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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 **New Albany Links, Upper Clareton, Tidewater, Enclave at New Albany, Wentworth Crossing and Millbrook at Sugar Run** 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.

New Albany Market Trends	3/1/23-3/1/24	3/1/22-3/1/23	Annual Change
Number of Homes Sold	20	21	-5%
Average List Price	\$770,410	\$670,238	15%
Average Sales Price	\$779,228	\$696,857	12%
Average Price Per Square Foot	\$249.19	\$212.87	17%
Time on Market	15 Days	7 Days	114%

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 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
01/31/24	5681 Sugarwood Drive	4+2+1	2004	2728	\$599,000	\$545,000	-9.9%	172
11/16/23	7071 Maynard Place E	3+3+1	2001	2746	\$699,000	\$700,000	0.1%	12
09/15/23	6947 New Albany Links Drive	5+3+1	2003	3181	\$779,000	\$730,000	-6.7%	41
09/14/23	6991 Cunningham Drive	5+4+1	2002	3132	\$784,900	\$799,000	1.8%	3
07/31/23	7302 New Albany Links Drive	5+4+1	2013	3514	\$1,050,000	\$1,125,650	6.7%	3
07/31/23	6935 Cunningham Drive	5+3+1	2007	3508	\$725,000	\$725,000	0.0%	6
07/24/23	5415 Snider Loop	5+3+1	2010	2584	\$549,000	\$588,000	6.6%	5
07/06/23	7237 New Albany Links Drive	4+3+2	2011	3131	\$850,000	\$850,000	0.0%	2
07/03/23	6960 Grate Park Drive	4+3+1	2004	2394	\$559,900	\$610,000	8.2%	6
06/30/23	5450 Aldie Mill Drive	4+4+1	2017	4071	\$1,150,000	\$1,100,000	-4.5%	5
06/26/23	7507 New Albany Links Drive	5+4+1	2019	3401	\$1,299,000	\$1,275,000	-1.9%	3
06/23/23	7242 New Albany Links Drive	4+3+1	2007	3160	\$750,000	\$807,000	7.1%	3
06/08/23	6721 New Albany Road E	3+2+1	2005	2087	\$570,000	\$560,000	-1.8%	18
06/01/23	6999 New Albany Links Drive	4+3+1	2002	2910	\$749,900	\$720,000	-4.2%	2
05/19/23	6862 Harper Lane	5+3+2	2015	3643	\$819,900	\$820,000	0.0%	2
05/17/23	5345 Snider Loop	4+2+1	2010	2176	\$449,900	\$511,000	12.0%	4
05/05/23	7061 Maynard Place	3+2+1	2001	2944	\$639,900	\$639,900	0.0%	3
04/20/23	9215 Pamplin Way	4+4+1	2006	3780	\$899,000	\$899,000	0.0%	3
04/14/23	7030 Maynard Place E	4+3+0	2002	2968	\$599,900	\$605,014	0.8%	5
04/14/23	7407 New Albany Links Drive	4+3+1	2013	4267	\$884,900	\$975,000	9.2%	1

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

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

**1.67** Homes Selling per Month  
**0** Month Supply of Inventory

