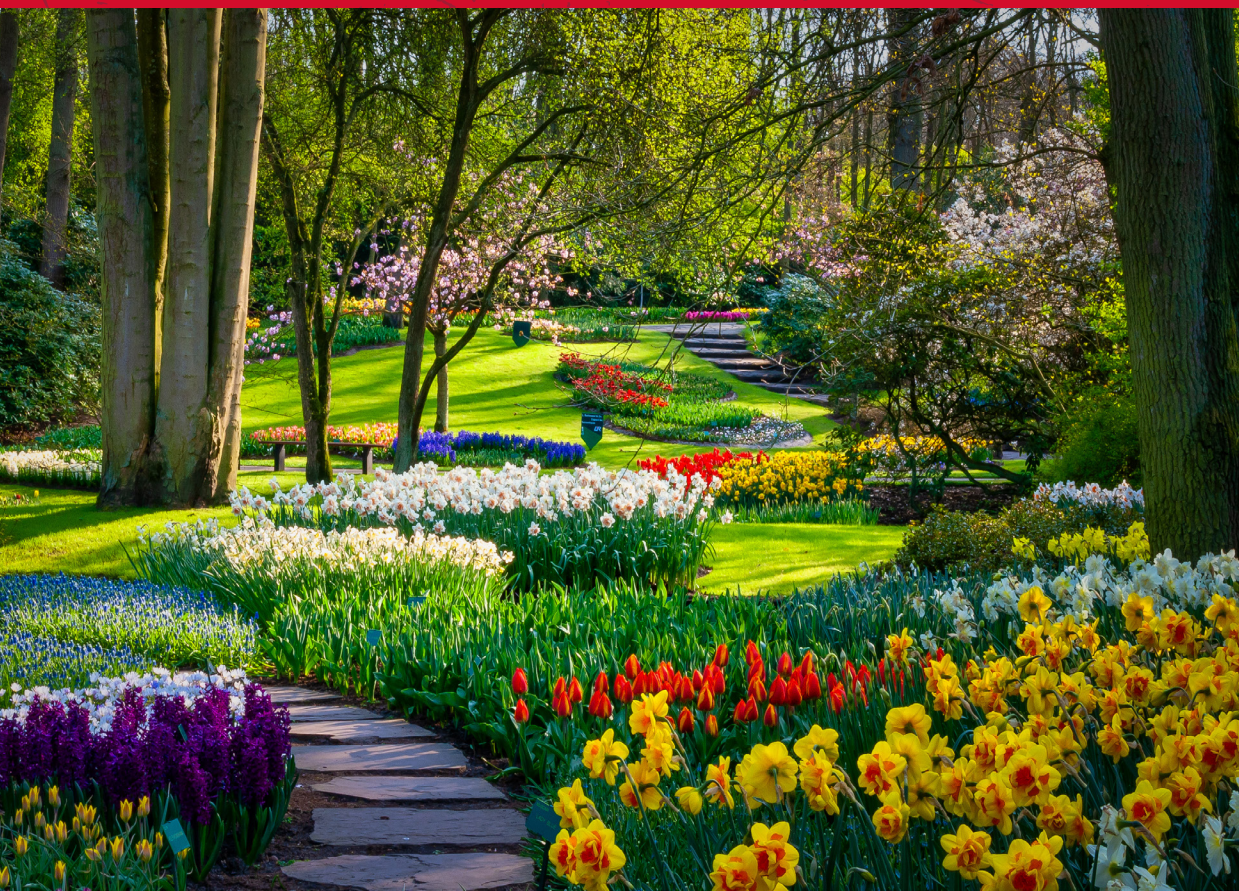


We specialize in helping our clients through life's biggest decisions. Whether buying or selling, we rely on a team of true area and market experts, as well as support staff to make the whole process seamless. Together, our clients expect more - and we deliver it for them.



Your Needs Come First.
Put Our Expertise To Work.



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TheRainesGroup.com

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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?

The housing market remains steady and strong! Remember these are only general market trends. We can see the average list price in **Academy Ridge, Crossing at McKenna Creek, Hannah Farms, Spring Brook, Farms at Jefferson & Parkwood** has gone up 17% from \$498,318 to \$582,425.

TIME ON THE MARKET

Compared to one year ago, homes in this neighborhood are spending 20% less time on the market (down from 20 to 16).

SALES VOLUME

Over the past 12 months, 9 homes have sold in Gahanna which is 2 fewer than the number of homes sold during the same time period last year with a 18% decrease.

VALUATION

Overall, there has been a significant increase in valuation, with price per square foot rising 15% - from \$148.26 to \$171.06.

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.

Sold 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
12/13/21	210 Crossing Creek N	5+3+1	1989	3106	\$569,900	\$600,000	5.0%	5
10/22/21	1008 Reece Ridge Drive	4+3+1	1998	2650	\$499,900	\$500,000	0.0%	7
10/21/21	2964 Highland Hills Blvd	431	2017	3916	\$799,900	\$800,000	0.0%	6
10/07/21	650 Crossing Creek S	5+3+1	1991	3853	\$549,800	\$575,000	4.4%	4
09/30/21	977 Ridge Crest Drive	4+2+1	1996	2696	\$435,000	\$435,000	0.0%	72
06/25/21	1031 Ridge Crest Drive	4+3+1	1997	3172	\$495,000	\$495,000	0.0%	1
06/04/21	1836 Hannah Farms Court	5+4+1	2008	4597	\$699,999	\$695,000	-0.7%	4
03/29/21	8373 Holmesdale Place	4+3+1	2015	3507	\$609,900	\$603,500	-1.1%	5

This Month In Numbers:

(if no new listings enter the market)

0 Active Listings

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

1 Homes Selling per Month

0 Month Supply of Inventory