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## YOUR PROPERTY UPDATE REPORT *For Academy Ridge*

Dear Friends,

The Central Ohio housing market has been relatively good compared to other areas in Ohio and the country. Although we traditionally have a seller's market, abnormally high levels of inventory over the past two years have been the key contributing factor for the change to a buyer's market in Central Ohio. This high inventory of homes for sale has been decreasing throughout 2008. For example, there were 16,975 homes for sale in the Central Ohio area in August 2008. This is 14.2% lower than last year at the same time. An exceptionally high number of homes for sale over the past two years have made it appear that home sales were dropping. The fact that inventory levels are decreasing while sales are maintaining supports that the market is correcting.

Although home sales today are not as high as during the housing boom which started in 2003, sales are in keeping with pre-boom sales levels. Over time we will enter what is considered a normal market. Industry professionals know that the market has to correct itself after a boom. The fact that our sales levels are in keeping with pre-boom levels is actually strong evidence that the Central Ohio housing market is healthy and stable. The data does indicate however, that our average sales price has dropped 15% over the last year.

This is exactly the market that is a perfect time to buy. If you wait until the market hits bottom you are too late as the market will be rising again and sellers will not be nearly as flexible in adjusting their price.

So if you're looking to buy or sell a home, please contact The Raines Group for a free, personalized consultation on how we can help you, even in a changing market.

Best 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 Academy Ridge 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.

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 10/6/07 and 10/6/08 are shown in more detail below as they represent the best indication of change in property values.

<u>Sold Date</u>		<u>Bedrms + F Baths + H Baths</u>	<u>Year Blt/Est SF</u>	<u>List Price</u>	<u>Sold Price</u>	<u>% Diff List vs. Sold Price</u>	<u>Days On Market</u>
07/18/08	Academy Ridge; 332 Wynne Ridge Ct	4 + 3 + 1	1996 / 4000	\$450,000	\$445,000	-1.1%	28
07/18/08	Academy Ridge; 933 Eastchester Dr	4 + 2 + 1	1996 / 3862	\$359,000	\$352,000	-1.9%	12
04/21/08	Academy Ridge; 1021 Reece Ridge Dr	4 + 2 + 1	1997 / 3043	\$359,900	\$330,000	-8.3%	288
02/02/08	Academy Ridge; 1003 Reece Ridge Dr	5 + 4 + 2	1999 / 4237	\$459,000	\$441,425	-3.8%	190
01/23/08	Big Walnut Creek; 88 Walnut Woods Ct	4 + 3 + 1	1998 / 3121	\$499,900	\$450,000	-10.0%	178
04/23/08	Crossing At Mckenna Creek; 186 Crossing Creek Way	5 + 4 + 2	1989 / 3465	\$499,000	\$482,000	-3.4%	164
01/09/08	Crossing At Mckenna Creek; 620 Crossing Creek	4 + 2 + 1	1992 / 3126	\$339,900	\$327,900	-3.5%	260
<b>Averages:</b>				<b>\$423,814</b>	<b>\$404,046</b>	<b>-4.7%</b>	<b>160</b>

<u>Summary</u>	<u>12 Months of Sold MLS Listings From:</u>		<u>Difference vs. Year Ago</u>	<u>Listings Currently FOR SALE</u>	
	<u>10/6/07 to 10/6/08</u>	<u>10/6/06 to 10/6/07</u>		<u>Actives</u>	<u>Pendings</u>
Academy Ridge	4	5	-1	1	-
Big Walnut Creek	1	1	-	-	-
Crossing At Mckenna Creek	2	3	-1	5	-
Ravine At Blendon	0	2	-2	2	-
Springbrook Farm	0	2	-2	-	-
<b>Average Property Price:</b>	<b>\$404,046</b>	<b>\$403,415</b>	<b>0.2%</b>	<b>\$362,813</b>	

