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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 **Wedgewood** 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.

Wedgewood Market Trends	3/1/23-3/1/24	3/1/22-3/1/23	Annual Change
Number of Homes Sold	44	44	0%
Average List Price	\$698,943	\$733,450	-5%
Average Sales Price	\$695,531	\$743,348	-6%
Average Price Per Square Foot	\$233.36	\$240.52	-3%
Time on Market	16 Days	14 Days	14%

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 Wedgewood. 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
01/22/24	8544 Creighton Drive	4+3+2	2008	4946	\$975,000	\$995,000	2.0%	121
12/20/23	10719 Southwind Drive	2+1+0	1997	878	\$150,000	\$142,000	-5.6%	24
11/30/23	4139 Bishopsgate Way	4+2+1	2005	3838	\$605,000	\$605,000	0.0%	1
11/30/23	4720 Krendale Drive	4+3+1	2023	2789	\$869,010	\$869,010	0.0%	1
11/21/23	10717 Southwind Drive	2+1+0	1997	878	\$150,000	\$137,000	-9.5%	21
10/30/23	10554 Wellington Boulevard	4+2+1	1993	3257	\$845,000	\$800,000	-5.6%	63
10/30/23	4314 Weybridge Court	2+2+0	1995	1605	\$385,000	\$390,000	1.3%	3
10/19/23	9366 Emerson Drive	4+3+1	2002	4066	\$939,900	\$925,000	-1.6%	13
10/17/23	10125 Juliana Circle	2+2+0	2002	2043	\$429,900	\$426,000	-0.9%	53
10/16/23	8877 Creighton Drive	4+4+1	2011	3896	\$1,049,000	\$1,125,000	6.8%	3
10/12/23	9808 Oxford Circle	3+2+1	1998	2052	\$699,900	\$680,000	-2.9%	90
10/06/23	3865 Sandstone Circle	3+3+0	1994	1597	\$329,900	\$323,000	-2.1%	14
09/29/23	10505 Wellington Boulevard	4+4+1	1999	4085	\$950,000	\$910,000	-4.4%	20
09/28/23	10697 Preston Way	4+4+1	1993	4178	\$1,050,000	\$1,032,500	-1.7%	12
09/21/23	10335 Wellington Boulevard	5+4+1	1991	4034	\$849,900	\$830,000	-2.4%	3
09/18/23	10526 Wellington Boulevard	5+4+1	1993	3808	\$899,900	\$950,000	5.3%	4
09/01/23	5221 Woodbridge Avenue	5+5+2	1993	4950	\$1,199,999	\$1,050,000	-14.3%	13
09/01/23	10247 Braemar Drive	2+2+0	1995	1605	\$364,900	\$364,900	0.0%	8
08/31/23	3861 Sandstone Circle	3+3+0	1994	1597	\$335,000	\$340,000	1.5%	3
08/18/23	4677 Cranleigh Court	5+4+1	2000	3348	\$997,000	\$1,025,000	2.7%	6
08/18/23	3885 Oakbrook Lane	2+2+0	1994	1232	\$314,900	\$314,900	0.0%	5
08/16/23	10036 Lavenham Circle W	2+2+0	2002	1851	\$415,000	\$418,000	0.7%	2
08/11/23	10371 Forest Glen Place	5+4+2	1993	5401	\$1,495,000	\$1,418,750	-5.4%	7
08/11/23	9445 Creighton Drive	4+4+1	2005	2939	\$749,900	\$725,000	-3.4%	7
08/08/23	4549 Finsbury Drive	4+4+1	2004	3499	\$899,900	\$899,900	0.0%	8
07/21/23	8223 Bibury Lane	4+3+1	2005	3746	\$765,000	\$765,000	0.0%	3
07/11/23	10199 Braemar Drive	2+2+0	1996	1869	\$419,000	\$440,000	4.8%	3
06/30/23	5230 Woodbridge Avenue	5+4+1	1993	4181	\$1,200,000	\$1,125,000	-6.7%	11
06/28/23	10785 Rushden Court	5+4+1	1998	3467	\$899,700	\$1,075,000	16.3%	4
06/09/23	4165 Brinsworth Drive	5+4+1	2012	3507	\$775,000	\$930,000	16.7%	5
06/09/23	9999 Juliana Circle	3+3+0	2004	2043	\$435,000	\$447,500	2.8%	3
05/24/23	10553 Wellington Boulevard	5+4+1	1992	4075	\$929,000	\$919,900	-1.0%	3
05/23/23	3882 Sandstone Circle	2+2+0	1994	1232	\$299,000	\$290,000	-3.1%	22
05/18/23	3920 Sandstone Circle	2+2+0	1994	1232	\$295,000	\$295,000	0.0%	39
05/11/23	5192 Preston Court	5+5+2	1993	4247	\$1,375,000	\$1,295,000	-6.2%	6
05/10/23	3861 Sandstone Circle	3+3+0	1994	1597	\$314,900	\$305,000	-3.2%	8
05/08/23	10566 Wellington Boulevard	3+4+1	2003	3522	\$875,000	\$875,000	0.0%	1
05/05/23	3853 Oakbrook Lane	3+2+0	1994	1597	\$320,000	\$339,000	5.6%	4
05/01/23	10160 Juliana Circle	2+2+0	2003	2043	\$420,000	\$420,000	0.0%	6
04/10/23	3911 Wedgewood Place Drive	4+2+1	1997	2448	\$450,000	\$450,000	0.0%	1
04/06/23	10828 Buckingham Place	4+3+0	1992	2676	\$625,000	\$641,000	2.5%	4
03/31/23	10694 Scarborough Way	4+4+1	1991	3771	\$847,900	\$850,000	0.2%	4
03/21/23	5151 Woodbridge Avenue	5+4+2	1993	5100	\$1,275,000	\$1,150,000	-10.9%	80
03/06/23	3880 Sandstone Circle	2+2+0	1994	1232	\$285,000	\$295,000	3.4%	5

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

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

3.67 Homes Selling per Month
1.36 Month Supply of Inventory

