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YOUR PROPERTY UPDATE REPORT

For New Albany Country Club

Homes, like their owners, are really quite unique. Whether the decorating is modern or traditional, the lawns are manicured or natural, the view is over fairways, woods, or water, *each home has its own special characteristics*. When reviewing the enclosed Property Update Report, remember that prices reflect these differences.

Since every home has a unique character, we strive to create a *one of a kind marketing program* for every property we represent. How the advertising is written, which photos are placed on the brochures, how the wording appears on the Internet sites and in the MLS: **every detail matters**. Each property is presented to target the right buyers looking for the specific amenities and style that your home has to offer.

For a custom marketing program designed to bring interested buyers to your front door, give us a call. Does it work? You bet! **This year, we've helped 109 buyers and sellers achieve their real estate goals, totaling \$45.4 million in sales volume.***

Thank you for your time and consideration. Keeping you informed about the value of your home is just one way we can thank you for allowing us to be of service.

**These numbers are for closed & in contracts as of July 28, 2008.*

Warm regards,

Sandy Ron

Sandy Raines and Ron Cadieux

P.S. The current selection of Featured Best Buys is included. If you see anything of interest or know someone looking to buy -- please call or share this information with them.

A Network of Leading Real Estate Companies Built on Family, Innovation and Results
If your property is currently listed with another real estate broker, this is not a solicitation of that listing.



Property Update Report by Sandy Raines and Ron Cadieux

For more information, please call (614) 418-7417

The report summarizes listings sold, as well as active/pending listings for New Albany Country Club and/or other properties in the area. Listings summarized in the following table are based on information from the Columbus Board of Realtors and/or other MLS services.

Properties sold were not all listed by Real Living HER and were listed by various MLS participating offices. Please note that For Sale By Owner properties are excluded because they often do not represent the full value of what they could sell for when properly priced and exposed to a greater number of qualified buyers through a professional real estate agent.

Listings SOLD between 1/25/08 and 7/25/08 are shown in more detail below as they represent the best indication of change in property values. Please note that if the same sold property appears more than once, it is because it is listed in more than one MLS service.

