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YOUR PROPERTY UPDATE REPORT

For New Albany Country Club

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 New Albany Country Club and/or other properties in the area. 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>
01/16/09	7652 Goodrich Sq N	4 + 3 + 2	1995 / 5200	\$830,000	\$760,000	-8.4%	92
01/15/09	7607 Goodrich Sq S	4 + 3 + 2	1993 / 3615	\$735,900	\$675,000	-8.3%	114
12/31/08	7583 King George Dr	3 + 3 + 1	1993 / 2086	\$318,900	\$315,000	-1.2%	319
12/31/08	30 Wiveliscombe	5 + 6 + 2	2003 / 6726	\$1,699,900	\$1,500,000	-11.8%	64
12/19/08	4880 Trumbo Ct	5 + 4 + 2	1997 / 5888	\$899,900	\$850,000	-5.5%	371
12/11/08	3481 Willow Grove	4 + 2 + 1	1998 / 4200	\$419,900	\$405,000	-3.5%	62
12/05/08	7455 Farmington Close	5 + 4 + 1	2004 / 2904	\$465,000	\$465,000	0.0%	87
11/21/08	7409 Milton Ct	5 + 5 + 2	2008 / 7500	\$1,397,000	\$1,200,000	-14.1%	162
10/31/08	4093 Breomo Recess	3 + 2 + 1	1993 / 2585	\$395,000	\$365,000	-7.6%	31
10/31/08	5961 Lower Breomo Lane	4 + 2 + 1	1994 / 3682	\$519,900	\$502,500	-3.3%	27
10/22/08	7285 Berkley Sq S	4 + 4 + 1	1998 / 4323	\$585,000	\$545,000	-6.8%	179
10/21/08	7445 Cummins Ct	4 + 4 + 2	1995 / 4210	\$849,000	\$750,000	-11.7%	496
10/08/08	16 Wiveliscombe	5 + 5 + 2	1999 / 5254	\$1,399,000	\$1,300,000	-7.1%	165
10/08/08	7763 Chetwood Close	4 + 5 + 2	2003 / 5230	\$1,100,000	\$1,075,000	-2.3%	173
10/08/08	4081 Westbury Ln	4 + 4 + 2	2004 / 4663	\$729,900	\$665,000	-8.9%	44
09/30/08	3856 Lambton Pl	3 + 3 + 2	1999 / 4927	\$1,800,000	\$1,800,000	0.0%	22
09/29/08	7301 Landon Ln	4 + 4 + 1	1991 / 4984	\$800,000	\$700,000	-12.5%	251
09/26/08	4046 Chelsea Green East	4 + 3 + 1	2008 / 3558	\$595,900	\$615,000	3.2%	20
08/29/08	7216 Lambton Park Rd	7 + 7 + 2	2000 / 10191	\$2,300,000	\$2,012,500	-12.5%	50
08/27/08	1 Keswick	2 + 3 + 1	2003 / 3925	\$679,500	\$635,000	-6.5%	9
08/27/08	3770 Pembroke Grn E	5 + 5 + 1	1999 / 5774	\$729,900	\$639,000	-12.5%	120
08/22/08	7305 Lambton Green S	7 + 6 + 2	2007 / 6745	\$2,350,000	\$2,100,000	-10.6%	138
08/22/08	11 Wiveliscombe	5 + 4 + 2	2000 / 8300	\$1,500,000	\$1,435,000	-4.3%	288
08/22/08	4200 James River Rd	4 + 3 + 1	1995 / 2650	\$399,500	\$370,000	-7.4%	166
08/20/08	3742 Prestwoud Close	4 + 3 + 2	1997 / 3887	\$459,000	\$442,000	-3.7%	25
08/18/08	4023 Redford Ct	5 + 4 + 2	1998 / 5353	\$849,000	\$795,000	-6.4%	162
08/18/08	7707 Sutton Pl	4 + 4 + 1	1999 / 4192	\$740,000	\$720,000	-2.7%	100
08/15/08	43 Pickett Pl	3 + 4 + 1	2000 / 3693	\$409,900	\$405,000	-1.2%	505
07/31/08	4080 Holkham Rd	4 + 4 + 1	2006 / 3781	\$609,900	\$560,000	-8.2%	4
07/31/08	7766 Pembroke Pass	5 + 5 + 2	2002 / 6804	\$879,000	\$849,000	-3.4%	58
07/31/08	4266 Vaux Link	4 + 4 + 2	1993 / 6500	\$799,999	\$660,000	-17.5%	424
07/25/08	7596 Goodrich Sq S	4 + 3 + 1	1995 / 3869	\$615,000	\$580,000	-5.7%	192
07/18/08	7398 Milton Ct	5 + 5 + 2	2006 / 5248	\$1,289,900	\$1,100,000	-14.7%	255
07/18/08	6814 Rosewell Ln	5 + 5 + 1	2000 / 5561	\$739,000	\$725,000	-1.9%	96
07/16/08	4575 Northgate Ct	5 + 6 + 2	1996 / 6260	\$999,000	\$850,000	-14.9%	195
07/11/08	4005 Prince George Ln	5 + 3 + 1	1992 / 3972	\$469,900	\$445,000	-5.3%	441
07/02/08	3651 Drayton Hall North	5 + 3 + 1	1997 / 3190	\$488,900	\$485,000	-0.8%	340
06/30/08	7626 Goodrich Sq N	3 + 3 + 1	1992 / 2576	\$459,900	\$440,000	-4.3%	103

