



**Sandy Raines and Ron Cadieux**  
The Raines Group/ Real Living HER  
5207 Hampsted Village Center Way  
New Albany, OH 43054  
Direct: (614) 418-7417  
info@TheRainesGroup.com  
www.TheRainesGroup.com



## YOUR PROPERTY UPDATE REPORT *For Hampsted Village*

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 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 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
10/01/08	Hampsted Village; 7296 Tumblebrook Dr	4 + 2 + 1	2001 / 4305	\$500,000	\$500,000	0.0%	170
08/22/08	Hampsted Village; 5127 Claridge Dr	3 + 2 + 1	1999 / 2860	\$299,900	\$290,000	-3.3%	200
08/15/08	Hampsted Village; 7095 Fodor Rd	3 + 2 + 1	1999 / 2314	\$232,900	\$232,900	0.0%	36
07/31/08	Hampsted Village; 6826 Bishops Wood Dr	5 + 3 + 1	2002 / 3745	\$369,000	\$359,900	-2.5%	56
07/29/08	Hampsted Village; 5061 Ederton Pl	4 + 3 + 1	1996 / 2248	\$284,900	\$290,000	1.8%	127
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; 7418 Hampsted Sq	4 + 2 + 1	1998 / 6000	\$419,900	\$400,000	-4.7%	152
06/13/08	Hampsted Village; 7219 Marylebury Sq	4 + 3 + 1	1997 / 3514	\$387,000	\$360,000	-7.0%	430
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
09/30/08	West Hampsted; 5162 Marks Ct	3 + 3 + 1	1999 / 3222	\$299,500	\$288,750	-3.6%	45
09/25/08	West Hampsted; 6768 Headwater Trl	3 + 3 + 1	1999 / 2176	\$274,900	\$267,500	-2.7%	54
08/29/08	West Hampsted; 6750 Upper Brook Way	4 + 3 + 1	2000 / 3657	\$315,500	\$298,500	-5.4%	32
08/21/08	West Hampsted; 5107 Upper Mount Row	4 + 2 + 2	2002 / 2603	\$320,000	\$314,000	-1.9%	49
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

<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>
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
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
<b>Averages:</b>				<b>\$358,913</b>	<b>\$344,989</b>	<b>-3.9%</b>	<b>139</b>

<u>Summary</u>	<u>12 Months of Sold MLS Listings From:</u>		<u>Difference</u> <u>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>
Hampsted Village	30	24	+6	23	8
West Hampsted	18	9	+9	6	2
<b>Average Property Price:</b>	<b>\$344,989</b>	<b>\$367,348</b>	<b>-6.1%</b>	<b>\$376,235</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>
Hampsted Village; 5068 Turner Close	Home	3 + 2 + 1	\$289,900	Pristine Showcase Randolph home! 2-sty entry; great rm w/fireplace; kitchen w/cathedral clg; loft.
West Hampsted; 6791 Headwater Trail	Home	3 + 2 + 1	\$294,900	Simply stunning! Two-story entry; great room w/fireplace. Huge bonus room. Move-in ready!
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.
New Albany Country Club; 7567 King George Drive	Home	3 + 3 + 1	\$365,000	Charming Cape Cod with spacious family room w/marble surround fireplace & hardwood floors; must see!
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!
Brandon; 3481 Willow Grove	Home	4 + 2 + 1	\$419,900	Great country club home! Chef's kitchen; great rm w/FP; private den. Fin LL w/media rm & wet bar.
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 entertaining! 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!
New Albany Country Club; 7762 Pembroke Pass	Home	4 + 4 + 1	\$679,000	Putting distance from NACC golf course! Custom details throughout; built-ins; fireplace; lush yard.
Jefferson Meadows; 6540 Lions Gate Court	Home	4 + 4 + 1	\$679,900	Captivating home! Chef's kitchen; 1st floor owner's suite. Prof. finished LL w/full bath & kitchen.
New Albany Country Club; 7511 Lambton Park Road	Home	6 + 5 + 1	\$687,500	Amazing estate home priced well below market! Golf course views; guest suite; finished LL. Gorgeous!
New Albany Country Club; 7607 Goodrich Square S	Home	4 + 3 + 2	\$735,900	Quality details and in pristine condition! Spectacular seasonal views; 2-sided FP; finished LL.

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 New Albany Links. 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>		<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>
09/29/08	7058 Maynard Pl	4 + 2 + 1	2001 / 3142	\$340,000	\$324,900	-4.4%	337
09/22/08	7161 Sumption Dr	5 + 4 + 1	2004 / 4582	\$459,900	\$443,750	-3.5%	101
08/27/08	6909 New Albany Links Dr	4 + 2 + 1	2002 / 3264	\$377,000	\$360,000	-4.5%	378
08/18/08	7065 Maynard Pl E	4 + 2 + 1	2002 / 2800	\$350,000	\$329,000	-6.0%	104
07/25/08	6924 Camden Dr	2 + 3 + 1	2002 / 1832	\$239,900	\$232,500	-3.1%	144
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	7067 Maynard Pl	4 + 3 + 1	2001 / 4157	\$369,900	\$347,500	-6.1%	375
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
03/28/08	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
<b>Averages:</b>				<b>\$376,877</b>	<b>\$361,111</b>	<b>-4.2%</b>	<b>147</b>

<u>Summary</u>	<u>12 Months of Sold MLS Listings From:</u>			<u>Difference</u> <u>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>
New Albany Links	27	36	-9	37	2	
<b>Average Property Price:</b>	<b>\$361,111</b>	<b>\$378,636</b>	<b>-4.6%</b>	<b>\$394,709</b>		