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YOUR PROPERTY UPDATE REPORT
For Hampsted Village

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 Hampsted Village and/or other properties considered to represent good pricing comparables. 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 7/25/07 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>		<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>
07/22/08	Hampsted Village; 7077 Bowermoss Dr	5 + 5 + 1	1999 / 4622	\$525,000	\$500,000	-4.8%	531
07/02/08	Hampsted Village; 5254 Hanover Close	5 + 4 + 1	2000 / 5671	\$499,000	\$489,900	-1.8%	100
06/27/08	Hampsted Village; 4908 Heath Gate	3 + 2 + 1	1995 / 2454	\$299,900	\$288,500	-3.8%	292
06/25/08	Hampsted Village; 7429 Hampsted Sq	4 + 3 + 1	1997 / 3190	\$399,900	\$392,500	-1.9%	50
06/13/08	Hampsted Village; 7219 Marylebury Sq	4 + 3 + 1	1997 / 3514	\$387,000	\$360,000	-7.0%	430
06/13/08	Hampsted Village; 7418 Hampsted Sq	4 + 2 + 1	1998 / 6000	\$419,900	\$400,000	-4.7%	152
06/04/08	Hampsted Village; 7158 Tumblebrook Dr	5 + 3 + 2	2001 / 4446	\$534,900	\$525,000	-1.9%	31
06/03/08	Hampsted Village; 7222 Marylebury Sq	4 + 2 + 1	1998 / 3192	\$349,900	\$333,000	-4.8%	102
05/30/08	Hampsted Village; 7101 Bowermoss Dr	4 + 2 + 1	2000 / 2679	\$347,900	\$330,000	-5.1%	254
05/22/08	Hampsted Village; 7123 Addington Rd	4 + 2 + 1	1997 / 3456	\$350,000	\$330,000	-5.7%	292
05/15/08	Hampsted Village; 7381 Hampsted Sq	4 + 2 + 2	1997 / 3041	\$379,900	\$371,000	-2.3%	76
04/25/08	Hampsted Village; 7412 Tottenham Pl	4 + 2 + 2	1995 / 2545	\$254,900	\$254,900	0.0%	21
04/16/08	Hampsted Village; 5201 Settlement Dr	4 + 2 + 1	2000 / 2813	\$449,900	\$425,000	-5.5%	42
04/04/08	Hampsted Village; 7312 Tumblebrook Dr	4 + 2 + 1	2004 / 3023	\$439,900	\$417,500	-5.1%	173
03/28/08	Hampsted Village; 4979 Cadogan Pl	4 + 3 + 1	1995 / 3930	\$449,900	\$425,900	-5.3%	60
03/21/08	Hampsted Village; 7123 Tumblebrook Dr	5 + 4 + 2	2001 / 6353	\$679,900	\$630,000	-7.3%	173
03/06/08	Hampsted Village; 7211 Fernridge Dr	4 + 3 + 1	2002 / 4100	\$474,900	\$415,000	-12.6%	97
