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YOUR PROPERTY UPDATE REPORT *For Harrison Pond*

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 Harrison Pond 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>		<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>
09/30/08	Harrison Pond; 1060 Challis Springs	4 + 2 + 1	2007 / NoSF	\$252,000	\$252,000	0.0%	6
09/23/08	Harrison Pond; 1310 Pond Hollow Ln	3 + 2 + 2	1991 / 2690	\$325,000	\$320,000	-1.5%	42
08/29/08	Harrison Pond; 1103 Northwood Cir	4 + 3 + 1	2002 / 3208	\$389,000	\$350,000	-10.0%	208
08/08/08	Harrison Pond; 1101 Northwood Cir	3 + 2 + 1	2003 / 2680	\$350,000	\$343,000	-2.0%	32
07/31/08	Harrison Pond; 1283 Lindenwald Dr	5 + 3 + 1	1995 / 4032	\$399,888	\$390,500	-2.3%	86
07/29/08	Harrison Pond; 1313 Penderson Ct	4 + 2 + 2	1993 / 2900	\$324,900	\$319,000	-1.8%	99
07/28/08	Harrison Pond; 1127 Northwood Cir	4 + 2 + 2	2004 / 3538	\$340,000	\$325,000	-4.4%	140
07/25/08	Harrison Pond; 1155 Harrison Pond Dr	4 + 2 + 1	1991 / 2970	\$329,000	\$324,000	-1.5%	65
07/18/08	Harrison Pond; 1082 Gwyndale Ct	3 + 2 + 1	2000 / 2615	\$309,500	\$297,500	-3.9%	76
06/20/08	Harrison Pond; 1533 Harrison Pond Dr	4 + 2 + 1	1996 / 2640	\$300,000	\$287,500	-4.2%	117
06/14/08	Harrison Pond; 1277 Retreat Ln	5 + 4 + 1	1999 / 3836	\$439,900	\$412,000	-6.3%	329
05/27/08	Harrison Pond; 1124 Kames Way Dr	5 + 3 + 1	1992 / 5517	\$519,757	\$500,800	-3.6%	13
05/19/08	Harrison Pond; 1095 Gwyndale Ct	4 + 2 + 1	2000 / 2600	\$289,900	\$285,000	-1.7%	82
04/30/08	Harrison Pond; 1308 Weisner Pl	4 + 4 + 1	1999 / 4600	\$409,700	\$397,500	-3.0%	111
04/30/08	Harrison Pond; 1203 Harrison Pond Dr	4 + 3 + 2	1993 / 3179	\$389,900	\$385,000	-1.3%	14
04/29/08	Harrison Pond; 1345 Windtree Ct	4 + 3 + 1	1992 / 3970	\$449,000	\$425,500	-5.2%	26
04/25/08	Harrison Pond; 1295 Weisner Pl	4 + 2 + 1	1999 / 3100	\$359,900	\$354,900	-1.4%	120
04/22/08	Harrison Pond; 1147 Northwood Cir	4 + 3 + 1	2005 / 3612	\$369,900	\$360,000	-2.7%	32
03/31/08	Harrison Pond; 1370 Harrison Pond Dr	4 + 2 + 1	1993 / 3263	\$334,900	\$320,000	-4.4%	137
03/27/08	Harrison Pond; 1750 Harrison Pond Dr	4 + 2 + 1	2001 / 2998	\$319,000	\$315,000	-1.3%	17
11/21/07	Harrison Pond; 1611 Sydney Glen Ct	4 + 2 + 1	1999 / 2942	\$384,900	\$380,000	-1.3%	511
11/16/07	Harrison Pond; 1184 Challis Springs Dr	4 + 2 + 1	1999 / 2789	\$339,900	\$332,950	-2.0%	33
10/30/07	Harrison Pond; 1082 Creswell Cir	4 + 2 + 1	1993 / 2400	\$299,900	\$294,500	-1.8%	146
08/26/08	Lakes At Harrison Pond; 1463 Sedgefield Dr	3 + 3 + 1	1996 / 2224	\$225,000	\$220,000	-2.2%	49
06/27/08	Lakes At Harrison Pond; 1475 Sedgefield Dr	3 + 3 + 0	1996 / 2000	\$199,900	\$195,000	-2.5%	48
02/29/08	Lakes At Harrison Pond; 1473 Sedgefield Dr	3 + 3 + 1	1996 / 2224	\$252,000	\$244,000	-3.2%	59
01/21/08	Lakes At Harrison Pond; 1481 Sedgefield Dr	3 + 3 + 1	1996 / 2224	\$200,000	\$180,000	-10.0%	74
12/14/07	Lakes At Harrison Pond; 1422 Sedgefield Dr	3 + 3 + 0	1995 / 2092	\$219,900	\$212,500	-3.4%	146
Averages:				\$332,952	\$322,255	-3.2%	101

<u>Summary</u>	<u>12 Months of Sold MLS Listings From:</u>		Difference vs. Year Ago	<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>
Harrison Pond	23	30	-7	16	1
Lakes At Harrison Pond	5	3	+2	5	-
Average Property Price:	\$322,255	\$340,230	-5.3%	\$327,766	

