

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.



614.855.8700

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?

The housing market remains steady and strong! Remember these are only general market trends. We can see the average list price in **Sixty Spring, Arena District Lofts and Buggy Works** is similar to the previous year at \$276,778.

TIME ON THE MARKET

Compared to one year ago, homes in this neighborhood are spending 33% less time on the market (down from 79 to 53).

SALES VOLUME

Over the past 12 months, 32 homes have sold in these neighborhoods which is 23 more than the number of homes sold during the same time period last year with a 256% increase.

VALUATION

Overall, there has been a significant decrease in valuation, with price per square foot falling 11% - from \$271.21 to \$242.26.

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 35,583 homes selling in the last 12 months leaving us with approximately 13 days of inventory.

Listed By The Raines Group

View all of our listings at TheRainesGroup.com



For your own **FREE**
comparative market analysis,
scan the QR code!

SOLD DATE	ADDRESS	BEDROOMS + FULL + HALF BATH	YEAR BUILT	SQ FT	LIST PRICE	SOLD PRICE	DIFF LIST VS. SOLD PRICE	DAYS ON MARKET
01/31/22	60 E Spring Street 204	2+2+0	2005	960	\$189,900	\$199,900	5.0%	35
01/28/22	448 W Nationwide Boulevard 321	2+2+1	1902	1596	\$539,900	\$520,000	-3.8%	83
11/18/21	221 N Front Street 110	1+1+0	1920	956	\$197,500	\$195,000	-1.3%	215
11/02/21	221 N Front Street 502	1+1+0	1920	956	\$215,000	\$215,000	0.0%	109
10/13/21	448 W Nationwide Boulevard 417	2+1+1	1902	1171	\$359,900	\$357,500	-0.7%	5
09/28/21	448 W Nationwide Boulevard 410	2+1+1	1902	1182	\$355,000	\$355,000	0.0%	3
09/17/21	221 N Front Street 401	1+1+0	1920	1127	\$239,900	\$220,000	-9.0%	208
09/17/21	60 E Spring Street 214	2+2+0	2005	1258	\$284,900	\$280,000	-1.8%	3
09/17/21	60 E Spring Street 401	1+1+0	2005	910	\$225,000	\$225,000	0.0%	3
08/31/21	60 E Spring Street 119	2+2+0	2005	1540	\$274,900	\$270,000	-1.8%	9
08/12/21	448 W Nationwide Boulevard 414	2+1+1	1902	1182	\$339,500	\$339,500	0.0%	13
07/21/21	221 N Front Street 111	1+1+0	1920	988	\$202,000	\$210,000	3.8%	8
07/07/21	60 E Spring Street 327	1+1+0	1940	640	\$164,900	\$160,000	-3.1%	13
06/24/21	221 N Front Street 307	1+2+0	1920	1642	\$375,000	\$350,000	-7.1%	65
06/21/21	448 W Nationwide Boulevard 322	2+2+0	1902	1596	\$559,500	\$559,500	0.0%	8
06/09/21	60 E Spring Street 503	2+2+1	2005	1354	\$269,900	\$260,000	-3.8%	7
05/10/21	221 N Front Street 509	1+1+0	1920	858	\$249,900	\$250,000	0.0%	3
05/07/21	60 E Spring Street 412	1+1+0	2005	722	\$189,900	\$175,000	-8.5%	16
05/06/21	448 W Nationwide Boulevard 314	1+1+1	1902	1182	\$354,900	\$350,000	-1.4%	18
04/30/21	60 E Spring Street 105	1+1+0	2005	570	\$129,900	\$132,400	1.9%	66
04/29/21	60 E Spring Street 115	2+2+0	1940	1540	\$260,000	\$260,000	0.0%	1
04/15/21	221 N Front Street 304	2+2+0	1920	1212	\$349,900	\$332,000	-5.4%	4
03/31/21	60 E Spring Street 508	1+1+0	2005	660	\$159,000	\$159,000	0.0%	3
03/19/21	448 W Nationwide Boulevard 305	2+1+1	1902	1109	\$329,900	\$326,000	-1.2%	26
03/19/21	448 W Nationwide Boulevard 317	2+1+1	1902	1171	\$349,000	\$350,000	0.3%	5
03/16/21	60 E Spring Street 116	2+2+0	2005	1220	\$229,900	\$232,900	1.3%	8
03/15/21	60 E Spring Street 126	2+2+1	2005	1705	\$299,000	\$304,000	1.6%	144
03/15/21	221 N Front Street 505	2+2+0	1920	1422	\$410,000	\$395,000	-3.8%	10
03/05/21	221 N Front Street 211	1+1+0	1920	940	\$199,900	\$199,900	0.0%	328
03/04/21	60 E Spring Street 506	1+1+0	2005	660	\$157,500	\$157,500	0.0%	1
*List Includes 30 Most Recent Homes Sales								

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

5 Active Listings

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

2.67 Homes Selling per Month

1.88 Month Supply of Inventory