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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?

Below are general market trends for **Miranova, The Jackson, Eight on the Square, Parks Edge, & North Bank Condominiums** from the past 12 months compared to the same time period year over year, along with a summary of Supply and Demand in **Central Ohio** by price point.

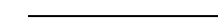
Miranova, The Jackson, Eight on the Square, Parks Edge, & North Bank Condominiums Market Trends	3/1/23-3/1/24	3/1/22-3/1/23	Annual Change
Number of Homes Sold	24	43	-44%
Average List Price	\$913,192	\$858,936	6%
Average Sales Price	\$890,013	\$837,424	6%
Average Price Per Square Foot	\$409.50	\$396.88	3%
Time on Market	33 Days	66 Days	-50%

Central Ohio Supply & Demand (by price point)	Homes Sold (Last 12 Months)	Inventory Supply (If no new listings enter market)	Type of Market
Over \$1 Million	470	4.26 Months	Seller
\$500K to \$1 Million	4,176	1.76 Months	Seller
Under \$500K	24,499	0.8 Months	Seller

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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 Miranova, The Jackson, Eight on the Square, Parks Edge, & North Bank Condominiums. 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
02/15/24	300 W Spring Street 504	2+2+0	2007	1921	\$749,900	\$700,000	-7.1%	57
01/29/24	250 W Spring Street 921	2+3+0	2016	3398	\$2,150,000	\$2,150,000	0.0%	1
01/26/24	250 W Spring Street 1013	2+2+1	2016	1638	\$875,000	\$875,000	0.0%	1
01/16/24	300 W Spring Street 515	2+2+0	1926	1862	\$595,000	\$595,000	0.0%	5
12/04/23	1145 N High Street 210	2+2+1	2010	1851	\$539,000	\$510,000	-5.7%	50
10/25/23	1 Miranova Place 1720	1+2+0	2000	1471	\$515,000	\$490,000	-5.1%	54
10/13/23	1 Miranova Place 825	2+2+0	2000	3300	\$1,200,000	\$1,200,000	0.0%	2
10/06/23	1 Miranova Place 2005	2+2+1	2000	1887	\$675,000	\$675,000	0.0%	1
09/29/23	1 Miranova Place 2125	3+2+1	2000	3300	\$1,225,000	\$1,100,000	-11.4%	51
09/01/23	1 Miranova Place 1225	2+2+0	2000	3300	\$1,200,000	\$1,200,000	0.0%	3
08/31/23	250 W Spring Street 823	2+2+1	2016	1976	\$1,295,000	\$1,240,000	-4.4%	1
08/31/23	250 W Spring Street 1023	2+2+1	2016	1993	\$1,295,000	\$1,272,500	-1.8%	13
08/03/23	1 Miranova Place 1805	3+2+1	2000	2440	\$919,900	\$885,000	-3.9%	116
06/29/23	1 Miranova Place 1025	2+2+1	2000	2440	\$949,900	\$925,000	-2.7%	20
06/16/23	250 W Spring Street 258	2+2+1	2016	1960	\$775,000	\$761,310	-1.8%	51
06/02/23	250 W Spring Street 925	2+2+1	2016	2091	\$1,299,000	\$1,299,000	0.0%	5
05/15/23	300 W Spring Street 513	2+2+0	1926	1960	\$595,000	\$595,000	0.0%	195
05/05/23	1 Miranova Place 1210	2+2+1	2000	1875	\$799,000	\$789,000	-1.3%	3
04/28/23	1 Miranova Place 615	1+2+0	2000	1413	\$550,000	\$465,000	-18.3%	2
04/28/23	8 E Broad Street 1000	2+2+1	1904	2680	\$769,000	\$770,000	0.1%	3
04/10/23	250 W Spring Street 926	2+2+1	2016	2288	\$1,285,000	\$1,250,000	-2.8%	1
03/29/23	1145 N High Street 301	2+2+0	2010	1271	\$405,000	\$380,000	-6.6%	143
03/23/23	250 W Spring Street 313	2+2+1	2016	1638	\$676,000	\$676,000	0.0%	3
03/15/23	300 W Spring Street 705	2+2+0	2007	1669	\$579,900	\$557,500	-4.0%	22

This Month In Numbers:
(if no new listings enter the market)

10 Active Listings
24 Sold from 3/1/23-3/1/24 (past 12 months)

2 Homes Selling per Month
5 Month Supply of Inventory