<u>Sold Date</u>		Bedrms + F Baths + H Baths	Year Blt/Est SF	List Price	Sold Price	% Diff List vs. Sold Price	Days On Market
07/18/08	6814 Rosewell Ln	5 + 5 + 1	2000 / 5561	\$739,000	\$725,000	-1.9%	96
07/18/08	7398 Milton Ct	5 + 5 + 2	2006 / 5248	\$1,289,900	\$1,100,000	-14.7%	255
07/16/08	4575 Northgate Ct	5 + 6 + 2	1996 / 6260	\$999,000	\$850,000	-14.9%	195
07/11/08	4005 Prince George Ln	5 + 3 + 1	1992 / 3972	\$469,900	\$445,000	-5.3%	441
07/02/08	3651 Drayton Hall North	5 + 3 + 1	1997 / 3190	\$488,900	\$485,000	-0.8%	340
06/30/08	7699 Roxton Ct	6 + 6 + 2	2001 / 6648	\$840,000	\$800,000	-4.8%	78
06/30/08	7626 Goodrich Sq N	3 + 3 + 1	1992 / 2576	\$459,900	\$440,000	-4.3%	103
06/30/08	7273 Berkley Sq	4 + 3 + 2	1998 / 3408	\$650,000	\$600,000	-7.7%	211
06/27/08	7776 Pembroke End	5 + 5 + 2	2004 / 4833	\$1,049,900	\$979,000	-6.8%	402
06/25/08	7280 Waterston Pl	5 + 3 + 1	2007 / NoSF	\$1,150,000	\$1,098,233	-4.5%	368
06/17/08	27 Keswick Dr	3 + 4 + 1	2005 / 3048	\$699,000	\$635,000	-9.2%	337
06/16/08	28 Pickett Pl	4 + 4 + 1	2000 / 3886	\$599,000	\$560,000	-6.5%	177
06/13/08	6930 Clivdon Mews	3 + 3 + 1	1995 / 3610	\$675,000	\$635,000	-5.9%	402
06/09/08	3605 Shirley Ct	4 + 4 + 1	2007 / 4600	\$649,900	\$616,572	-5.1%	164
06/06/08	4075 James River Rd	4 + 3 + 1	1994 / 3515	\$499,900	\$468,000	-6.4%	194
06/02/08	7631 Goodrich Sq S	4 + 5 + 1	1993 / 3729	\$614,999	\$550,000	-10.6%	66
05/30/08	7482 Cummins Ct	4 + 4 + 2	1996 / 4100	\$639,000	\$610,000	-4.5%	64
05/28/08	7676 Sutton Place	5 + 4 + 1	2000 / 4781	\$599,900	\$575,000	-4.2%	249
05/22/08	3731 Head Of Pond	5 + 3 + 2	1996 / 3800	\$729,900	\$725,000	-0.7%	6
05/20/08	7778 Cromwell End	5 + 5 + 2	2007 / 4007	\$949,000	\$825,000	-13.1%	335
05/19/08	7254 Biddick Ct	5 + 5 + 2	2005 / 5638	\$975,000	\$960,000	-1.5%	304
05/05/08	7440 James River Rd	4 + 4 + 1	2001 / 3879	\$599,000	\$575,000	-4.0%	390
04/28/08	4 Hawksmoor Rd	4 + 5 + 2	2007 / 7598	\$1,750,000	\$1,714,000	-2.1%	133
04/25/08	7333 Berkley Sq	4 + 4 + 1	1997 / NoSF	\$569,900	\$541,500	-5.0%	62
04/18/08	4165 Sudbrook Sq	5 + 4 + 1	2001 / 4911	\$775,000	\$752,211	-2.9%	94
04/18/08	3980 Baughman Grant	4 + 5 + 1	1998 / 6862	\$1,089,000	\$1,069,900	-1.8%	65
04/03/08	3900 Kitzmiller	5 + 5 + 3	2001 / 6225	\$2,425,000	\$2,000,000	-17.5%	194
04/02/08	4541 Neiswander Sq	4 + 4 + 1	2002 / 3320	\$647,500	\$600,000	-7.3%	141
03/31/08	7667 Lambton Park Rd	5 + 4 + 1	1998 / 4507	\$1,049,900	\$975,000	-7.1%	242
03/28/08	7288 Berkley Sq N	5 + 4 + 1	2001 / 4342	\$639,900	\$612,000	-4.4%	169
03/28/08	7694 Aspinwall N	4 + 3 + 2	2002 / 4170	\$439,900	\$430,000	-2.3%	178
03/18/08	7471 Alpath Rd	4 + 4 + 1	1995 / 3342	\$469,900	\$467,500	-0.5%	174
03/14/08	3908 James River Rd	4 + 3 + 1	1992 / 3135	\$454,000	\$430,000	-5.3%	147
03/06/08	3601 Head Of Pond Rd	5 + 5 + 2	1996 / 3935	\$674,500	\$650,000	-3.6%	210
02/29/08	4074 Stannage Close	6 + 6 + 2	2007 / NoSF	\$1,350,000	\$1,240,681	-8.1%	245
02/29/08	4647 Beecher Ct	4 + 4 + 1	1992 / 6065	\$835,650	\$790,750	-5.4%	167
02/28/08	3534 Willow Grove	4 + 4 + 1	1998 / 4361	\$629,900	\$619,000	-1.7%	231
02/25/08	7300 Waterston	5 + 5 + 2	2007 / 6107	\$1,289,800	\$1,118,000	-13.3%	432

<u>Sold Date</u>		<u>Bedrms</u> <u>+ F Baths</u> <u>+ H Baths</u>	<u>Year Blt/Est SF</u>	<u>List Price</u>	<u>Sold Price</u>	<u>% Diff</u> <u>List vs.</u> <u>Sold Price</u>	<u>Days</u> <u>On</u> <u>Market</u>
02/22/08	6032 Wilton House Ct	4 + 4 + 1	1996 / 2864	\$479,900	\$451,000	-6.0%	208
02/15/08	4024 James River Rd	6 + 4 + 0	1994 / 4977	\$529,000	\$493,000	-6.8%	210
02/15/08	7777 Cromwell End	5 + 6 + 2	2004 / 5589	\$1,050,000	\$1,030,000	-1.9%	0
01/31/08	7600 King George Dr	4 + 4 + 1	1992 / 2850	\$539,900	\$520,000	-3.7%	140
01/31/08	7551 King George Dr	3 + 3 + 2	1993 / 3275	\$389,900	\$375,000	-3.8%	317
06/16/08	7832 Calverton Sq	5 + 5 + 1	1999 / 4842	\$749,900	\$705,000	-6.0%	204
05/30/08	7860 Jonell Sq	4 + 3 + 2	1999 / 3230	\$549,000	\$511,000	-6.9%	313
03/03/08	7835 Jonell Sq	4 + 4 + 1	1996 / 3489	\$599,900	\$587,000	-2.2%	261
Averages:				\$790,075	\$737,812	-6.6%	211

<u>Summary</u>	<u>6 Months of Sold MLS Listings From:</u>		<u>Difference</u> <u>vs. Year Ago</u>	<u>Listings Currently FOR SALE</u>	
	<u>1/25/08 to 7/25/08</u>	<u>1/25/07 to 7/25/07</u>		<u>Actives</u>	<u>Pendings</u>
New Albany Country Club	43	41	+2	98	10
The Reserve at New Albany	3	0	+3	3	1
Average Property Price:	\$737,812	\$787,362	-6.3%	\$974,690	

Featured Best Buys

The following featured Real Estate listings represent a variety of properties available through Real Living HER across a range of pricing and locations to meet a variety of Real Estate needs.