02/13/08	Hampsted Village; 5062 Turner Close	4 + 2 + 1	1996 / 2758	\$299,900	\$291,500	-2.8%	96
02/05/08	Hampsted Village; 7356 Tumblebrook Dr	4 + 2 + 1	2001 / 3418	\$419,900	\$385,000	-8.3%	193
01/31/08	Hampsted Village; 7385 Tumblebrook Dr	4 + 3 + 1	2003 / 3614	\$494,900	\$460,000	-7.1%	104
12/28/07	Hampsted Village; 4936 Hampsted Sq	4 + 4 + 1	1999 / 3033	\$394,900	\$387,500	-1.9%	177
12/28/07	Hampsted Village; 5240 Sugar Run Dr	4 + 3 + 1	1998 / 4200	\$374,900	\$369,000	-1.6%	291
12/26/07	Hampsted Village; 5056 Turner Close Ct	4 + 2 + 1	1996 / 2441	\$294,900	\$285,000	-3.4%	218
12/14/07	Hampsted Village; 7373 Hampsted Sq	4 + 3 + 1	1996 / 3450	\$399,900	\$378,203	-5.4%	191
10/12/07	Hampsted Village; 4955 Heath Gate Dr	4 + 2 + 1	1995 / 2455	\$304,900	\$298,900	-2.0%	143
10/02/07	Hampsted Village; 4961 Heath Gate Dr	3 + 2 + 1	1995 / 2258	\$299,999	\$289,700	-3.4%	119
09/19/07	Hampsted Village; 5112 Mount Row	3 + 3 + 1	1998 / 2852	\$328,000	\$325,000	-0.9%	64
09/14/07	Hampsted Village; 4124 Audley Rd	4 + 3 + 1	2000 / 4100	\$559,900	\$530,000	-5.3%	161
08/17/07	Hampsted Village; 4975 Mead Way Dr	4 + 2 + 1	1996 / 3013	\$414,900	\$413,500	-0.3%	132
08/01/07	Hampsted Village; 5217 Settlement Dr	3 + 2 + 1	2000 / 2478	\$338,900	\$345,000	1.8%	171
07/23/08	West Hampsted; 5037 Cloudberry Pass	4 + 2 + 1	2001 / 2576	\$269,900	\$265,000	-1.8%	190
06/30/08	West Hampsted; 6878 Addenbrook Blvd	3 + 2 + 1	1997 / 2325	\$270,000	\$262,500	-2.8%	169
06/27/08	West Hampsted; 6894 Addenbrook Blvd	3 + 3 + 1	1998 / 2200	\$279,900	\$279,900	0.0%	149
06/27/08	West Hampsted; 6704 Headwater Trl	4 + 2 + 1	1999 / 3000	\$300,000	\$277,000	-7.7%	59
05/30/08	West Hampsted; 6783 Headwater Trl	3 + 2 + 1	2000 / 1982	\$267,500	\$260,000	-2.8%	44
05/30/08	West Hampsted; 5113 Marks Ct	3 + 2 + 1	1998 / 1912	\$269,000	\$265,000	-1.5%	146
04/30/08	West Hampsted; 4998 Cloudberry Pass	4 + 2 + 1	2003 / 2362	\$309,900	\$295,000	-4.8%	56
03/17/08	West Hampsted; 5045 Cloudberry Pass	4 + 2 + 1	2001 / 3205	\$349,900	\$337,000	-3.7%	56

