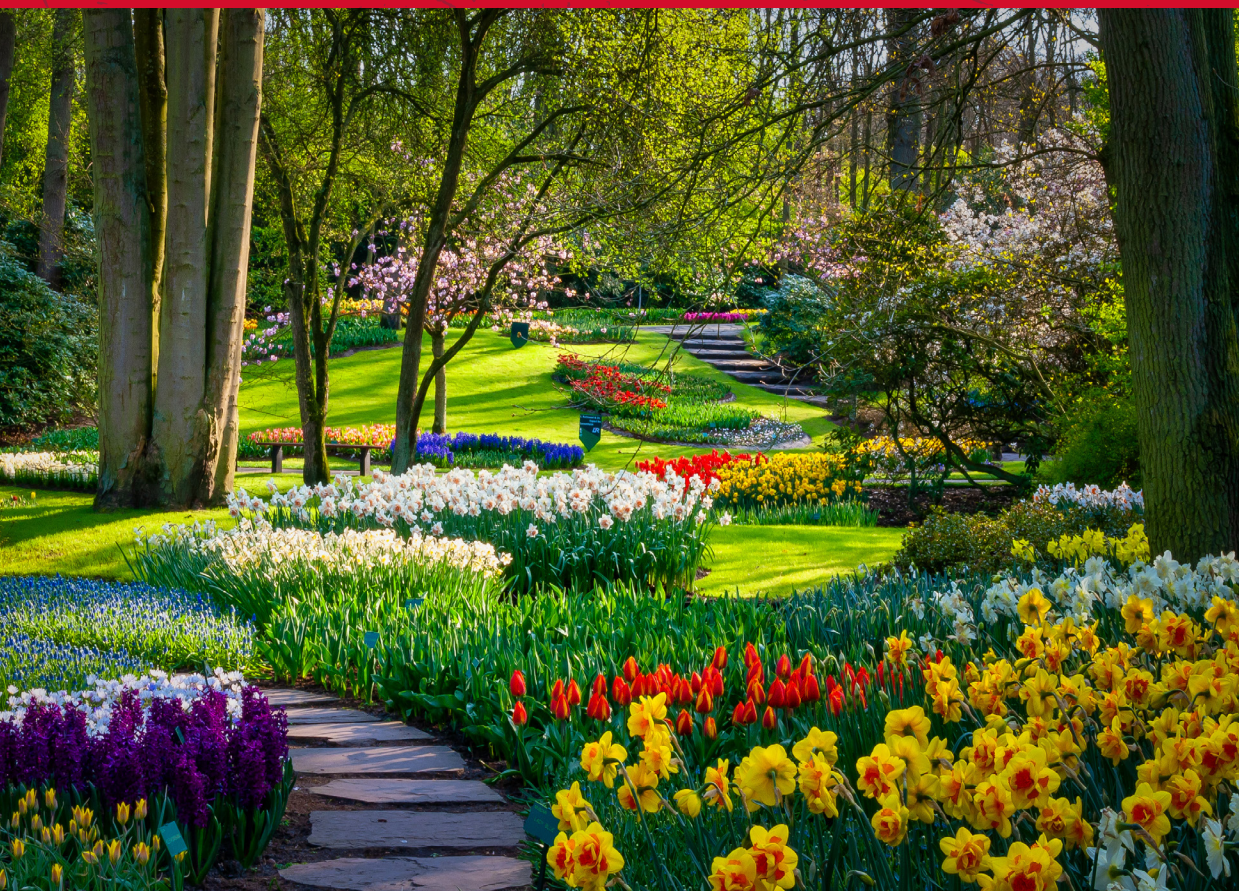


We specialize in helping our clients through life's biggest decisions. Whether buying or selling, we rely on a team of true area and market experts, as well as support staff to make the whole process seamless. Together, our clients expect more - and we deliver it for them.



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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 **Wedgewood** has gone down 4% from \$656,543 to \$630,110.

TIME ON THE MARKET

Compared to one year ago, homes in this neighborhood are spending 51% less time on the market (down from 37 to 18).

SALES VOLUME

Over the past 6 months, 30 homes have sold in Wedgewood which is the same number of homes sold during the same time period last year.

VALUATION

Overall, there has been an increase in valuation, with price per square foot rising 1% - from \$189.61 to \$191.67.

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.

Listed By The Raines Group

View all of our listings at TheRainesGroup.com



4579 SATTERTON CIRCLE



5808 GLENDAVON LOOP



8382 DEEP RUN



9444 WAYNE BROWN



For your own **FREE** comparative market analysis, scan the QR code!

