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## YOUR PROPERTY UPDATE REPORT

### For Academy Ridge

Whether you're planning to buy or sell a home, choosing the right real estate agent is one of the most important decisions you'll make. As you can see by our Property Update Report, The Raines Group is familiar with the local neighborhoods and selling trends. We go above and beyond what it takes to make things happen in this "challenging" real estate market. **We get results. Period.**

The Raines Group had a remarkable year in 2008. With 161 units sold for a total of over \$67 million in sales volume, **our business grew more than 5% over the past year.** Considering that the sale of homes in Central Ohio **dropped 13.5%** in 2008, our track record clearly shows that we know how to get results, even in this difficult market.

Buying or selling a home is among the largest financial undertakings that most of us deal with, and the process can go a lot smoother with the help of the right real estate agent. If you decide to sell, we encourage you to interview candidates and choose an agent who understands your needs and will help you from listing to closing. As a buyer, look for an agent who will negotiate for you while helping you find a property that is just right and within your budget.

If you're thinking of buying or selling, please contact us! The Raines Group has over 100 years of combined real estate experience and we're ready and willing to assist you with your real estate goals.

*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 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 1/23/08 and 1/23/09 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
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
10/27/08	Crossing At Mckenna Creek; 275 Crossing Creek Way	4 + 2 + 1	1989 / 3076	\$339,900	\$322,000	-5.3%	125
04/23/08	Crossing At Mckenna Creek; 186 Crossing Creek Way	5 + 4 + 2	1989 / 3465	\$499,000	\$482,000	-3.4%	164
<b>Averages:</b>				<b>\$423,814</b>	<b>\$403,204</b>	<b>-4.9%</b>	<b>141</b>

<u>Summary</u>	<u>12 Months of Sold MLS Listings From:</u>		Difference vs. Year Ago	<u>Listings Currently FOR SALE</u>	
	<u>1/23/08 to 1/23/09</u>	<u>1/23/07 to 1/23/08</u>		<u>Actives</u>	<u>Pendings</u>
Academy Ridge	4	4	-	-	-
Big Walnut Creek	1	1	-	-	-
Crossing At Mckenna Creek	2	4	-2	3	-
Ravine At Blendon	0	1	-1	2	-
Springbrook Farm	0	2	-2	-	-
<b>Average Property Price:</b>	<b>\$403,204</b>	<b>\$409,317</b>	<b>-1.5%</b>	<b>\$347,940</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>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 is on a cul-de-sac within NACC and is the perfect location for your dream home!
New Albany Country Club; 7184 Biddick	Lot	N/A	\$249,000	Build your dream home on this .68 acre lot on a cul-de-sac in Lambton Green neighborhood of NACC!
Hampsted Village; 4128 Hammersmith Circle	Home	4 + 3 + 2	\$480,000	Fabulous former model home! Gourmet kit w/granite; hardwoods; 1st flr owner's suite; paver patio.
New Albany Country Club; 3637 Head Of Pond Road	Home	4 + 3 + 1	\$495,000	Phenomenal home w/gorgeous views. Open kitchen/family room; spacious loft; fin LL; close to trails.
Woods At Swisher Creek; 2881 Swisher Creek Crossing Court	Home	4 + 3 + 1	\$499,000	Compelling home w/custom kitchen on nearly an acre; 3-season room; paver patio and pergola.
The Reserve at New Albany; 4368 Antmon Round	Home	4 + 4 + 1	\$539,900	Exquisite home on corner lot! 1st floor den w/custom built-ins; fireplace; granite in kitchen.
New Albany Country Club; 4665 Mccurdy Drive	Home	4 + 4 + 1	\$545,000	Move right into this great updated brick home! Modern granite kitchen w/stainless appliances.
New Albany Country Club; 7378 N Lambton Green	Lot	N/A	\$569,900	Gorgeous 1.15 acre lot in NACC with plenty of room to custom build your dream home. Corner lot!
Jefferson Meadows; 6540 Lions Gate Court	Home	4 + 4 + 1	\$589,000	Captivating golf course home! Chef's kitchen; 1st flr owner's suite. Fin LL w/full bath & 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; 7511 Lambton Park Road	Home	6 + 5 + 1	\$634,900	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	\$649,900	Alluring estate home on the NACC golf course; cook's kitchen; 1st floor owner's suite; wet bar.
2741 Patterson Road	Home	4 + 3 + 1	\$650,000	One-of-a-kind custom home on private 9.45 acres! 3 stall horse barn; billiard rm; sauna; decks.
New Albany Country Club; 7325 Southfield Road	Home	4 + 5 + 1	\$719,900	Great location overlooking golf course; open floor plan; 1st flr owner's retreat; stunning entry!
New Albany Country Club; 4318 Brompton Court	Home	5 + 4 + 2	\$726,900	Impeccable home on wooded lot; 2-story entry; private office w/French doors; cook's kitchen; more.
New Albany Country Club; 4070 Holkham	Home	5 + 5 + 1	\$739,900	Like new home ready for you to move in! Stunning 1st flr owner's suite; Chef's kitchen; amazing LL!
New Albany Country Club; 7445 Cummins Court	Home	4 + 4 + 2	\$750,000	Bank owned, bring offer! Great home in NACC w/numerous upgrades! Handicap accessible w/elevator!
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; 4561 Neiswander Square	Home	6 + 6 + 1	\$799,000	Gorgeous brick home w/quality details throughout! Gourmet kitchen; 4 fireplaces; dramatic stairway.
New Albany Country Club; 7476 Fenway Road	Home	5 + 4 + 1	\$875,000	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 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 1/23/08 and 1/23/09 are shown in more detail below as they represent the best indication of change in property values.