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02/25/08	West Hampsted; 5069 Cloudberry Pass	3 + 2 + 1	2001 / 2576	\$298,700	\$298,700	0.0%	179
01/24/08	West Hampsted; 5044 Cloudberry Pass	3 + 2 + 1	2001 / 3156	\$329,900	\$308,500	-6.5%	101
01/18/08	West Hampsted; 6694 Upper Brook Way	4 + 2 + 1	2000 / 2613	\$279,900	\$285,000	1.8%	123
12/27/07	West Hampsted; 5129 Marks Ct	4 + 2 + 1	1997 / 2638	\$309,900	\$295,000	-4.8%	99
11/28/07	West Hampsted; 5169 Annabelles Green	3 + 2 + 1	1997 / 1711	\$249,900	\$241,000	-3.6%	123
10/31/07	West Hampsted; 6693 Lower Brook Way	3 + 2 + 1	2002 / 2203	\$319,900	\$305,000	-4.7%	116
Averages:				\$369,839	\$355,025	-4.0%	149

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Hampsted Village	30	34	-4	35	4
West Hampsted	14	12	+2	8	1
Average Property Price:	\$355,025	\$358,905	-1.1%	\$385,486	

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>Type</u>	<u>Bedrms + F Baths + H Baths</u>	<u>List Price</u>	<u>Reasons These Listings are Considered a Best Buy</u>
Hampsted Village; 5209 Settlement Drive	Home	3 + 2 + 1	\$269,000	Stunning Peyton floor plan home w/large bonus room over garage. Vaulted ceiling owner's retreat.
The Greens at Clarenton; 1281 Fareharm Drive	Home	3 + 3 + 1	\$296,900	Spacious home w/open floor plan; gourmet kitchen; finished lower level; backs to nature preserve!
Hampsted Village; 5068 Turner Close	Home	3 + 2 + 1	\$299,900	Pristine Randolph home! Two-story entry & great room w/fireplace; kitchen w/cathedral ceiling; loft.
13419 Morse Road	Home	5 + 2 + 1	\$315,000	Lovely home on over 5 acres! Kitchen w/maple cabinets & granite; bay windows; hot tub; fireplace.
Brandon Heights; 2574 Brandon Road	Home	3 + 1 + 1	\$318,000	Charming home! Eat-in kitchen w/Corian countertops; hardwood floors; lower level recreation room.
Hampsted Green; 5107 Upper Mount Row	Home	4 + 2 + 2	\$320,000	Gorgeous home w/numerous upgrades inside & out; hardwood; vaulted ceilings; custom built lower level
Hampsted Green; 6757 Upper Brook Way	Home	4 + 2 + 1	\$320,000	Lovely home w/full basement; oversized bonus room; built-ins galore; private courtyard; must see!
Harrison Pond; 1155 Bayboro Drive	Home	4 + 2 + 1	\$329,900	Beautiful Duffy home offers spacious owner's suite; high ceilings; walk-in pantry; private office.
Hampsted Village; 4991 Cadogan Place	Home	4 + 2 + 1	\$329,900	Beautiful classic M/I home w/three season sunroom; finished basement; private den; security system.
Harrison Pond; 1599 Harrison Pond Drive	Home	4 + 2 + 1	\$332,900	Great home w/den, dining room, 2-story great room. Partially finished lower level; paver patio.
Hampsted Village; 5155 Heath Gate Drive	Home	4 + 2 + 1	\$335,000	Stunning home in Hampsted! Updated kitchen w/granite & stainless steel appls; great rm w/fireplace.
New Albany Links; 7058 Maynard Place	Home	4 + 2 + 1	\$340,000	Fabulous oasis w/ gourmet kitchen; vaulted family room; inviting deck/patio; fabulous landscape.
New Albany Links; 6960 Cunningham Drive	Home	4 + 2 + 1	\$340,000	Lovely brick front home! Wonderful layout; grand staircase; open, bright family room; neutral decor.
New Albany Links; 6970 E New Albany Road	Home	4 + 4 + 1	\$421,000	Stunning home with golf course view; gourmet kitchen; theatre room; private bath in each bedroom!
Harrison Pond; 1273 Riker Drive	Home	4 + 3 + 1	\$449,900	Beautiful home sits on .51 acre corner lot; gourmet kitchen w/Cherry cabinets & SS appl.; fireplace.
New Albany Links; 6873 New Albany Links Drive	Home	5 + 3 + 1	\$469,900	Terrific home w/2-story entry: great room; inviting den w/custom wall of built-ins; screened porch.
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!
Jefferson Meadows; 833 Poppy Hills Drive	Home	4 + 3 + 1	\$585,000	Gorgeous contemporary home; gleaming hardwoods; gourmet kitchen; finished lower level; so much more!
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.