Learning more about home sales in your area is always important. This report we have put together, for you, summarizes listings sold in **Wedgewood**. All information has been sourced from the Columbus Board of Realtors, and while it is deemed reliable it is not guaranteed. Properties sold were also listed by various MLS participating offices (non-MLS properties are not included).

SOLD DATE	ADDRESS	BEDROOMS + FULL + HALF BATH	YEAR BUILT	SQ FT	LIST PRICE	SOLD PRICE	DIFF LIST VS. SOLD PRICE	DAYS ON MARKET
01/04/22	4582 Sixpenny Circle	5+4+1	1998	4145	\$749,900	\$765,000	2.0%	2
12/17/21	10645 Dundee Court	4+4+1	2002	4048	\$880,000	\$875,000	-0.6%	68
12/07/21	3851 Oakbrook Lane	3+2+1	1994	1597	\$285,000	\$290,000	1.7%	5
12/03/21	3770 Delwood Drive	4+2+1	1998	2326	\$415,000	\$420,000	1.2%	1
11/24/21	4941 Sheffield Avenue	4+3+3	1993	3428	\$675,000	\$650,000	-3.8%	52
11/19/21	9069 Creighton Drive	5+4+1	2007	3653	\$825,000	\$790,000	-4.4%	48
11/16/21	9496 Emerson Drive	5+3+2	2003	3590	\$729,900	\$710,000	-2.8%	28
11/15/21	10418 Cambridge Place	4+2+1	1997	2320	\$450,000	\$500,000	10.0%	2
11/12/21	10355 Braemar Drive	2+2+0	1994	1605	\$307,900	\$307,900	0.0%	1
11/10/21	5187 Canterbury Drive	4+3+2	1999	4442	\$849,900	\$840,000	-1.2%	68
11/08/21	10417 Cambridge Place	2+2+1	1994	2024	\$409,900	\$450,000	8.9%	4
11/01/21	10476 Cambridge Place	3+2+1	1999	2180	\$400,000	\$400,000	0.0%	14
10/28/21	4602 Sandwich Court	5+4+2	1998	6982	\$899,900	\$891,900	-0.9%	25
10/28/21	3851 Delwood Drive	4+2+1	2005	2630	\$425,000	\$425,000	0.0%	4
10/22/21	3669 Kingman Hill Drive	2+1+0	1949	852	\$184,900	\$196,000	5.7%	6
10/21/21	3843 Wedgewood Place Drive	4+3+1	1999	2426	\$424,900	\$460,000	7.6%	2
10/21/21	4150 Conine Court	4+4+1	2009	4836	\$949,000	\$825,000	-15.0%	21
10/12/21	4634 Shropshire Circle	6+4+2	1996	5292	\$995,000	\$960,000	-3.6%	31
09/30/21	9349 Gibson Drive	4+3+1	2003	3037	\$675,000	\$725,000	6.9%	1
09/30/21	4579 Satterton Circle	5+4+1	2001	4761	\$749,900	\$826,000	9.2%	3
09/30/21	4619 Stockport Circle	5+4+2	1998	4658	\$999,000	\$999,000	0.0%	1
09/27/21	10870 Weymouth Avenue	4+3+1	1996	3839	\$750,000	\$730,000	-2.7%	4
09/15/21	9328 Emerson Drive	4+3+1	2003	2421	\$649,900	\$635,000	-2.3%	10
09/13/21	8276 Chippenham Drive	4+4+1	2001	3372	\$675,000	\$725,000	6.9%	4
08/27/21	4176 Bangle Court	4+3+1	2006	2986	\$599,900	\$600,000	0.0%	18
08/27/21	4946 Sheffield Avenue	4+3+1	1992	3641	\$609,900	\$590,000	-3.4%	16
08/17/21	5067 Canterbury Drive	5+5+2	2001	4547	\$1,059,000	\$980,000	-8.1%	60
08/16/21	3811 Delwood Drive	4+2+1	2004	2482	\$379,900	\$400,051	5.0%	4
08/06/21	9883 Gleneagle Place	3+2+2	1993	2972	\$639,900	\$725,000	11.7%	3
08/06/21	3924 Sandstone Circle	3+3+0	1994	1597	\$259,700	\$254,200	-2.2%	26

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

1 Active Listings
30 Sold from 8/1/21 - 2/1/22 (past 6 months)

5 Homes Selling per Month
0.2 Month Supply of Inventory