



What’s Happening In The Market?

The housing market remains steady and strong! Remember these are only general market trends. We can see the average list price in **Colts Neck** has gone down 23% from \$1,36,410 to \$1,048,788.

TIME ON THE MARKET

Compared to one year ago, homes in this neighborhood are spending 75% less time on the market (down from 132 to 33.).

SALES VOLUME

Over the past 12 months, 9 homes have sold in Colts Neck which is 1 fewer than the number of homes sold during the same time period last year with a 10% decrease.

VALUATION

Overall, there has been a significant increase in valuation, with price per square foot rising 7% - from \$180.40 to \$192.93.

SUPPLY & DEMAND IN CENTRAL OHIO

Over \$1M

We are seeing a unprecedented seller’s market in this price range with 61 active homes and 342 homes selling in the last 12 months leaving us with just over 2 months of inventory.

Between \$500K and \$1M

We are seeing an unprecedented sellers market in this price range with 285 active homes and 3,291 homes selling in the last 12 months leaving us with just over 1 month of inventory.

Under \$500K

We are seeing an unprecedented seller’s market in this price range with 1,184 active homes and 34,583 homes selling in the last 12 months leaving us with approximately 13 days of inventory.

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Put Our Expertise To Work.



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SOLD DATE	ADDRESS	BEDROOMS + FULL + HALF BATH	YEAR BUILT	SQ FT	LIST PRICE	SOLD PRICE	DIFF LIST VS. SOLD PRICE	DAYS ON MARKET
12/21/21	2556 Swisher Creek Drive	5+5+1	1996	5175	\$850,000	\$825,000	-3.0%	7
09/27/21	2641 Swisher Creek Drive	6+6+1	2003	8381	\$1,699,800	\$1,699,800	0.0%	3
09/24/21	7977 Creek Hollow Road	4+3+1	2003	3840	\$699,990	\$695,000	-0.7%	52
09/14/21	8184 Kesegs Way	5+5+2	2005	8636	\$1,999,500	\$1,875,000	-6.6%	64
07/16/21	8258 Kesegs Way	4+3+3	1996	4914	\$995,000	\$1,050,000	5.2%	1
05/28/21	8437 Creek Hollow Road	6+5+1	2000	3969	\$800,000	\$750,000	-6.7%	35
05/28/21	7874 Creek Hollow Road	4+4+1	1998	5242	\$669,900	\$750,000	10.7%	3
03/31/21	2284 Cob Tail Way	4+4+0	1992	3415	\$774,900	\$740,000	-4.7%	75
03/19/21	7948 Creek Hollow Road	5+5+1	1998	5619	\$950,000	\$920,0000	-3.3%	57

This Month In Numbers:

(if no new listings enter the market)

1 Active Listings

9 Sold from 2/1/21 – 2/1/22 (past 12 months)

0.75 Homes Selling per Month

1.33 Month Supply of Inventory