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REAL ESTATE SERVICES

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.



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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 **Harrison Pond** 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.

Harrison Pond Market Trends	3/1/23-3/1/24	3/1/22-3/1/23	Annual Change
Number of Homes Sold	13	23	-43%
Average List Price	\$544,131	\$533,113	2%
Average Sales Price	\$553,531	\$561,870	-1%
Average Price Per Square Foot	\$212.01	\$197.08	8%
Time on Market	12 Days	7 Days	71%

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 Harrison Pond. 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
01/23/24	1448 Sedgefield Drive	2+3+0	1997	1650	\$355,000	\$365,000	2.7%	5
01/19/24	1273 Riker Drive	4+2+1	2000	3294	\$660,000	\$660,000	0.0%	1
01/12/24	1461 Sedgefield Drive	2+3+0	1996	1618	\$364,900	\$364,900	0.0%	16
12/14/23	1355 Bingham Mills Drive	5+3+1	1995	3778	\$697,000	\$697,000	0.0%	7
11/27/23	1414 Sedgefield Drive	2+3+0	1995	1618	\$359,000	\$335,000	-7.2%	81
10/10/23	1148 Northwood Circle	3+2+1	2002	2110	\$465,000	\$487,500	4.6%	1
08/31/23	1210 Paden Drive	4+2+1	2001	3020	\$599,900	\$599,000	-0.2%	14
08/24/23	1232 Pond Hollow Lane	4+2+1	1991	2784	\$599,000	\$599,000	0.0%	12
08/23/23	1152 Gwyndale Drive	3+2+1	2000	2564	\$515,000	\$550,000	6.4%	1
08/07/23	1215 Dobbins Drive	4+2+1	2001	2744	\$625,000	\$630,000	0.8%	2
07/27/23	1660 Harrison Pond Drive	4+2+1	2004	3284	\$599,900	\$630,000	4.8%	2
06/29/23	1303 Jensen Park Drive	4+2+1	1999	3200	\$585,000	\$643,500	9.1%	2
03/17/23	1178 Gwyndale Drive	5+3+1	1999	2692	\$649,000	\$635,000	-2.2%	17

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

1 Active Listing
13 Sold from 3/1/23-3/1/24 (past 12 months)

1.08 Homes Selling per Month
0.92 Month Supply of Inventory