If you would like to see your property featured here or you know someone who is looking to buy, please call Sandy Raines and Ron Cadieux at (614) 418-7417.

<u>Property Address</u>	<u>Property Type</u>	<u>Bedrms + F Baths + H Baths</u>	<u>List Price</u>	<u>Reasons These Listings are Considered a Best Buy</u>
Ashton Grove; 7567 King George Drive	Home	3 + 3 + 1	\$375,000	Charming Cape Cod with spacious family room w/marble surround fireplace & hardwood floors; must see!
Keswick; 6 Keswick Commons	Condo	3 + 3 + 1	\$565,000	Impeccable condo outfitted with gleaming hardwoods; granite & marble counters; two owner's suites.
Fenway; 7698 N Goodrich Square	Home	6 + 3 + 1	\$574,999	Overlooks park! New granite countertops and SS appls, hardwood fls, oversized DR, library, and more!
Lansdowne; 7335 Southfield Road	Home	4 + 4 + 1	\$619,900	Gorgeous like-new home in superb location; library w/fireplace; hickory wood floors; screened porch.
Ashton Grove; 4536 Ashton Green Drive	Home	3 + 3 + 2	\$649,900	Golf course views & more! All brick Cape Cod home; gourmet kitchen; family room w/fireplace.
Wedgewood Park Estates; 9309 Highbury Court	Home	4 + 3 + 1	\$699,900	Fabulous new build by Stonecraft Builders! Gourmet kitchen, huge great room. Nearly 1 acre lot.
Pembroke; 7762 Pembroke Pass	Home	4 + 4 + 1	\$700,000	Putting distance from NACC golf course! Custom details throughout; built-ins; fireplace; lush yard.
The Crescent; 4959 Yantis Drive	Home	4 + 4 + 1	\$750,000	Gorgeous estate home on the NACC Golf Course; Cook's kitchen; 1st floor owner's suite; finished LL.
Lambton Park; 7627 Lambton Park Road	Home	5 + 3 + 1	\$784,900	Beautiful golf course view! Designed for entertaining; gourmet kitchen; exquisite owner's suite.
Summerwood; 5544 Summerwood Crossing	Home	6 + 5 + 1	\$839,900	Custom home! Kitchen w/stainless steel appliances. Great room w/fireplace. Fin LL w/home theater.
Lambton Park; 7511 Lambton Park Road	Home	6 + 5 + 1	\$839,900	Simply amazing home w/views of golf course; hardwoods; in-law suite; finished lower level; must see!
Fenway; 4224 Conklin Court	Home	4 + 3 + 2	\$899,000	Exceptional estate home features great room w/floor to ceiling windows; private owner's suite.
Fenway; 7476 Fenway Road	Home	5 + 4 + 1	\$950,000	Spectacular! Grand entry w/curved staircase; stunning den; gourmet kitchen; carriage suite; balcony.
Willow Creek; 5108 Harlem Road	Home	6 + 4 + 1	\$979,900	Lovely Alexandra home on private wooded lot; Amish handcrafted millwork; hearth room; wine room.
Tiverton; 7747 Sutton Place	Home	6 + 5 + 1	\$1,249,800	Gorgeous Premier Properties home! Formal library, marble fireplace, carriage suite, finished LL.
Miranova; 1 Miranova	Condo	N/A	\$1,400,000	Second largest unit in building! Can be sold as 2 units. Huge terrace overlooking river & skyline.
The Reserve at New Albany; 7871 Calverton Square	Home	6 + 5 + 2	\$1,450,000	Stunning custom built home! Chef's kitchen; 2-sty great room. Sumptuous & private owner's retreat.
The Crescent; 4879 Yantis Drive	Home	5 + 5 + 2	\$1,500,000	Beautiful home w/fabulous views of golf course loaded w/upgrades! Finished lower level; large patio.
74 E Main Street	Multi	N/A	\$290,000	One-of-a-kind lifestyle center w/total of 23 deluxe 2-story units for retail, office or residential.

The accuracy of information in this report is dependent on aforementioned MLS system(s) for time periods specified, and cannot be guaranteed. Some listings may have been marketed previously under a different listing agreement (these are not reflected in Days on Market). This report is a useful source for estimating property values, particularly when taking into account items such as location, property/lot size, architectural style and property condition. Report is protected by U.S. Patent #7,076,448 by RSP-USA, Inc. For a professional market analysis, please call Sandy Raines and Ron Cadieux.