<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>
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
<b>Averages:</b>				<b>\$240,329</b>	<b>\$232,314</b>	<b>-3.3%</b>	<b>155</b>

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Albany Park	7	13	-6	7	2
<b>Average Property Price:</b>	<b>\$232,314</b>	<b>\$246,745</b>	<b>-5.8%</b>	<b>\$258,371</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 1/23/08 and 1/23/09 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>
01/12/09	The Preserve; 5977 Hilltop Trail Dr	4 + 2 + 1	2000 / 2114	\$219,900	\$210,018	-4.5%	73
12/19/08	The Preserve; 5989 Preserve Blvd	3 + 2 + 1	2001 / 1986	\$197,900	\$190,000	-4.0%	86
12/19/08	The Preserve; 5930 Tetlin Field Dr	4 + 2 + 1	2003 / 2108	\$214,900	\$209,900	-2.3%	88
12/16/08	The Preserve; 4452 Haybury Dr	3 + 2 + 1	1999 / 1884	\$189,900	\$189,000	-0.5%	88
12/01/08	The Preserve; 6178 Tetlin Field Dr	4 + 2 + 1	1999 / 2359	\$274,900	\$260,000	-5.4%	118
10/28/08	The Preserve; 4413 Cohagen Crossing Dr	3 + 2 + 1	2005 / 2257	\$265,000	\$259,000	-2.3%	226
10/27/08	The Preserve; 5957 Twin Pine Dr	4 + 2 + 1	2002 / 1862	\$219,900	\$214,900	-2.3%	193
09/26/08	The Preserve; 6461 Hilltop Trail Dr	4 + 2 + 1	2004 / 2368	\$289,800	\$286,000	-1.3%	203
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; 5901 Blaverly Dr	4 + 2 + 1	2001 / 2216	\$259,900	\$250,000	-3.8%	441
08/22/08	The Preserve; 4417 Cordova Dr	4 + 2 + 1	2002 / 2976	\$329,900	\$316,000	-4.2%	29
07/30/08	The Preserve; 6410 Summers Nook Dr	4 + 3 + 2	2004 / 3700	\$354,500	\$320,000	-9.7%	174
07/30/08	The Preserve; 4262 Greensbury Dr	4 + 2 + 1	2003 / 1862	\$219,800	\$214,000	-2.6%	148
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
<b>Averages:</b>				<b>\$268,488</b>	<b>\$258,893</b>	<b>-3.6%</b>	<b>142</b>

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The Preserve	27	41	-14	16	5
The Woods At The Preserve	0	0	-	2	-
<b>Average Property Price:</b>	<b>\$258,893</b>	<b>\$262,281</b>	<b>-1.3%</b>	<b>\$281,564</b>	

