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**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 **Wedgewood** from one year ago has gone up 32% from \$549,429 to \$722,707

TIME ON THE MARKET

Compared to one year ago, homes in Wedgewood are spending 57% less time on the market (down from 82 to 35).

SALES VOLUME

Over the past 6 months, 25 homes have sold in Wedgewood which is 11 more than the number of homes sold during the same time period last year with a 79% increase.

VALUATION

Overall, there has been a significant gain in valuation, with price per square foot increasing 23% - from \$163.90 to \$201.81.

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



Learning more about home sales in your area is always important. This report we have put together, for you, summarizes listings sold in Wedgewood. 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
05/28/21	4131 Brinsworth Drive	4+3+1	2005	4589	\$730,000	\$756,000	3.4%	4
05/28/21	10439 Delwood Place	3+2+0	2001	2110	\$435,000	\$475,000	8.4%	4
05/21/21	10929 Hastings Lane	5+4+1	1994	3934	\$749,900	\$787,000	4.7%	5
05/21/21	10800 Brinsworth Drive	5+5+1	2007	4641	\$1,100,000	\$1,050,000	-4.8%	19
05/18/21	9434 Pine Creek Drive	6+6+1	2012	3971	\$1,030,000	\$1,030,000	0.0%	5
05/12/21	5155 Stratford Avenue	4+3+1	1993	3576	\$675,000	\$700,000	3.6%	5
04/30/21	5076 Canterbury Drive	4+3+2	1999	4055	\$859,900	\$925,000	7.0%	2
04/09/21	3854 Delwood Drive	4+2+1	2001	2364	\$395,000	\$420,000	6.0%	2
04/02/21	4626 Stockport Circle	5+3+2	1997	3983	\$799,777	\$830,000	3.6%	2
03/26/21	8901 Creighton Drive	4+3+2	2011	2856	\$639,900	\$639,900	0.0%	2
03/25/21	10164 Wellington Boulevard	4+4+1	1991	3337	\$789,000	\$775,000	-1.8%	5
03/19/21	9634 Gibson Drive	6+4+0	2002	3714	\$560,000	\$550,000	-1.8%	159
03/15/21	10180 Braemar Drive	2+2+0	1986	1605	\$285,000	\$290,000	1.7%	2
03/15/21	4843 Paddington Way	5+3+2	1991	4408	\$849,900	\$837,500	-1.5%	3
02/24/21	9327 Pine Creek Drive	4+4+1	2007	3507	\$624,900	\$600,500	-4.1%	223
02/12/21	3933 Sandstone Circle	3+3+0	1994	1597	\$299,900	\$295,000	-1.7%	4
01/29/21	5175 Daryn Court	5+4+1	2006	3546	\$749,000	\$736,666	-1.7%	70
01/29/21	10510 Wellington Boulevard	5+4+1	2001	4595	\$898,800	\$879,900	-2.1%	99
01/22/21	5404 Stratford Avenue	5+3+1	1993	3199	\$719,000	\$720,000	0.1%	4
01/21/21	9366 Pine Creek Drive	5+4+1	2007	3790	\$899,000	\$877,000	-2.5%	99
01/21/21	10812 Buckingham Place	4+3+2	2006	4400	\$799,000	\$760,000	-5.1%	86
01/13/21	5236 Canterbury Drive	5+4+2	2001	4993	\$1,050,000	\$1,007,875	-4.2%	42
12/28/20	8252 Chippenham Drive	5+4+1	2001	3506	\$639,900	\$645,000	0.8%	4
12/28/20	10711 Preston Way	4+2+1	1993	3065	\$659,900	\$670,000	1.5%	3
12/08/20	5256 Woodbridge Avenue	4+4+1	1993	4009	\$829,900	\$785,000	-5.7%	21

This Month In Numbers:

(if no new listings enter the market)

1 Active Listings

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

4 Homes Selling per Month

0.24 Month Supply of Inventory