



Your Needs Come First.
Put Our Expertise To Work.



614.855.8700
TheRainesGroup.com
LuxuryhomesOH.com

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 **Hampsted Village, Hampsted Heath and Hampsted Green** has gone up 15% from \$451,878 to \$517,498.

TIME ON THE MARKET

Compared to one year ago, homes in this neighborhood are spending 25% more time on the market (up from 8 to 10).

SALES VOLUME

Over the past 12 months, 43 homes have sold in Hampsted Village which is 2 fewer than the number of homes sold during the same time period last year with a 4% decrease.

VALUATION

Overall, there has been a significant increase in valuation, with price per square foot rising 9% - from \$167.21 to \$182.22.

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

View all of our listings at TheRainesGroup.com



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
01/19/22	6680 Headwater Trail	3+2+1	1999	2442	\$419,000	\$419,000	0.0%	1
01/07/22	4128 Audley Road	5+3+1	2000	3374	\$599,900	\$599,900	2.5%	7
12/20/21	7368 Tottenham Place	5+3+1	1996	3551	\$599,900	\$599,900	6.3%	1
12/16/21	7352 Hampsted Square S	4+3+1	1996	3361	\$550,000	\$550,000	10.6%	2
11/30/21	7123 Addington Road	4+2+1	1997	2986	\$529,900	\$529,900	-0.9%	12
11/01/21	7103 Fodor Road	4+2+1	2001	2662	\$515,000	\$515,000	4.6%	2
11/01/21	4958 Brooksvue Circle	4+3+1	2002	3755	\$700,000	\$700,000	0.0%	4
10/11/21	4120 Hammersmith Circle	4+2+2	2000	3306	\$565,000	\$565,000	2.6%	1
10/01/21	7472 Tottenham Place	4+2+1	1996	3037	\$525,000	\$525,000	-1.4%	27
09/21/21	5028 Cloudberry Pass	4+2+1	2002	2656	\$439,900	\$439,900	-2.3%	15
09/17/21	5257 Settlement Drive	4+2+1	1998	3071	\$549,000	\$549,000	-1.3%	4
09/17/21	7112 Tumblebrook Drive	5+3+1	2000	3191	\$574,800	\$574,800	4.2%	3
09/10/21	4955 Heath Gate Drive	4+2+1	1995	2455	\$474,900	\$474,900	5.0%	2
09/02/21	7111 Addington Road	4+2+1	1998	2814	\$468,000	\$468,000	-5.1%	29
08/20/21	7155 Fodor Road	4+2+1	1998	2686	\$469,000	\$469,000	-0.9%	4
08/17/21	7143 Tumblebrook Drive	5+4+1	2002	5025	\$674,800	\$674,800	7.6%	5
08/11/21	7376 Tottenham Place	4+2+1	1996	2671	\$499,000	\$499,000	-4.0%	16
08/05/21	5133 Claridge Drive	4+2+1	1997	2833	\$489,900	\$489,900	5.9%	5
08/02/21	5005 Brooksvue Circle	4+3+2	2003	3513	\$689,000	\$689,000	4.3%	1
07/20/21	6878 Addenbrook Boulevard	3+3+1	1997	2325	\$430,000	\$430,000	4.4%	2
07/16/21	5044 Cloudberry	3+2+1	2001	2446	\$424,000	\$424,000	3.6%	2
07/09/21	5153 Annabelles Green	3+2+1	1997	2265	\$439,900	\$439,900	4.4%	3
06/29/21	7211 Marylebury Square	4+3+1	1997	3212	\$599,000	\$599,000	5.8%	4
06/28/21	7139 Addington Road	3+3+1	1997	2248	\$425,000	\$425,000	10.7%	3
06/25/21	4864 Brooksvue Circle	3+3+1	2004	3520	\$549,000	\$549,000	2.8%	53
06/25/21	7385 Hampsted Square N	4+2+1	1996	2753	\$514,900	\$514,900	3.8%	3
06/25/21	5089 Annabelles Green	4+2+2	1997	2542	\$425,000	\$425,000	2.3%	5
06/21/21	7375 Tumblebrook Drive	5+4+1	2004	3543	\$645,000	\$645,000	0.2%	22
06/18/21	5161 Abbotsbury Court	5+4+2	2000	4027	\$575,000	\$575,000	1.9%	4
06/18/21	6766 Upper Brook Way	4+3+1	2001	2214	\$420,000	\$420,000	9.2%	3

*List Includes 30 Most Recent Home Sales

This Month In Numbers:

(if no new listings enter the market)

1 Active Listings

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

3.58 Homes Selling per Month

0.28 Month Supply of Inventory