



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 Links, Upper Clarenton, and Tidewater** has gone up 11% from \$509,415 to \$564,285.

TIME ON THE MARKET

Compared to one year ago, homes in this neighborhood are spending 33% less time on the market (down from 27 to 18).

SALES VOLUME

Over the past 12 months, 40 homes have sold in these neighborhoods which is 1 more than the number of homes sold during the same time period last year with a 3% increase.

VALUATION

Overall, there has been a significant increase in valuation, with price per square foot rising 14% - from \$164.70 to \$187.41.

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.

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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®.

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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
01/21/22	7074 Maynard Place E	5+4+1	2002	3090	\$589,995	\$580,000	-1.7%	92
11/29/21	9140 Mcclellan Drive	5+4+1	2011	3424	\$699,000	\$725,000	3.6%	5
11/19/21	7030 Maynard Place E	4+3+0	2002	2968	\$474,999	\$476,000	0.2%	17
11/08/21	6912 Keesee Circle	2+2+2	2000	2491	\$349,900	\$325,000	-7.7%	48
11/01/21	6842 Wardell Loop	4+3+1	2013	2928	\$579,900	\$579,900	0.0%	6
10/29/21	7355 Stone Gate Drive	4+4+1	2007	3364	\$645,000	\$623,000	-3.5%	4
10/14/21	6854 Harper Lane	4+2+1	2015	2712	\$499,900	\$526,000	5.0%	1
10/11/21	6981 Cunningham Drive	5+3+2	2002	3344	\$540,000	\$540,000	0.0%	1
09/24/21	6964 New Albany Road E	4+3+1	2002	2330	\$499,997	\$500,000	0.0%	6
09/23/21	6956 New Albany Road E	4+3+1	2001	2821	\$544,900	\$527,000	-3.4%	57
09/17/21	6935 Cunningham Drive	5+3+1	2007	3508	\$639,000	\$590,000	-8.3%	66
09/03/21	6980 Cunningham Drive	4+3+1	2003	3564	\$574,900	\$590,500	2.6%	4
08/17/21	5697 Sugarwood Drive	4+2+2	2004	2668	\$469,900	\$423,000	-11.1%	12
08/13/21	8923 Grate Park Square	4+4+1	2005	3259	\$624,900	\$624,900	0.0%	127
08/13/21	5355 Fort Ward Drive	5+4+1	2007	4252	\$900,000	\$925,000	2.7%	2
08/12/21	6715 New Albany Road E	3+2+1	2005	3057	\$474,900	\$474,900	0.0%	38
08/09/21	7062 Maynard Place	5+2+1	2001	3074	\$529,900	\$540,000	1.9%	3
07/30/21	6970 Cunningham Drive	3+2+1	2005	2750	\$499,000	\$470,000	-6.2%	55
07/30/21	8888 Grate Park Square	3+2+0	1852	2030	\$400,000	\$400,000	0.0%	46
07/26/21	6994 Kindler Drive	5+3+1	2003	3950	\$624,900	\$652,000	4.2%	2
07/23/21	7150 Sumption Drive	6+4+1	2004	3026	\$529,900	\$525,000	-0.9%	8
07/23/21	6916 New Albany Road E	3+3+1	2003	1832	\$369,900	\$354,000	-4.5%	20
07/23/21	6855 Margarum Bend	4+3+2	2005	3441	\$635,000	\$665,000	4.5%	3
07/19/21	7462 New Albany Links Drive	4+3+1	2018	3628	\$840,000	\$855,000	1.8%	3
07/07/21	5470 Snider Loop	4+3+1	2011	2764	\$499,900	\$518,000	3.5%	3
07/01/21	7375 Britts Bend W	4+4+1	2007	3592	\$674,900	\$675,000	0.0%	12
06/30/21	6934 Camden Drive	2+3+1	2005	2024	\$359,900	\$386,218	6.8%	5
06/29/21	7417 New Albany Links Drive	5+4+1	2007	3615	\$749,000	\$830,000	9.8%	1
06/18/21	6870 Harper Lane	4+3+1	2015	2510	\$529,900	\$555,000	4.5%	2
06/15/21	5360 Fort Ward Drive	4+3+2	2013	4011	\$699,900	\$785,000	10.8%	2
*List Includes 30 Most Recent Home Sales								

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

1 Active Listings

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

3.3 Homes Selling per Month

0.3 Month Supply of Inventory