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>Property</u>	<u>Bedrms +</u> <u>F Baths</u>	<u>List Price</u>	<u>Reasons These Listings are Considered a Best Buy</u>
New Albany Country Club; 7155 Ashcombe Drive	Land	N/A	\$170,000	Don't miss out on this lovely parcel! Build your custom dream home to suit!
New Albany Country Club; 7184 Biddick	Land	N/A	\$249,000	Build your dream home on this .68 acre lot currently prepared for a Miriello Builders custom home!
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; 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.
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!
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; 4959 Yantis Drive	Home	4 + 4 + 1	\$699,000	Gorgeous estate home on the NACC golf course; cook's kitchen; 1st floor owner's suite; finished LL.
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.
New Albany Country Club; 7627 Lambton Park Road	Home	5 + 3 + 1	\$769,900	Beautiful golf course view! Designed for entertaining; gourmet kitchen; exquisite owner's suite.
New Albany Country Club; 7476 Fenway Road	Home	5 + 4 + 1	\$899,900	Spectacular! Grand entry w/curved staircase; stunning den; gourmet kitchen; carriage suite; balcony.

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 Jefferson Meadows 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.

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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>
07/24/08	Jefferson Meadows; 1599 Oxbow Dr	4 + 3 + 1	2006 / 4181	\$619,000	\$594,000	-4.0%	24
07/23/08	Jefferson Meadows; 1531 Oxbow Dr	4 + 2 + 1	1993 / 3667	\$449,900	\$435,000	-3.3%	156
07/21/08	Jefferson Meadows; 1281 Poppy Hills Dr	5 + 3 + 3	1993 / 3747	\$619,900	\$590,000	-4.8%	281
07/03/08	Jefferson Meadows; 7008 Sun Valley Ct	5 + 3 + 1	2000 / 4109	\$509,900	\$490,000	-3.9%	451
05/19/08	Jefferson Meadows; 6976 Princeville Ct	4 + 3 + 1	1999 / 4000	\$469,000	\$440,000	-6.2%	284
03/06/08	Jefferson Meadows; 1315 Crystal Tree Ct	4 + 4 + 1	2002 / 5628	\$642,000	\$612,000	-4.7%	53
02/15/08	Jefferson Meadows; 1045 Poppy Hills Dr	4 + 3 + 1	1996 / 5050	\$417,900	\$400,000	-4.3%	69
12/21/07	Jefferson Meadows; 7247 Poppy Hills Ct	5 + 3 + 1	1993 / 4374	\$699,950	\$635,000	-9.3%	139
12/20/07	Jefferson Meadows; 6540 Oxbow Dr	4 + 3 + 1	2007 / 5000	\$589,900	\$596,059	1.0%	296
11/16/07	Jefferson Meadows; 1258 Poppy Hills Dr	5 + 3 + 1	2001 / 2909	\$409,900	\$400,000	-2.4%	45
10/17/07	Jefferson Meadows; 1269 Jackson Hole Dr	5 + 4 + 1	2004 / 5000	\$599,800	\$550,000	-8.3%	103
09/10/08	Stepping Stone; 1800 Unbridled Way	4 + 3 + 2	2001 / 3895	\$595,000	\$540,000	-9.2%	127
07/22/08	Stepping Stone; 7092 Pleasant Colony Cir	4 + 3 + 1	2006 / 3389	\$440,000	\$400,000	-9.1%	122
06/30/08	Stepping Stone; 7116 Pleasant Colony Cir	4 + 3 + 1	2007 / 3416	\$639,000	\$642,531	0.6%	301
03/03/08	Stepping Stone; 7058 Aly Dar Ln	4 + 3 + 1	2003 / 3147	\$499,900	\$490,000	-2.0%	88
Averages:				\$546,737	\$520,973	-4.7%	169

<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>
Jefferson Meadows	11	7	+4	11	1
Springbrook Farm	0	2	-2	-	-
Stepping Stone	4	4	-	1	-
Average Property Price:	\$520,973	\$568,031	-8.3%	\$480,108	

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The report summarizes listings sold, as well as active/pending listings for Kitsmillers Crossing. 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 10/6/06 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>Days</u> <u>On</u> <u>Market</u>
09/25/08	2571 Rittenour Ct	4 + 4 + 1	1998 / 2923	\$409,000	\$390,000	-4.6%	135
04/25/08	6991 Wynfield Dr	4 + 2 + 1	1995 / 2803	\$369,875	\$359,950	-2.7%	45
09/17/07	2733 Northmont Dr	4 + 3 + 3	2001 / 2885	\$450,000	\$418,900	-6.9%	103
03/29/07	7160 Ashcroft Dr	4 + 3 + 1	1997 / 3111	\$425,000	\$410,000	-3.5%	31
02/16/07	7016 Wynfield Dr	4 + 3 + 1	1996 / 3317	\$475,000	\$435,000	-8.4%	133
Averages:				\$425,775	\$402,770	-5.4%	89

<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>
Kitsmillers Crossing	2	3	-1	3	-
Average Property Price:	\$374,975	\$421,300	-11.0%	\$411,567	