



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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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, Heath, and Green** has gone up 13% from \$569,115 to \$644,588.

TIME ON THE MARKET

Compared to one year ago, homes in these neighborhoods are spending 17% more days on the market (up from 6 to 7).

SALES VOLUME

Over the past 12 months, 24 homes have sold in these neighborhoods which is 27% less than the number of homes sold during the same time period last year (down from 33 to 24).

VALUATION

Overall, there has been an increase in valuation, with price per square foot rising 5% - from \$215.29 to \$226.69.

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 Hampsted Village, Heath, and Green. 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
09/01/23	5256 Sugar Run Drive	4+2+1	1999	3070	\$699,900	\$695,000	-0.7%	18
08/28/23	4985 Cadogan Place	5+2+2	1995	3187	\$675,000	\$670,000	-0.7%	7
08/18/23	7145 Bowermoss Drive	4+3+2	1997	3245	\$775,000	\$764,000	-1.4%	10
08/14/23	7472 Tottenham Place	4+2+1	1996	3037	\$659,900	\$700,000	5.7%	1
07/14/23	5142 Settlement Drive	4+3+1	1999	3726	\$775,000	\$860,000	9.9%	7
07/10/23	4893 Meadway Drive	4+2+1	1996	2528	\$649,900	\$675,000	3.7%	1
07/07/23	6826 Bishops Wood Road	5+3+1	2002	2406	\$619,900	\$613,000	-1.1%	5
06/29/23	5013 Cadogan Place	3+2+1	1996	2672	\$670,000	\$670,000	0.0%	1
06/20/23	5178 Marks Court	4+4+1	2000	2341	\$599,000	\$630,000	4.9%	2
05/30/23	6719 Headwater Trail	3+2+1	1999	2442	\$569,900	\$650,000	12.3%	4
05/04/23	5057 Heath Gate Drive	3+2+1	1995	2346	\$500,000	\$540,000	7.4%	3
04/19/23	6685 Lower Brook Way	4+3+1	2002	2476	\$599,000	\$602,500	0.6%	3
04/19/23	6720 Headwater Trail	4+2+1	2001	2461	\$575,000	\$590,000	2.5%	6
04/06/23	5084 Upper Mount	3+2+1	1999	2288	\$550,000	\$554,500	0.8%	1
03/30/23	7210 Fernridge Drive	3+2+1	2002	3050	\$679,900	\$666,500	-2.0%	26
03/24/23	7376 Tottenham Place	4+2+1	1996	2671	\$599,900	\$599,900	0.0%	4
02/17/23	4101 Audley Road	4+4+1	2000	3532	\$699,800	\$750,000	6.7%	4
02/15/23	4973 Cadogan Place	4+3+0	1995	3109	\$660,000	\$660,000	0.0%	8
02/01/23	4995 Meadway Drive	3+2+1	1996	3310	\$500,000	\$555,000	9.9%	6
01/18/23	7108 Bowermoss Drive	4+2+1	1999	3083	\$675,000	\$649,900	-3.9%	25
12/28/22	7356 Tumblebrook Drive	5+3+1	2001	3418	\$699,000	\$700,000	0.1%	1
12/23/22	7365 Tumblebrook Drive	4+3+1	2001	3755	\$725,000	\$730,000	0.7%	2
12/16/22	7067 Fernridge Drive	4+3+1	2002	4037	\$725,000	\$700,000	-3.6%	2
10/23/22	5201 Annabelles Green	4+2+1	1997	2610	\$589,000	\$587,000	-0.3%	28

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

1 Active Listing
24 Sold from 10/1/22-10/1/23 (past 12 months)

2.0 Homes Selling per Month
0.5 Month Supply of Inventory

