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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 **The Preserve, Albany Park and Windsor** 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	45	50	-10%
Average List Price	\$466,147	\$460,842	1%
Average Sales Price	\$478,740	\$477,735	0%
Average Price Per Square Foot	\$228.46	\$219.10	4%
Time on Market	14 Days	10 Days	40%

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
02/23/24	4397 Cohagen Crossing Drive	4+2+1	2004	2448	\$545,000	\$540,000	-0.9%	17
02/23/24	5053 Butterworth Green Drive	3+2+1	2014	2899	\$595,000	\$605,000	1.7%	4
02/20/24	4347 Bridgeside Place 19	2+2+0	2004	1469	\$335,000	\$330,000	-1.5%	97
02/08/24	4124 Aumbrey Court 37	2+2+0	2005	1281	\$339,900	\$399,900	15.0%	39
12/15/23	4280 Preservation Avenue	3+2+1	2004	2146	\$449,900	\$444,000	-1.3%	40
12/15/23	4402 Cohagen Crossing Drive	4+2+1	2005	2549	\$509,900	\$505,000	-1.0%	4
12/06/23	5973 Painted Leaf Drive	3+2+1	2004	1870	\$450,000	\$440,000	-2.3%	3
11/30/23	8064 Scarborough Hall Drive	4+2+1	2015	2684	\$675,000	\$675,000	0.0%	32
11/20/23	6224 Stonewalk Lane 1	2+2+0	2005	1627	\$359,900	\$357,500	-0.7%	22
11/15/23	6049 Tetlin Field Drive	4+2+1	2000	2058	\$449,900	\$465,000	3.2%	1
10/20/23	6193 Preve Ridge Drive	4+2+1	1999	1835	\$395,000	\$461,000	14.3%	6
10/18/23	4203 Windsor Bridge Place 5	2+2+0	2003	1376	\$369,900	\$369,000	-0.2%	19
10/13/23	4404 Haybury Drive	4+2+2	2002	1972	\$489,900	\$515,000	4.9%	2
10/04/23	4335 Bridgeside Place 18	2+2+0	2004	1469	\$319,900	\$319,900	0.0%	39
09/29/23	4401 Oaks Shadow Drive	4+2+2	2003	2972	\$629,900	\$610,000	-3.3%	40
09/29/23	4968 Butterworth Green Drive	3+2+1	2008	2467	\$585,000	\$585,000	0.0%	32
09/29/23	4511 Crooked Cedar Drive	4+2+1	2000	2182	\$539,900	\$532,000	-1.5%	12
09/05/23	5105 Hearthstone Park Drive	4+2+1	2014	2690	\$589,000	\$605,000	2.6%	2
08/31/23	4615 Herb Garden Drive	3+2+1	2001	2012	\$479,000	\$500,000	4.2%	6
08/11/23	6143 Blaverly Drive	3+2+1	2002	2422	\$579,900	\$587,000	1.2%	11
08/08/23	5941 Preserve Boulevard	4+2+1	1999	2091	\$464,900	\$516,000	9.9%	3
08/01/23	8055 Parsons Pass	3+2+1	2005	2485	\$589,999	\$605,100	2.5%	5
08/01/23	4172 Windbud Drive	2+2+0	2004	1469	\$339,900	\$339,900	0.0%	10
07/19/23	5007 Blackstone Edge Drive	4+2+1	2009	2672	\$595,000	\$615,000	3.3%	9
07/17/23	6434 Albany Gardens Drive	4+2+1	1999	1790	\$419,999	\$450,000	6.7%	2
07/17/23	4384 Cordova Drive	4+2+2	2001	2469	\$599,800	\$653,000	8.1%	4
07/10/23	4383 Bridgeside Place	3+2+1	2004	2075	\$349,900	\$334,700	-4.5%	34
07/07/23	8272 Griswold Drive	3+2+1	2008	1886	\$409,900	\$421,000	2.6%	4
07/05/23	8224 Griswold Drive	3+2+1	2004	1994	\$400,000	\$425,000	5.9%	3
06/30/23	4204 Windbud Drive 7-4204	2+2+0	2004	1469	\$340,000	\$340,000	0.0%	10
06/27/23	4405 Cohagen Crossing Drive	4+3+1	2004	3380	\$599,000	\$652,521	8.2%	3
06/16/23	4301 Bridgeside Place	3+2+1	2004	2075	\$330,000	\$330,000	0.0%	3
06/09/23	8080 Griswold Drive	3+2+1	2009	2173	\$559,000	\$585,000	4.4%	3
05/31/23	5102 Blackstone Edge Drive	3+2+1	2013	3063	\$600,000	\$600,000	0.0%	10
05/12/23	4361 Bridgeside Place 20-436	3+2+1	2004	2075	\$339,900	\$335,900	-1.2%	16
05/11/23	5954 Big Cypress Drive	3+2+1	2003	1922	\$429,900	\$450,000	4.5%	5
05/01/23	5952 Wilderness Drive	4+2+1	2004	2418	\$525,000	\$550,000	4.5%	3
05/01/23	5067 Notting Hill Drive	3+2+1	2010	2816	\$532,000	\$532,000	0.0%	3
04/24/23	4223 Cobbler Road 16-422	2+2+0	2008	1627	\$359,900	\$359,900	0.0%	4
04/17/23	6216 Brickside Drive 24-621	3+2+1	2007	2013	\$329,900	\$325,000	-1.5%	34
04/01/23	4138 Windsor Bridge Place 11-413	3+2+0	2003	1520	\$339,000	\$345,000	1.7%	6
03/21/23	4234 Windsor Bridge Place 28-423	2+2+0	2004	1376	\$369,900	\$369,000	-0.2%	28
03/17/23	5037 Hearthstone Park Drive	5+4+1	2008	2831	\$639,900	\$702,000	8.8%	3
03/07/23	4185 Windsor Bridge Place 4-4185	2+2+0	2003	1461	\$357,000	\$357,000	0.0%	5
03/04/23	4405 Haybury Drive	4+3+1	2001	2096	\$469,900	\$505,000	7.0%	2

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

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

3.75 Homes Selling per Month
0.27 Month Supply of Inventory

