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Your Needs Come First.  
Put Our Expertise To Work.



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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 **Miranova, The Jackson, Eight on the Square, Parks Edge and the North Bank Condominiums** has gone up 40% from \$633,097 to \$885,477.

### TIME ON THE MARKET

Compared to one year ago, homes in this neighborhood are spending 45% less time on the market (down from 104 to 57).

### SALES VOLUME

Over the past 12 months, 43 homes have sold in these buildings which is 11 more than the number of homes sold during the same time period last year with a 34% increase.

### VALUATION

Overall, there has been a significant increase in valuation, with price per square foot rising 12% - from \$329.54 to \$369.56.

### 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

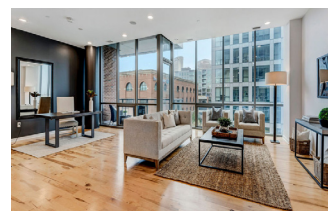
We are seeing an unprecedented sellers market in this price range with 285 active homes and 3,291 homes selling in the last 12 months leaving us with just over 1 month of inventory.

#### 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

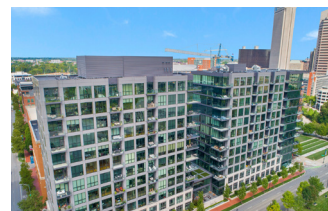
View all of our listings at TheRainesGroup.com



300 W SPRING ST #501



250 W SPRING ST #816



250 W SPRING ST #711



1145 N. HIGH STREET, 702



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
01/27/22	250 W Spring Street 613	2+2+1	2016	1638	\$699,900	\$685,000	-2.2%	36
01/14/22	1 Miranova Place 710	2+2+1	2000	1875	\$503,000	\$500,000	-0.6%	147
01/10/22	250 W Spring Street 813	2+2+1	2016	1638	\$739,900	\$721,500	-2.6%	1
01/07/22	300 W Spring Street 1103	2+2+1	2007	2486	\$899,000	\$899,000	0.0%	167
01/07/22	250 W Spring Street 413	2+2+1	2016	1638	\$615,000	\$600,000	-2.5%	41
12/31/21	1145 N High Street 308	2+2+1	2010	1856	\$568,900	\$560,000	-1.6%	74
12/29/21	250 W Spring Street 1113	2+2+1	2016	1638	\$850,000	\$850,000	0.0%	1
12/07/21	1145 N High Street 201	2+2+0	2010	1271	\$427,900	\$405,000	-5.7%	18
12/03/21	1 Miranova Place 1740	2+2+0	2000	1700	\$549,900	\$525,000	-4.7%	28
11/30/21	250 W Spring Street 314	2+2+1	2016	2124	\$885,000	\$850,000	-4.1%	24
11/12/21	250 W Spring Street 615	2+2+1	2016	2036	\$995,000	\$970,225	-2.6%	1
11/04/21	300 W Spring Street 501	2+2+0	2007	1728	\$599,900	\$620,000	3.2%	19
10/26/21	1 Miranova Place 1725	2+2+1	2000	3300	\$1,049,900	\$975,000	-7.7%	109
10/22/21	250 W Spring Street 823	2+2+1	2016	1976	\$969,000	\$957,000	-1.3%	2
10/01/21	8 E Broad Street 1100	3+2+1	1904	2680	\$779,700	\$767,500	-1.6%	200
09/27/21	300 W Spring Street 1102	2+2+1	2007	2237	\$890,000	\$890,000	0.0%	86
09/15/21	1 Miranova Place 2200	3+3+2	2001	3736	\$1,775,000	\$1,525,000	-16.4%	63
08/31/21	1 Miranova Place 1210	3+2+1	2000	1875	\$595,000	\$570,000	-4.4%	4
08/25/21	1 Miranova Place 715	1+2+0	2000	1413	\$400,000	\$400,000	0.0%	1
08/20/21	1145 N High Street 208	2+2+1	2010	2210	\$629,900	\$609,000	-3.4%	177
08/06/21	300 W Spring Street 1501	2+2+0	2007	1789	\$699,000	\$705,000	0.9%	117
08/02/21	250 W Spring Street 626	2+2+1	2016	2288	\$1,080,000	\$1,000,000	-8.0%	79
07/28/21	1 Miranova Place 610	2+2+1	2000	1875	\$629,000	\$629,000	0.0%	22
07/23/21	1145 N High Street 703	2+2+1	2010	2765	\$1,100,000	\$1,100,000	0.0%	1
07/02/21	1 Miranova Place 2120	1+2+0	2000	1471	\$449,900	\$435,000	-3.4%	11
06/30/21	300 W Spring Street 407	2+2+0	1926	1563	\$520,000	\$520,000	0.0%	4
06/18/21	300 W Spring Street	2+2+1	2007	2237	\$840,000	\$850,000	1.2%	60
06/04/21	250 W Spring Street 231	2+2+0	2016	1595	\$565,000	\$572,500	1.3%	1
06/03/21	250 W Spring Street 725	2+2+1	2016	2091	\$869,900	\$869,900	0.0%	10
06/03/21	250 W Spring Street 312	2+2+1	2016	1938	\$795,000	\$780,000	-1.9%	1
*List Includes 30 Most Recent Homes Sales								

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

13

Active Listings

43

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

3.58

Homes Selling per Month

3.63

Month Supply of Inventory