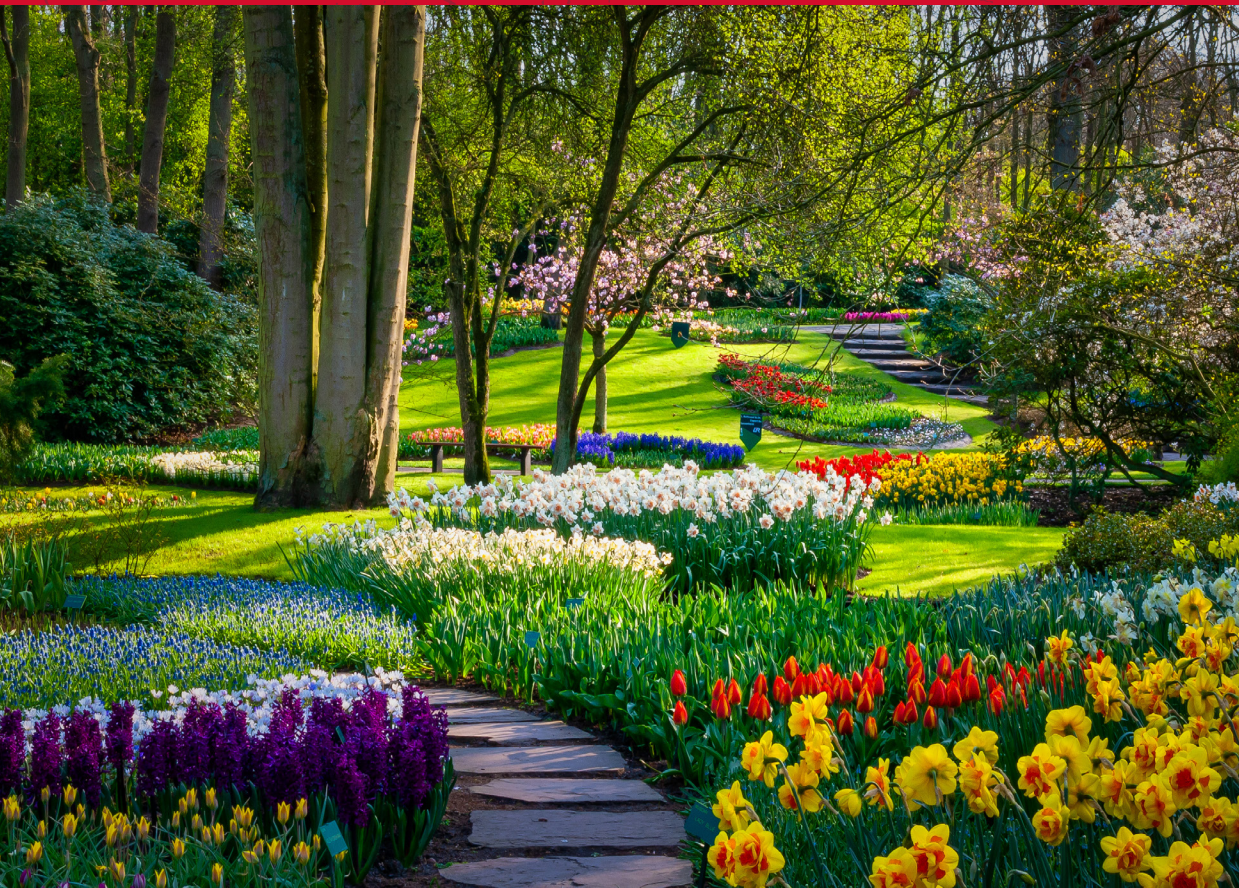


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If your property is currently listed with another REALTOR,® please pardon our proactive marketing approach. It is not our intention to solicit the offerings of other REALTOR'S®.

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 **New Albany Country Club, The Reserve and Hawksmoor** has gone up 8% from \$984,720 to \$1,067,791.

TIME ON THE MARKET

Compared to one year ago, homes in New Albany Country Club, The Reserve and Hawksmoor are spending 43% less time on the market (down from 35 to 20).

SALES VOLUME

Over the past 6 months, 45 homes have sold in these neighborhoods which 11 fewer homes sold during the same time period last year with a 20% decrease.

VALUATION

Overall, there has been a significant increase in valuation, with price per square foot rising 18% - from \$219.78 to \$259.72.

