5272 Settlement Drive	3+2+1	1998	3208	\$499,900	\$488,786	-2.3%	21
04/16/21	5850 Harlem Road	3+2+0	1962	1282	\$309,900	\$305,000	-1.6%	72
02/26/21	7251 Fernridge Drive	7+4+1	2001	3474	\$640,000	\$615,000	-4.1%	39
02/24/21	5209 Settlement Drive	4+2+1	1998	2488	\$445,000	\$445,000	0.0%	8
02/23/21	4940 Brooksvie Circle	6+5+1	2002	4419	\$699,000	\$700,000	0.1%	21
02/19/21	5044 Heath Gate Drive	4+2+1	1996	3278	\$530,000	\$552,900	4.1%	2
02/16/21	6752 Headwater Trail	3+2+1	2000	2120	\$425,000	\$425,000	0.0%	6
01/29/21	4884 Brooksvie Circle	4+3+1	2003	3448	\$609,000	\$623,000	2.2%	6
01/27/21	7144 Connaught Drive	5+4+2	2001	2528	\$499,900	\$485,000	-3.1%	4
12/15/20	5084 Upper Mount Row	3+2+1	1999	2288	\$384,900	\$392,000	1.8%	3

### This Month In Numbers:

(if no new listings enter the market)

0 Active Listings

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

2.5 Homes Selling per Month

0 Month Supply of Inventory