## 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>
Albany Crossing; 5935 Winebrook Drive	Home	3 + 2 + 1	\$205,000	Stunning Dominion home! 2-sty great rm w/FP. Lovely owner's suite; vaulted ceilings; loft. Fin LL.
Windsor; 8260 Griswold Drive	Home	3 + 2 + 1	\$224,000	Lovely Showcase home! Gorgeous kitchen w/SS appls & granite countertops; 2-car gar; great location!
The Preserve; 5921 Big Cypress Drive	Home	4 + 2 + 1	\$234,900	Gorgeous! Cherry kitchen w/stainless steel appliances; upgraded moldings; tile; patio; fenced yard!
Brandon Heights; 2574 Brandon Road	Home	3 + 1 + 1	\$279,900	Charming home! Eat-in kitchen w/Corian countertops; hardwood floors; lower level recreation room.
Harrison Pond; 1155 Bayboro Drive	Home	4 + 2 + 1	\$315,000	Beautiful Duffy home offers spacious owner's suite; high ceilings; walk-in pantry; private office.
Harrison Pond; 1599 Harrison Pond Drive	Home	4 + 2 + 1	\$322,500	Great home w/den, dining room, 2-story great room. Partially finished lower level; paver patio.
New Albany Links; 6960 Cunningham Drive	Home	4 + 2 + 1	\$330,000	Lovely brick front home! Wonderful layout; grand staircase; open, bright family room; neutral decor.
The Preserve; 6481 Summers Nook Drive	Home	4 + 3 + 1	\$359,000	Incredible 5-level split! Kitchen offers SS appls & granite countertops. Two-story great room; loft.
S County Line Road; 3142 County Line Road S	Home	4 + 3 + 1	\$399,900	Environmentally green home w/energy efficient features! Walk-out LL; custom millwork; 3-car garage.
New Albany Links; 6970 New Albany Road E	Home	4 + 4 + 1	\$409,000	Stunning home with golf course view; gourmet kitchen; theatre room; private bath in each bedroom!
Ravine At Blendon; 4416 Plymouth Rock Court	Home	5 + 3 + 1	\$419,900	Amazing home in private location! Open floor plan w/numerous updates; finished lower level.
New Albany Links; 6873 New Albany Links Drive	Home	5 + 3 + 1	\$454,900	Terrific home w/2 story entry: great room; inviting den w/custom wall of built-ins; screened porch.
River Forest; 5178 River Forest Road	Home	3 + 3 + 2	\$479,900	What a find! Granite & marble counters; finished LL; outdoor retreat w/inground pool & cabana!
Woods At Swisher Creek; 2881 Swisher Creek Crossing Court	Home	4 + 3 + 1	\$499,000	Gorgeous home w/custom kitchen on nearly an acre; 3-season room; paver patio and pergola.
Walnut Street; 6109 Walnut Street E	Home	4 + 3 + 0	\$509,900	Immaculate vintage home on 6+ acres; horse barn and wood working bldg; updated kitchen.
Highland Lakes; 5265 Leydorf Lane	Home	5 + 4 + 1	\$549,900	Stunning custom ranch home perfect for entertainng! Gourmet kitchen; in-law suite; 3-car garage.
New Albany Country Club; 7698 Goodrich Square N	Home	6 + 3 + 1	\$549,999	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!
New Albany Country Club; 4536 Ashton Green Drive	Home	3 + 3 + 2	\$619,900	Golf course views & more! All brick Cape Cod home; gourmet kitchen; family room w/fireplace.
Windrush Creek; 1636 Windway Court	Home	4 + 3 + 2	\$650,000	Gorgeous home w/huge deck overlooking woods; large circular drive; 1st floor owner's suite; patio!

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.

## 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 Albany Park. Listings summarized in the following table are based on information from the Columbus Board of Realtors.

Properties sold were not 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 10/6/07 and 10/6/08 are shown in more detail below as they represent the best indication of change in property values.

<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
06/23/08	4557 Flower Garden Dr	3 + 2 + 1	2002 / 1893	\$209,900	\$215,000	2.4%	91
05/16/08	6433 Herb Garden Ct	4 + 2 + 1	2000 / 2154	\$257,900	\$241,000	-6.6%	84
04/28/08	4628 Commons Park Dr	4 + 2 + 1	2001 / 1953	\$219,900	\$202,800	-7.8%	423
04/19/08	4666 Commons Park Dr	4 + 2 + 1	2001 / 1935	\$239,900	\$239,900	0.0%	261
03/13/08	6454 Rose Garden Dr	4 + 2 + 2	2003 / 2900	\$259,900	\$250,000	-3.8%	79
02/04/08	6457 Herb Garden Ct	3 + 2 + 1	2000 / 2153	\$249,900	\$238,500	-4.6%	147
01/31/08	4504 Dover Commons Ct	4 + 2 + 1	2002 / 2100	\$244,900	\$239,000	-2.4%	0
10/26/07	4521 Dover Commons Ct	4 + 2 + 1	2002 / 2027	\$249,900	\$234,000	-6.4%	213
10/10/07	4512 Dover Commons Ct	4 + 3 + 1	2002 / 3110	\$244,900	\$225,000	-8.1%	84
<b>Averages:</b>				<b>\$241,900</b>	<b>\$231,689</b>	<b>-4.2%</b>	<b>154</b>

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	<u>10/6/07 to 10/6/08</u>	<u>10/6/06 to 10/6/07</u>		<u>Actives</u>	<u>Pendings</u>
Albany Park	9	12	-3	10	-
<b>Average Property Price:</b>	<b>\$231,689</b>	<b>\$248,307</b>	<b>-6.7%</b>	<b>\$256,750</b>	

