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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 **Harrison Pond** has gone up 8% from \$436,176 to \$469,694.

### TIME ON THE MARKET

Compared to one year ago, homes in this neighborhood are spending 70% more time on the market (up from 10 to 17).

### SALES VOLUME

Over the past 12 months, 19 homes have sold in Harrison Pond which is 2 more than the number of homes sold during the same time period last year with a 12% increase.

### VALUATION

Overall, there has been a significant increase in valuation, with price per square foot rising 21% - from \$149.39 to \$180.05.

### 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.

## Listed By The Raines Group

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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
01/14/22	1101 Northwood Circle	3+2+1	2003	2680	\$525,000	\$536,000	2.1%	2
12/20/21	1039 Challis Springs Drive	4+2+1	2001	2395	\$449,900	\$465,000	3.2%	11
11/19/21	6675 Clark State Road	4+3+1	2013	3635	\$850,000	\$800,000	-6.3%	83
11/03/21	1152 Gwyndale Drive	3+2+1	2000	2564	\$449,900	\$430,000	-4.6%	12
10/27/21	1446 Sedgefield Drive	2+3+0	1997	1650	\$325,000	\$315,000	-3.2%	80
10/08/21	1360 Lindenwald Drive	4+3+1	1997	2732	\$475,000	\$460,000	-3.3%	30
09/30/21	1650 Minturn Drive	4+2+1	2003	2652	\$485,900	\$495,900	2.0%	4
09/23/21	1365 Havant Drive	3+2+1	2002	2179	\$405,000	\$410,000	1.2%	20
08/23/21	1562 Sydney Glen Court	4+2+1	2000	2949	\$475,000	\$501,450	5.3%	4
08/02/21	1165 Northwood Circle	3+3+0	2003	2060	\$414,900	\$410,000	-1.2%	4
07/23/21	1252 Pond Hollow Lane	4+2+1	1992	2950	\$530,000	\$500,000	-6.0%	36
07/21/21	1203 Dobbins Drive	4+2+2	1997	2588	\$500,000	\$497,000	-0.6%	1
07/09/21	1731 Harrison Pond Drive	3+2+2	2001	3000	\$424,900	\$424,900	0.0%	5
06/25/21	1699 Harrison Pond Drive	4+2+1	2000	2834	\$434,900	\$485,000	10.3%	3
05/28/21	1131 Gwyndale Drive	4+2+1	2001	2754	\$420,000	\$427,717	1.8%	2
05/24/21	1500 Harrison Pond Drive	4+2+1	1997	2372	\$439,888	\$425,000	-3.5%	13
04/14/21	1116 Gwyndale Drive	3+2+1	2000	2425	\$399,900	\$420,000	4.8%	4
03/30/21	1221 Whispering Meadow Court	4+2+1	1992	2468	\$419,000	\$425,000	1.4%	4
03/19/21	1310 Harrison Pond Drive	4+2+1	1992	2703	\$500,000	\$490,000	-2.0%	6

This Month In Numbers:

(if no new listings enter the market)

0

Active Listings

19

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

1.58

Homes Selling per Month

0

Month Supply of Inventory