SUPPLY & DEMAND IN CENTRAL OHIO

Over \$1M

We are seeing a unprecedented seller's market in this price range with 61 active homes and 164 homes selling in the last 6 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 1,656 homes selling in the last 6 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 17,734 homes selling in the last 6 months leaving us with approximately 12 days of inventory.

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3 KESWICK COMMONS



7823 CALVERTON SQ



9 NEW ALBANY FARMS



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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	4022 Prince George Lane	4+3+3	2 1992	3676	\$839,900	\$839,900	0.0%	19
01/21/22	4075 James River Road	5+3+1	1994	2821	\$780,000	\$780,000	0.0%	2
01/05/22	7548 Ogden Woods Boulevard	5+5+1	2001	4238	\$1,275,000	\$1,385,000	7.9%	3
12/29/21	7477 King George Drive	2+2+2	1995	2350	\$599,000	\$615,000	2.6%	5
12/28/21	7319 Ealy Court	4+5+1	1995	6787	\$1,585,000	\$1,150,000	-37.8%	52
12/10/21	4514 Ashton Green	3+2+1	1993	3128	\$859,999	\$865,999	0.7%	3
12/09/21	7593 Fenway Road	5+5+1	1992	4772	\$1,295,000	\$1,384,000	6.4%	1
12/07/21	7528 Fenway Road	5+6+2	1995	6889	\$1,590,000	\$1,400,000	-13.6%	188
12/03/21	4520 Ackerly Farm Road	5+4+1	2021	5000	\$1,020,000	\$1,020,000	0.0%	27
12/01/21	4611 Goodheart Court	7+5+2	1991	5006	\$1,199,900	\$1,190,000	-0.8%	110
11/30/21	4615 Yantis Drive	6+5+2	1993	6001	\$1,750,000	\$1,500,000	-16.7%	10
11/29/21	11 Richmond Square	2+2+2	2016	2496	\$569,900	\$560,000	-1.8%	27
11/29/21	3731 Head Of Pond Road	4+3+2	1996	3800	\$955,000	\$1,000,000	4.5%	2
11/22/21	5949 Lower Bremo Lane	3+3+1	1995	2531	\$599,000	\$599,000	0.0%	4
11/19/21	3625 Eyre Hall Pass	5+4+2	2002	4762	\$949,900	\$980,000	3.1%	4
11/12/21	7181 Lambton Park Road	6+6+2	2007	7743	\$2,399,000	\$2,182,500	-9.9%	67
11/12/21	7698 Roxton Court	6+5+2	2001	5041	\$995,000	\$1,000,000	0.5%	4
11/10/21	7823 Straits Lane	4+3+1	2014	3586	\$739,900	\$775,000	4.5%	2
11/05/21	3585 Drayton Hall S	5+3+1	1999	2316	\$649,900	\$638,000	-1.9%	76
11/01/21	3 Keswick Commons	3+3+1	2003	2832	\$699,900	\$689,000	-1.6%	5
10/29/21	7933 Straits Farm N	3+2+1	2014	3142	\$749,900	\$715,000	-4.9%	25
10/29/21	4181 Sudbrook Square W	5+4+1	1994	4277	\$949,000	\$965,000	1.7%	2
10/25/21	4452 Olmsted Road	5+5+1	2004	3512	\$999,995	\$915,000	-9.3%	80
10/19/21	8 New Albany Farms Road	5+6+2	1996	6578	\$1,850,000	\$1,725,000	-7.2%	45
10/12/21	3719 Head Of Pond Road	4+4+1	1996	4034	\$850,000	\$850,000	0.0%	1
10/08/21	4103 Bremo Recess	4+3+1	1993	3009	\$649,900	\$696,000	6.6%	3
10/05/21	3 Ealy Crossing S	4+5+2	2011	6868	\$2,150,000	\$2,150,000	0.0%	1
09/29/21	7558 King George Drive	3+4+1	1993	2799	\$719,000	\$780,000	7.8%	1
09/24/21	85 Keswick Drive	3+4+1	2017	2457	\$824,900	\$840,000	1.8%	3
*List Includes 30 Most Recent Homes Sales								

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

2 Active Listings

45 Sold from 8/1/21 - 2/1/22 (past 6 months)

7.5 Homes Selling per Month

0.27 Month Supply of Inventory