## Property Update Report by Sandy Raines and Ron Cadieux

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The report summarizes listings sold, as well as active/pending listings for The Preserve 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 10/6/07 and 10/6/08 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	<u>Year Blt/Est SF</u>	<u>List Price</u>	<u>Sold Price</u>	<u>% Diff</u> List vs. Sold Price	<u>Days</u> On Market
09/22/08	The Preserve; 4473 Battles St	3 + 2 + 1	1999 / 2548	\$259,900	\$248,900	-4.2%	91
08/29/08	The Preserve; 4337 Oaks Shadow Dr	4 + 3 + 1	2003 / 3341	\$358,000	\$346,000	-3.4%	184
08/22/08	The Preserve; 4417 Cordova Dr	4 + 2 + 1	2002 / 2976	\$329,900	\$316,000	-4.2%	29
08/22/08	The Preserve; 5901 Blaverly Dr	4 + 2 + 1	2001 / 2216	\$259,900	\$250,000	-3.8%	441
07/30/08	The Preserve; 4262 Greensbury Dr	4 + 2 + 1	2003 / 1862	\$219,800	\$214,000	-2.6%	148
07/30/08	The Preserve; 6410 Summers Nook Dr	4 + 3 + 2	2004 / 3700	\$354,500	\$320,000	-9.7%	174
07/14/08	The Preserve; 5901 Preserve Blvd	4 + 2 + 1	2005 / 2080	\$189,888	\$199,000	4.8%	163
06/27/08	The Preserve; 4393 Cordova Dr	5 + 2 + 1	2003 / 2836	\$319,900	\$310,000	-3.1%	38
06/20/08	The Preserve; 6167 Blaverly Dr	3 + 2 + 1	2002 / 2353	\$279,900	\$270,000	-3.5%	29
06/11/08	The Preserve; 4384 Cordova Dr	4 + 2 + 1	2001 / 2469	\$299,900	\$299,900	0.0%	5
06/06/08	The Preserve; 4535 Crooked Cedar Dr	5 + 3 + 1	2000 / 3800	\$324,900	\$315,000	-3.0%	21
05/28/08	The Preserve; 6100 Hilltop Trail Dr	4 + 2 + 1	2003 / 2602	\$299,900	\$292,500	-2.5%	309
05/12/08	The Preserve; 5974 Twin Pine Dr	3 + 2 + 1	2002 / 1834	\$209,900	\$195,000	-7.1%	64
05/06/08	The Preserve; 4394 Oaks Shadow Dr	3 + 2 + 1	2003 / 2564	\$295,000	\$280,000	-5.1%	204
05/05/08	The Preserve; 4537 Greensbury Dr	4 + 2 + 1	1999 / 2449	\$257,000	\$247,000	-3.9%	175
04/28/08	The Preserve; 4386 Pantonbury St	3 + 2 + 1	2001 / 2486	\$265,900	\$247,000	-7.1%	370
03/17/08	The Preserve; 6210 Tetlin Field	4 + 3 + 0	1999 / 3000	\$298,000	\$289,000	-3.0%	182
03/11/08	The Preserve; 4524 Redwood Vine Dr	4 + 2 + 1	2000 / 2922	\$314,900	\$300,000	-4.7%	56
02/20/08	The Preserve; 4254 Greensbury Dr	3 + 2 + 1	2003 / 1974	\$239,900	\$232,000	-3.3%	72
01/17/08	The Preserve; 4415 Greyhill St	4 + 2 + 1	2002 / 2413	\$274,900	\$262,001	-4.7%	141
12/28/07	The Preserve; 5942 Painted Leaf Dr	4 + 2 + 1	2004 / 1919	\$229,900	\$220,000	-4.3%	176
12/14/07	The Preserve; 6343 Lake Mathias Dr	3 + 2 + 1	2003 / 3156	\$356,900	\$330,000	-7.5%	157
12/06/07	The Preserve; 4440 Pond Lily Ct	3 + 2 + 1	2004 / 2502	\$259,888	\$260,000	0.0%	201
11/30/07	The Preserve; 6116 Hilltop Trail Dr	4 + 2 + 1	2003 / 2740	\$309,900	\$297,000	-4.2%	299
11/28/07	The Preserve; 4360 Greensbury Dr	3 + 2 + 1	2004 / 1964	\$218,500	\$195,000	-10.8%	276
11/13/07	The Preserve; 4294 Greensbury Dr	3 + 2 + 1	2003 / 2294	\$239,900	\$235,000	-2.0%	110
10/30/07	The Preserve; 5998 Twin Pine Dr	3 + 2 + 1	2002 / 1910	\$234,900	\$237,500	1.1%	47
10/30/07	The Preserve; 4513 Greensbury Dr	4 + 3 + 1	2000 / 3050	\$249,900	\$245,000	-2.0%	48
10/19/07	The Preserve; 6127 Blaverly Dr	4 + 2 + 1	2001 / 2976	\$315,000	\$307,000	-2.5%	147
<b>Averages:</b>				<b>\$278,161</b>	<b>\$267,579</b>	<b>-3.8%</b>	<b>150</b>

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	<u>10/6/07 to 10/6/08</u>	<u>10/6/06 to 10/6/07</u>			<u>Actives</u>	<u>Pendings</u>
The Preserve	29	40	-11	24	4	
<b>Average Property Price:</b>	<b>\$267,579</b>	<b>\$258,039</b>	<b>3.7%</b>	<b>\$254,175</b>		

