



THE RAINES GROUP

— REAL ESTATE SERVICES —

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.



Your Needs Come First.
Put Our Expertise To Work.



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TheRainesGroup.com

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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 **Harrison Pond** has gone up 15% from \$514,943 to \$589,654.

TIME ON THE MARKET

Compared to one year ago, homes in this neighborhood are spending 27% more days on the market (up from 11 to 14).

SALES VOLUME

Over the past 12 months, 13 homes have sold in Harrison Pond which is 10 less than the number of homes sold during the same time period last year with a 43% decrease.

VALUATION

Overall, there has been an increase in valuation, with price per square foot rising 5% - from \$195.17 to \$205.51.

SUPPLY & DEMAND IN CENTRAL OHIO

Over \$1M

We are seeing a seller's market in this price range with 427 homes selling in the last 12 months leaving us with less than 6 months of inventory.

Between \$500K and \$1M

We are seeing a strong seller's market in this price range with 3,996 homes selling in the last 12 months leaving us with just under 3 months of inventory.

Under \$500K

We are seeing a strong seller's market in this price range with 24,860 homes selling in the last 12 months leaving us with just under 2 months of inventory.

WHAT IS YOUR HOME WORTH?



SCAN THE QR CODE
FOR YOUR **FREE**
COMPARATIVE
MARKET ANALYSIS!



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A Review of Home Sales in Your Area

Learning more about home sales in your area is always important. This report we have put together, for you, summarizes listings sold in Harrison Pond. 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
08/31/23	1210 Paden Drive	4+2+1	2001	3020	\$599,900	\$599,000	-0.2%	14
08/24/23	1232 Pond Hollow Lane	4+2+1	1991	2784	\$599,000	\$599,000	0.0%	12
08/23/23	1152 Gwyndale Drive	3+2+1	2000	2564	\$515,000	\$550,000	6.4%	1
08/07/23	1215 Dobbins Drive	4+2+1	2001	2744	\$625,000	\$630,000	0.8%	2
07/27/23	1660 Harrison Pond Drive	4+2+1	2004	3284	\$599,900	\$630,000	4.8%	2
06/29/23	1303 Jensen Park Drive	4+2+1	1999	3200	\$585,000	\$643,500	9.1%	2
03/17/23	1178 Gwydale Drive	5+3+1	1999	2692	\$649,000	\$635,000	-2.2%	17
01/06/23	1082 Creswell Circle	4+3+1	1993	2329	\$499,900	\$505,000	1.0%	3
12/29/22	1296 Dobbins Drive	5+3+2	1999	3380	\$619,900	\$620,000	0.0%	6
11/04/22	1247 Retreat Lane	4+3+1	1999	2539	\$610,000	\$657,000	7.2%	3
10/26/22	1159 Harrison Pond Drive	5+2+1	1992	3147	\$539,000	\$539,000	0.0%	12
10/14/22	1398 Harrison Pond Drive	4+4+1	2001	4112	\$639,900	\$620,000	-3.2%	98
10/11/22	1195 Harrison Pond Drive	4+3+1	1990	2860	\$584,000	\$584,000	0.0%	4

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

1 Active Listings
13 Sold from 10/1/22-10/1/23 (past 12 months)

1.1 Homes Selling per Month
0.9 Month Supply of Inventory