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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 **New Albany Country Club, The Reserve and Hawkmoor** from the past 6 months compared to the same time period year over year, along with a summary of Supply and Demand in **Central Ohio** by price point.

New Albany Market Trends	9/1/23-3/1/24	9/1/22-3/1/23	Annual Change
Number of Homes Sold	31	32	-3%
Average List Price	\$603,319	\$557,744	8%
Average Sales Price	\$602,111	\$557,399	8%
Average Price Per Square Foot	\$224.22	\$211.43	6%
Time on Market	13 Days	18 Days	-28%

Central Ohio Supply & Demand (by price point)	Homes Sold (Last 6 Months)	Inventory Supply (If no new listings enter market)	Type of Market
Over \$1 Million	209	4.79 Months	Seller
\$500K to \$1 Million	1,785	2.06 Months	Seller
Under \$500K	10,935	0.89 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 New Albany. 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	7589 Alpath Road	5+4+1	2000	3344	\$1,075,000	\$1,080,000	0.5%	10
02/08/24	7105 Armscote End	5+4+1	2016	4172	\$1,930,000	\$1,900,000	-1.6%	5
01/19/24	7721 Sutton Place	4+4+1	2001	3340	\$1,199,900	\$1,125,000	-6.7%	89
12/12/23	7255 Southfield Road	4+4+1	2007	3582	\$899,900	\$1,000,000	10.0%	4
12/01/23	7852 Fenway Road	7+5+2	1999	7565	\$2,850,000	\$2,850,000	0.0%	4
11/30/23	19 Keswick	4+4+1	2005	2512	\$940,000	\$940,000	0.0%	1
11/30/23	7534 King George Drive	3+3+1	1996	3167	\$995,000	\$1,030,000	3.4%	4
11/27/23	4 Bottomley Crescent Road	4+4+2	1991	4770	\$3,475,000	\$3,100,000	-12.1%	16
11/27/23	4433 Middle Aspinwall	4+3+1	1997	4391	\$1,295,000	\$1,200,000	-7.9%	48
11/16/23	9 Alban Mews	3+4+1	1998	3598	\$1,225,000	\$1,300,000	5.8%	3
11/06/23	4037 Chelsea Green E	4+5+1	2012	3844	\$1,250,000	\$1,250,000	0.0%	1
11/03/23	3993 Redford Court	4+4+2	2001	4516	\$1,200,000	\$1,200,000	0.0%	1
11/01/23	7585 N Goodrich Square	4+4+2	1993	3301	\$999,900	\$962,500	-3.9%	20
10/27/23	4945 Yantis Drive	6+4+2	1999	4670	\$1,475,000	\$1,467,000	-0.5%	14
10/16/23	7557 Ogden Woods Boulevard	4+3+1	1996	3413	\$995,000	\$995,000	0.0%	10
10/09/23	7611 Ogden Woods Boulevard	4+4+1	1997	3496	\$1,200,000	\$1,147,500	-4.6%	5
09/28/23	2 Keswick Commons	3+4+1	2003	2500	\$925,000	\$940,000	1.6%	1
09/25/23	2 Richmond Square	3+3+1	2006	2363	\$719,900	\$715,000	-0.7%	7
09/22/23	7492 King George Drive	3+3+1	1994	2706	\$975,000	\$975,000	0.0%	1
09/22/23	4047 Chelsea Green E	5+4+1	2011	3513	\$1,075,000	\$1,175,000	8.5%	2
09/15/23	15 Keswick	3+3+1	2003	2496	\$850,000	\$850,000	0.0%	1
09/15/23	7590 Brandon Road	6+6+2	2003	7880	\$2,750,000	\$2,500,000	-10.0%	173
09/12/23	7000 Oxford Loop N	5+4+1	2022	4051	\$1,587,000	\$1,587,000	0.0%	258
09/12/23	37 Pickett Place	4+4+1	2001	3844	\$825,000	\$976,000	15.5%	2
09/08/23	11 Richmond Square	2+2+2	2016	2496	\$675,000	\$675,000	0.0%	1
09/07/23	4721 Yantis Drive	5+6+2	1992	6615	\$3,500,000	\$3,100,000	-12.9%	35

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

**1** Active Listing  
**26** Sold from 9/1/23-3/1/24 (past 6 months)

**4.33** Homes Selling per Month  
**0.23** Month Supply of Inventory