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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 **Jefferson Meadows** 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.

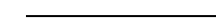
| Jefferson Meadows Market Trends | 3/1/23-3/1/24 | 3/1/22-3/1/23 | Annual Change |
|---------------------------------|---------------|---------------|---------------|
| Number of Homes Sold | 12 | 14 | -14% |
| Average List Price | \$850,558 | \$893,507 | -5% |
| Average Sales Price | \$814,297 | \$876,084 | -7% |
| Average Price Per Square Foot | \$200.58 | \$219.81 | -9% |
| Time on Market | 31 Days | 28 Days | 11% |

| 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 Jefferson Meadows. 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 |
|-----------|--------------------------|-----------------------------|------------|-------|-------------|-------------|--------------------------|----------------|
| 02/02/24 | 1401 Spanish Trail Court | 4+4+1 | 1991 | 4809 | \$995,000 | \$957,345 | -3.9% | 11 |
| 12/19/23 | 1555 Eagle Glen Drive | 4+4+1 | 2003 | 3034 | \$599,900 | \$590,000 | -1.7% | 31 |
| 11/15/23 | 7269 Poppy Hills Court | 3+3+1 | 1991 | 3647 | \$699,000 | \$707,000 | 1.1% | 61 |
| 11/13/23 | 1220 Jackson Hole Drive | 3+5+0 | 2011 | 5819 | \$1,280,000 | \$1,060,000 | -20.8% | 22 |
| 10/27/23 | 1641 Oxbow Drive | 5+4+4 | 1991 | 6541 | \$1,100,000 | \$1,050,000 | -4.8% | 112 |
| 10/20/23 | 1610 Eagle Glen Drive | 4+4+1 | 2003 | 3078 | \$599,900 | \$635,000 | 5.5% | 3 |
| 09/18/23 | 1220 Jackson Hole Drive | 4+5+0 | 2011 | 5819 | \$1,350,000 | \$1,280,000 | -5.5% | 8 |
| 08/23/23 | 7276 Poppy Hills Court | 4+3+2 | 1998 | 3626 | \$699,999 | \$725,000 | 3.4% | 4 |
| 08/08/23 | 853 Poppy Hills Drive | 5+4+0 | 2003 | 3247 | \$899,900 | \$890,000 | -1.1% | 3 |
| 05/15/23 | 1162 Poppy Hills Drive | 4+2+1 | 1995 | 3080 | \$595,000 | \$584,719 | -1.8% | 4 |
| 05/15/23 | 1339 Spanish Trail Court | 3+3+0 | 1995 | 2859 | \$639,000 | \$590,000 | -8.3% | 26 |
| 04/12/23 | 1027 Poppy Hills Drive | 4+3+1 | 1994 | 3895 | \$749,000 | \$702,500 | -6.6% | 82 |

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

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

1 Home Selling per Month
2 Months Supply of Inventory