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

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07/22/08	6995 New Albany Links Dr	4 + 3 + 2	2001 / 3213	\$459,900	\$435,000	-5.4%	175
07/17/08	5810 Jersey Dr	5 + 2 + 1	2003 / 2800	\$292,000	\$285,000	-2.4%	69
07/02/08	7240 Talanth Pl	4 + 3 + 1	2005 / 4074	\$370,000	\$355,000	-4.1%	108
06/30/08	6948 Camden Dr	3 + 3 + 0	2004 / 1608	\$247,500	\$245,500	-0.8%	30
06/24/08	6775 Margarum Bnd	4 + 2 + 0	2005 / 3092	\$379,000	\$355,000	-6.3%	49
06/20/08	7023 Maynard Pl E	4 + 2 + 1	2001 / 3264	\$399,500	\$377,625	-5.5%	71
06/13/08	6923 Joysmith Cir	2 + 3 + 1	2002 / 1832	\$179,900	\$160,000	-11.1%	98
06/09/08	7024 Gray Loop	4 + 2 + 1	2000 / 2800	\$409,000	\$400,000	-2.2%	78
05/16/08	7310 Britts Bend	4 + 3 + 1	2007 / 3244	\$469,900	\$462,000	-1.7%	297
05/05/08	6719 New Albany Rd E	3 + 2 + 1	2005 / 2200	\$259,900	\$252,000	-3.0%	72
03/31/08	7076 Maynard Pl	3 + 2 + 1	2003 / 3393	\$339,900	\$337,800	-0.6%	40
03/31/08	7222 New Albany Links Dr	4 + 3 + 1	2007 / 3700	\$499,900	\$485,000	-3.0%	0
03/31/08	7067 Maynard Pl	4 + 3 + 1	2001 / 4157	\$369,900	\$347,500	-6.1%	375
03/28/08	7051 Dean Farm Rd	4 + 3 + 1	1999 / 3400	\$350,000	\$330,000	-5.7%	383
03/13/08	5805 Triplett Sq	4 + 2 + 1	2005 / 2731	\$299,900	\$290,000	-3.3%	240
03/07/08	7181 Sumption Dr	4 + 2 + 1	2004 / 3698	\$399,900	\$387,500	-3.1%	63
03/06/08	6887 New Albany Links Dr	4 + 3 + 1	2003 / 3543	\$459,900	\$440,000	-4.3%	52
02/27/08	7330 Britts Bend	4 + 3 + 1	2007 / NoSF	\$579,900	\$525,000	-9.5%	259
12/27/07	6942 New Albany Rd	3 + 3 + 0	2001 / 1823	\$249,900	\$242,500	-3.0%	125
12/17/07	6908 Harlan Sq	4 + 3 + 2	1999 / 3208	\$487,000	\$470,000	-3.5%	160
11/09/07	6980 Cunningham Dr	4 + 3 + 1	2003 / 3564	\$407,900	\$383,500	-6.0%	113
10/31/07	7222 New Albany Links Dr	4 + 3 + 1	2007 / 3678	\$498,180	\$493,924	-0.9%	52
10/04/07	5729 Decker Dr	4 + 2 + 1	2003 / 2784	\$322,000	\$310,000	-3.7%	97
09/28/07	7072 Maynard Pl	4 + 2 + 1	2003 / 3264	\$415,000	\$388,750	-6.3%	25
09/27/07	7355 Stonegate Dr	4 + 4 + 1	2007 / 3803	\$526,975	\$489,580	-7.1%	39
08/31/07	6935 Cunningham Dr	4 + 3 + 1	2007 / 3473	\$426,990	\$434,150	1.7%	18
08/31/07	8930 Gilg St	4 + 3 + 1	2004 / 3518	\$449,000	\$429,000	-4.5%	34
08/30/07	6930 Joysmith Cir	3 + 3 + 0	2003 / 1823	\$243,000	\$229,000	-5.8%	128
08/17/07	7232 New Albany Links Dr	4 + 3 + 2	2006 / 4160	\$479,900	\$479,900	0.0%	203
07/31/07	6930 Grate Park Dr	4 + 3 + 1	2005 / 3200	\$373,900	\$368,000	-1.6%	417
Averages:				\$388,188	\$372,941	-3.9%	129

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New Albany Links	30	38	-8	34	3
Average Property Price:	\$372,941	\$375,808	-0.8%	\$394,235	

