

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.



**Your Needs Come First.  
Put Our Expertise To Work.**



614.924.9000  
TheRainesGroup.com  
LuxuryhomesOH.com

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 **Hampstead Village, Heath and Green** 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	23	31	-26%
Average List Price	\$629,213	\$594,223	6%
Average Sales Price	\$641,930	\$625,065	3%
Average Price Per Square Foot	\$243.22	\$220.94	10%
Time on Market	11 Days	7 Days	57%

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

**CURIOUS  
HOW MUCH  
EQUITY YOU  
HAVE IN  
YOUR  
HOME?**

Scan the code



**We have 10 Buyers  
looking in your  
neighborhood.**



# THE RAINES GROUP

REAL ESTATE SERVICES

## 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
02/02/24	7376 Tumblebrook Drive	5+3+1	2001	2927	\$699,900	\$760,000	7.9%	3
01/26/24	4964 Heath Gate Drive	5+3+1	1995	2285	\$615,000	\$600,000	-2.5%	58
12/11/23	6781 Upper Brook Way	3+3+1	1998	2279	\$574,900	\$575,000	0.0%	33
12/06/23	7108 Bowermoss Drive	3+2+1	1999	3083	\$685,000	\$685,000	0.0%	58
12/04/23	5164 Upper Mount Row	3+2+1	1997	2018	\$560,000	\$564,000	0.7%	2
10/27/23	5160 Mount Row	4+2+1	2002	2603	\$599,900	\$580,000	-3.4%	4
10/06/23	6765 Upper Brook Way	3+2+2	1999	2039	\$539,900	\$520,000	-3.8%	3
09/01/23	5256 Sugar Run Drive	4+2+1	1999	3070	\$699,900	\$695,000	-0.7%	18
08/28/23	4985 Cadogan Place	5+2+2	1995	3187	\$675,000	\$670,000	-0.7%	7
08/18/23	7145 Bowermoss Drive	4+3+2	1997	3245	\$775,000	\$764,000	-1.4%	10
08/14/23	7472 Tottenham Place	4+2+1	1996	3037	\$659,900	\$700,000	5.7%	1
07/14/23	5142 Settlement Drive	4+3+1	1999	3726	\$775,000	\$860,000	9.9%	7
07/10/23	4893 Meadway Drive	4+2+1	1996	2528	\$649,900	\$675,000	3.7%	1
07/07/23	6826 Bishops Wood Road	5+3+1	2002	2406	\$619,900	\$613,000	-1.1%	5
06/29/23	5013 Cadogan Place	3+2+1	1996	2672	\$670,000	\$670,000	0.0%	1
06/20/23	5178 Marks Court	4+4+1	2000	2341	\$599,000	\$630,000	4.9%	2
05/30/23	6719 Headwater Trail	3+2+1	1999	2442	\$569,900	\$650,000	12.3%	4
05/04/23	5057 Heath Gate Drive	3+2+1	1995	2346	\$500,000	\$540,000	7.4%	3
04/19/23	6720 Headwater Trail	4+2+1	2001	2461	\$575,000	\$590,000	2.5%	6
04/19/23	6685 Lower Brook Way	4+3+1	2002	2476	\$599,000	\$602,500	0.6%	3
04/06/23	5084 Upper Mount	3+2+1	1999	2288	\$550,000	\$554,500	0.8%	1
03/30/23	7210 Fernridge Drive	3+2+1	2002	3050	\$679,900	\$666,500	-2.0%	26
03/24/23	7376 Tottenham Place	4+2+1	1996	2671	\$599,900	\$599,900	0.0%	4

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

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

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

