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YOUR PROPERTY UPDATE REPORT

For Harrison Pond

Buying or selling a home in today's market can be more complex than ever. Lenders have raised their down payment guidelines and are requiring higher credit scores for borrowers. Meanwhile, mortgage insurers have also tightened requirements for insuring the mortgages of people with low down payments.

Before the credit crunch, 100% mortgage financing was "readily available" via Fannie Mae and Freddie Mac. Today, lenders are requiring higher down payments along with good credit.

Whether you are looking to buy or sell a home, you need a professional Realtor® to help guide you through this ever changing process. As you know through our Property Update Report, we are very knowledgeable with real estate in our area.

We have built our careers on being well informed about the real estate market. Utilizing our experience will help smooth the way with all of your real estate needs. Together we can reach the goal you wish to achieve.

Please let us know if you have any questions regarding any aspect of today's real estate market or need any assistance in buying or selling a home.

Sandy Ron

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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.

The most recent 26 listings sold 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
11/21/08	Harrison Pond; 1327 Jensen Park Dr	4 + 3 + 1	2000 / 4100	\$425,000	\$406,900	-4.3%	32
10/03/08	Harrison Pond; 1273 Riker Dr	4 + 3 + 1	2000 / 3491	\$449,900	\$439,000	-2.4%	73
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; 1203 Harrison Pond Dr	4 + 3 + 2	1993 / 3179	\$389,900	\$385,000	-1.3%	14
04/30/08	Harrison Pond; 1308 Weisner Pl	4 + 4 + 1	1999 / 4600	\$409,700	\$397,500	-3.0%	111
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
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
Averages:				\$344,344	\$332,658	-3.4%	80

<u>Summary</u>	<u>12 Months of Sold MLS Listings From:</u>		<u>Difference</u> vs. Year Ago	<u>Listings Currently FOR SALE</u>	
	<u>11/25/07 to 11/25/08</u>	<u>11/25/06 to 11/25/07</u>		<u>Actives</u>	<u>Pendings</u>
Harrison Pond	22	30	-8	7	5
Lakes At Harrison Pond	5	3	+2	3	-
Average Property Price:	\$328,207	\$338,002	-2.9%	\$321,130	

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	Lot	N/A	\$170,000	1.186 acre lot situated on a cul-de-sac street; perfect location for your dream home! Call now!
New Albany Country Club; 7184 Biddick Court	Lot	N/A	\$249,000	Build to suit! .68 acre lot currently prepared for build to suit by 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.
3142 S County Line Road	Home	4 + 3 + 1	\$399,900	Environmentally green home w/energy efficient features! Walk-out LL; custom millwork; 3-car garage.
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.
Guilford Place; 2632 Tremont Road	Home	3 + 2 + 1	\$429,000	Charming home! Granite kitchen w/stainless steel appliances. Updated bathrooms; new roof; more!
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.
New Albany Country Club; 4665 McCurdy Drive	Home	4 + 4 + 1	\$545,000	Move right into this great updated brick home! Modern kitchen w/SS appl & granite; freshly painted.
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.
The Reserve at New Albany; 4368 Antmon Round	Home	4 + 4 + 1	\$569,900	Exquisite home on corner lot! 1st flr den w/custom built-ins; family rm w/FP; granite in kitchen.
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.
New Albany Country Club; 4959 Yantis Drive	Home	4 + 4 + 1	\$649,900	Gorgeous estate home on the NACC golf course; cook's kitchen; 1st floor owner's suite; finished LL.
Patterson Road; 2741 Patterson Road	Home	4 + 3 + 1	\$650,000	One-of-a-kind custom built home on private 9.45 acres! 3 stall horse barn; billiard rm; sauna; decks
New Albany Country Club; 7511 Lambton Park Road	Home	6 + 5 + 1	\$670,000	Amazing estate home priced well below market! Golf course views; guest suite; finished LL. Gorgeous!
Jefferson Meadows; 6540 Lions Gate Court	Home	4 + 4 + 1	\$679,900	Captivating golf course home! Chef's kitchen; 1st flr owner's suite. Fin LL w/full bath & kitchen.
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; 4318 Brompton Court	Home	5 + 4 + 2	\$819,900	Impeccable home on wooded lot; 2-story entry; private office w/French doors; Cook's kitchen; mud rm.
New Albany Country Club; 4561 Neiswander Square	Home	6 + 6 + 1	\$850,000	Gorgeous brick home w/quality details throughout! Gourmet kitchen; 4 fireplaces; dramatic stairway.

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.

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 11/25/07 and 11/25/08 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>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
11/14/08	Stepping Stone; 7132 Pleasant Colony Cir	5 + 4 + 1	2005 / 4415	\$699,900	\$590,000	-15.7%	70
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:				\$563,661	\$532,471	-5.5%	176

<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>11/25/07 to 11/25/08</u>	<u>11/25/06 to 11/25/07</u>		<u>Actives</u>	<u>Pendings</u>
Jefferson Meadows	9	9	-	11	2
Springbrook Farm	0	2	-2	-	-
Stepping Stone	5	4	+1	1	-
Average Property Price:	\$532,471	\$555,627	-4.2%	\$483,033	

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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 11/25/06 and 11/25/08 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>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>11/25/07 to 11/25/08</u>	<u>11/25/06 to 11/25/07</u>		<u>Actives</u>	<u>Pendings</u>
Kitsmillers Crossing	2	3	-1	2	-
Average Property Price:	\$374,975	\$421,300	-11.0%	\$422,400	