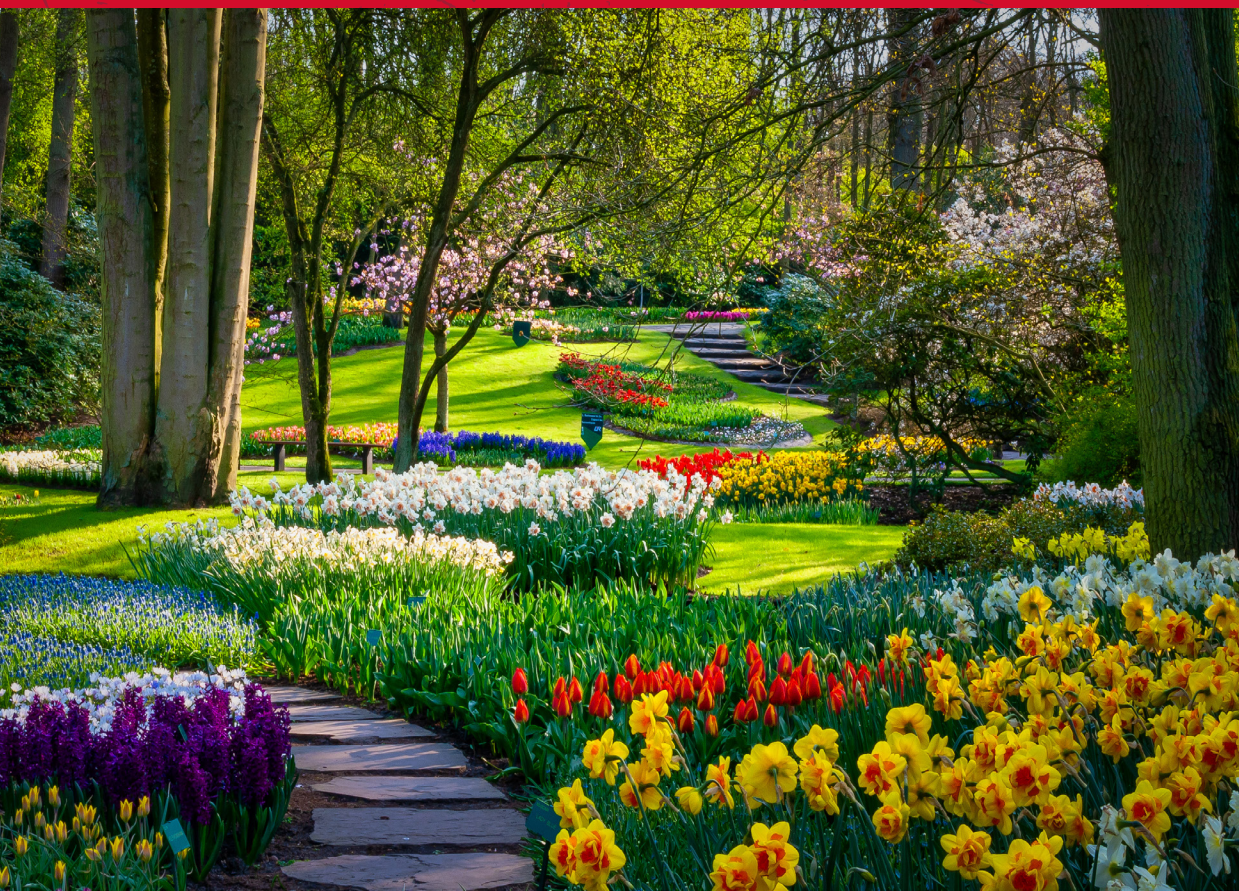


We specialize in helping our clients through life's biggest decisions. Whether buying or selling, we rely on a team of true area and market experts, as well as support staff to make the whole process seamless. Together, our clients expect more - and we deliver it for them.



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Put Our Expertise To Work.



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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 **Jefferson Meadows** has gone up 23% from \$542,432 to \$667,957.

TIME ON THE MARKET

Compared to one year ago, homes in this neighborhood are spending 79% less time on the market (down from 48 to 10).

SALES VOLUME

Over the past 12 months, 19 homes have sold in Jefferson Meadows which is 6 more than the number of homes sold during the same time period last year with a 46% increase.

VALUATION

Overall, there has been a significant increase in valuation, with price per square foot rising 15% - from \$169.60 to \$194.58.

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



984 POPPY HILLS DRIVE



6938 WYNFIELD DRIVE



7620 DOVER RIDGE COURT



1220 ELKHORN DRIVE



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
01/18/22	1387 Spanish Trail Court	3+3+1	1991	2616	\$549,000	\$546,000	-0.5%	4
11/16/21	984 Poppy Hills Drive	4+4+1	2001	3056	\$619,900	\$655,000	5.4%	2
10/19/21	1245 Jackson Hole Drive	4+3+1	2004	3180	\$565,000	\$550,000	-2.7%	80
10/04/21	6999 Sun Valley Court	4+3+1	2001	3295	\$450,000	\$450,000	0.0%	10
09/27/21	1338 Elkhorn Drive	4+4+1	2002	3034	\$569,900	\$570,000	0.0%	18
09/13/21	1655 Eagle Glen Drive	5+4+1	2003	3454	\$679,900	\$688,500	1.2%	2
08/13/21	1510 Oxbow Drive	5+4+1	1996	3840	\$625,000	\$642,000	2.6%	3
08/09/21	1220 Elkhorn Drive	3+4+1	2004	4145	\$1,299,000	\$1,125,000	-15.5%	12
07/30/21	790 Poppy Hills Drive	4+4+1	2015	3547	\$714,990	\$740,000	3.4%	11
07/30/21	7442 Spanish Bay Court	3+3+1	1995	3407	\$529,900	\$543,000	2.4%	1
07/15/21	1125 Jackson Hole Drive	4+3+1	2005	3504	\$679,900	\$679,900	0.0%	3
07/15/21	788 Poppy Hills Drive	4+2+1	2006	2096	\$495,000	\$520,000	4.8%	3
06/28/21	1085 Poppy Hills Drive	4+3+1	1994	3030	\$549,900	\$549,900	0.0%	5
06/07/21	1195 Elkhorn Drive	5+6+1	2007	6934	\$1,399,990	\$1,515,000	7.6%	4
05/27/21	1150 Jackson Hole Drive	4+3+1	2004	3567	\$695,000	\$710,000	2.1%	2
05/14/21	7287 Poppy Hills Court	5+4+2	1991	4428	\$695,000	\$680,000	-2.2%	5
03/19/21	1610 Eagle Glen Drive	5+4+1	2003	3078	\$524,900	\$535,000	1.9%	7
03/15/21	1065 Jackson Hole Drive	4+3+2	2005	3799	\$559,900	\$575,000	2.6%	2
03/04/21	7362 Jefferson Meadows Drive	3+2+2	1991	1915	\$489,000	\$480,000	-1.9%	16

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