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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 **Preserve, Albany Park and Windsor** has gone up 13% from \$370,500 to \$419,410.

TIME ON THE MARKET

Compared to one year ago, homes in this neighborhood are spending 71% less time on the market (down from 21 to 6).

SALES VOLUME

Over the past 6 months, 40 homes have sold in these neighborhoods which is 4 fewer than the number of homes sold during the same time period last year with a 9% decrease.

VALUATION

Overall, there has been a significant increase in valuation, with price per square foot rising 14% - from \$164.14 to \$187.84.

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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SOLD DATE	ADDRESS	BEDROOMS + FULL + HALF BATH	YEAR BUILT	SQ FT	LIST PRICE	SOLD PRICE	DIFF LIST VS. SOLD PRICE	DAYS ON MARKET
01/25/22	6152 Brickside Drive 21-615	2+2+0	2007	1860	\$350,000	\$350,000	-4.5%	5
01/05/22	6280 Brickside Drive	3+2+1	2006	2013	\$345,900	\$345,900	-0.6%	19
12/23/21	4424 Cordova Drive	4+2+1	2003	2362	\$429,000	\$429,000	-2.6%	18
12/23/21	5031 Hearthstone Park Drive	3+2+2	2009	3257	\$549,500	\$549,500	-0.8%	12
12/22/21	8038 Loomis Drive	3+2+1	2015	2475	\$475,000	\$475,000	0.0%	1
12/13/21	4526 Flower Garden Drive	3+2+1	2002	1893	\$365,000	\$365,000	6.4%	3
12/08/21	8164 Griswold Drive	4+2+1	2004	1972	\$420,000	\$420,000	0.0%	1
12/01/21	5905 Big Cypress Drive	3+2+1	2003	1778	\$370,000	\$370,000	0.0%	4
11/30/21	5090 Blackstone Edge Drive	3+2+1	2013	2891	\$499,900	\$499,900	2.9%	2
11/22/21	4416 Cordova Drive	4+2+1	2001	2758	\$449,900	\$449,900	0.5%	9
11/18/21	8127 Parsons Pass	4+2+1	2008	2520	\$485,000	\$485,000	0.0%	3
11/17/21	5074 Hearthstone Park Drive	3+2+1	2014	3118	\$489,900	\$489,900	4.9%	4
11/15/21	4417 Cordova Drive	4+2+1	2002	2976	\$479,000	\$479,000	0.0%	9
11/12/21	8290 Griswold Drive	3+2+1	2006	1760	\$370,000	\$370,000	-4.2%	12
11/04/21	4782 Bosk Drive	3+2+1	2003	2076	\$384,900	\$384,900	0.7%	6
11/03/21	4504 Battles Street	5+3+1	1999	2200	\$435,000	\$435,000	6.5%	4
11/02/21	6230 Brickside Drive 25-623	2+2+0	2006	1860	\$365,000	\$365,000	8.8%	5
10/29/21	6252 Brickside Drive	2+2+0	2007	1627	\$340,000	\$340,000	0.0%	3
10/26/21	5958 Twin Pine Drive	4+3+1	2003	2182	\$359,000	\$359,000	10.4%	7
10/13/21	6303 Thomas Jeffrey	3+3+0	2016	2462	\$425,000	\$425,000	1.2%	30
10/08/21	4520 Dover Commons Court	4+3+1	2002	2340	\$450,000	\$450,000	0.0%	4
10/05/21	4158 Greensbury Drive	3+2+1	2003	1328	\$339,900	\$339,900	5.7%	3
10/01/21	4121 Aumbrey Court 34-412	2+2+0	2005	1627	\$340,000	\$340,000	0.0%	12
09/27/21	4288 Preservation Avenue	3+2+1	2004	2368	\$339,500	\$339,500	4.4%	4
09/11/21	6100 Hilltop Trail Drive	3+2+1	2003	2832	\$424,900	\$424,900	0.0%	4
09/09/21	5093 Hearthstone Park Drive	3+2+1	2014	2854	\$439,900	\$439,900	-1.1%	20
09/07/21	4273 Bridgelane Place 30-427	3+2+0	2004	1520	\$334,900	\$334,900	8.2%	1
09/03/21	6473 Commons Park Court	3+3+1	2001	2012	\$429,000	\$429,000	-2.1%	7
09/01/21	5081 Hearthstone Park Drive	3+3+1	2015	3126	\$479,900	\$479,900	4.0%	4
08/31/21	4979 Hearthstone Park Drive	5+3+1	2006	2732	\$474,900	\$474,900	1.1%	2

\*List Includes 30 Most Recent Homes Sales

This Month In Numbers:

(if no new listings enter the market)

0 Active Listings

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

6.7 Homes Selling per Month

0 Month Supply of Inventory