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REAL ESTATE SERVICES

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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 **Gahanna: Academy Ridge, Crossing at McKenna Creek, Hannah Farms, & Parkwood** 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.

Gahanna Market Trends	3/1/23-3/1/24	3/1/22-3/1/23	Annual Change
Number of Homes Sold	13	17	-24%
Average List Price	\$757,946	\$593,824	28%
Average Sales Price	\$753,202	\$618,494	22%
Average Price Per Square Foot	\$207.29	\$184.18	13%
Time on Market	25 Days	5 Days	400%

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 Gahanna. 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
02/09/24	8425 Holmesdale Place	5+4+1	2015	3510	\$765,000	\$760,000	-0.7%	38
01/12/24	979 Heritage Street	5+4+1	2010	4224	\$799,000	\$790,000	-1.1%	74
01/09/24	974 Ridge Crest Drive	4+2+1	1994	3316	\$675,000	\$669,000	-0.9%	17
01/08/24	8444 Holmesdale Place	4+3+1	2014	3456	\$769,900	\$769,000	-0.1%	37
12/19/23	936 Suzanne Way	4+3+1	2013	3550	\$699,900	\$660,000	-6.0%	47
12/15/23	2951 Highland Woods Blvd	5+4+1	2017	3064	\$849,900	\$876,229	3.0%	1
12/06/23	1836 Hannah Farms Court	5+4+1	2008	4597	\$875,000	\$875,000	0.0%	46
11/03/23	8397 Laidbrook Place	4+3+1	2014	3866	\$809,900	\$760,000	-6.6%	27
08/21/23	385 Beecher Road	4+2+2	1994	2893	\$535,000	\$525,000	-1.9%	18
07/28/23	252 Deer Meadow Drive	4+2+2	1990	3835	\$574,900	\$560,000	-2.7%	18
06/30/23	1819 Hannah Farms Court	4+4+1	2008	3702	\$750,000	\$777,500	3.5%	2
05/12/23	8461 Sandycombe Drive	4+4+0	2018	3803	\$849,900	\$849,900	0.0%	2
04/20/23	8537 Sandycombe Drive	4+4+1	2019	3723	\$899,900	\$920,000	2.2%	1

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

**0** Active Listings  
**13** Sold from 3/1/23-3/1/24 (past 12 months)

**1** Home Selling per Month  
**0** Months Supply of Inventory