<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
06/30/08	7699 Roxton Ct	6 + 6 + 2	2001 / 6648	\$840,000	\$800,000	-4.8%	78
06/30/08	7273 Berkley Sq	4 + 3 + 2	1998 / 3408	\$650,000	\$600,000	-7.7%	211
06/27/08	7776 Pembroke End	5 + 5 + 2	2004 / 4833	\$1,049,900	\$979,000	-6.8%	402
06/25/08	7280 Waterston Pl	5 + 3 + 1	2007 / NoSF	\$1,150,000	\$1,098,233	-4.5%	368
06/17/08	27 Keswick Dr	3 + 4 + 1	2005 / 3048	\$699,000	\$635,000	-9.2%	337
06/16/08	28 Pickett Pl	4 + 4 + 1	2000 / 3886	\$599,000	\$560,000	-6.5%	177
06/13/08	6930 Clivdon Mews	3 + 3 + 1	1995 / 3610	\$675,000	\$635,000	-5.9%	402
06/09/08	3605 Shirley Ct	4 + 4 + 1	2007 / 4600	\$649,900	\$616,572	-5.1%	164
06/06/08	4075 James River Rd	4 + 3 + 1	1994 / 3515	\$499,900	\$468,000	-6.4%	194
06/02/08	7631 Goodrich Sq S	4 + 5 + 1	1993 / 3729	\$614,999	\$550,000	-10.6%	66
05/30/08	7482 Cummins Ct	4 + 4 + 2	1996 / 4100	\$639,000	\$610,000	-4.5%	64
05/28/08	7676 Sutton Place	5 + 4 + 1	2000 / 4781	\$599,900	\$575,000	-4.2%	249
05/22/08	3731 Head Of Pond	5 + 3 + 2	1996 / 3800	\$729,900	\$725,000	-0.7%	6
05/20/08	7778 Cromwell End	5 + 5 + 2	2007 / 4007	\$949,000	\$825,000	-13.1%	335
05/19/08	7254 Biddick Ct	5 + 5 + 2	2005 / 5638	\$975,000	\$960,000	-1.5%	304
05/05/08	7440 James River Rd	4 + 4 + 1	2001 / 3879	\$599,000	\$575,000	-4.0%	390
04/28/08	4 Hawksmoor Rd	4 + 5 + 2	2007 / 7598	\$1,750,000	\$1,714,000	-2.1%	133
04/25/08	7333 Berkley Sq	4 + 4 + 1	1997 / NoSF	\$569,900	\$541,500	-5.0%	62
04/18/08	4165 Sudbrook Sq	5 + 4 + 1	2001 / 4911	\$775,000	\$752,211	-2.9%	94
04/18/08	3980 Baughman Grant	4 + 5 + 1	1998 / 6862	\$1,089,000	\$1,069,900	-1.8%	65
04/03/08	3900 Kitzmiller	5 + 5 + 3	2001 / 6225	\$2,425,000	\$2,000,000	-17.5%	194
04/02/08	4541 Neiswander Sq	4 + 4 + 1	2002 / 3320	\$647,500	\$600,000	-7.3%	141
03/31/08	7667 Lambton Park Rd	5 + 4 + 1	1998 / 4507	\$1,049,900	\$975,000	-7.1%	242
03/28/08	7288 Berkley Sq N	5 + 4 + 1	2001 / 4342	\$639,900	\$612,000	-4.4%	169
03/28/08	7694 Aspinwall N	4 + 3 + 2	2002 / 4170	\$439,900	\$430,000	-2.3%	178
03/18/08	7471 Alpath Rd	4 + 4 + 1	1995 / 3342	\$469,900	\$467,500	-0.5%	174
03/14/08	3908 James River Rd	4 + 3 + 1	1992 / 3135	\$454,000	\$430,000	-5.3%	147
03/06/08	3601 Head Of Pond Rd	5 + 5 + 2	1996 / 3935	\$674,500	\$650,000	-3.6%	210
02/29/08	4074 Stannage Close	6 + 6 + 2	2007 / NoSF	\$1,350,000	\$1,240,681	-8.1%	245
02/29/08	4647 Beecher Ct	4 + 4 + 1	1992 / 6065	\$835,650	\$790,750	-5.4%	167
02/28/08	3534 Willow Grove	4 + 4 + 1	1998 / 4361	\$629,900	\$619,000	-1.7%	231
02/25/08	7300 Waterston	5 + 5 + 2	2007 / 6107	\$1,289,800	\$1,118,000	-13.3%	432
02/22/08	6032 Wilton House Ct	4 + 4 + 1	1996 / 2864	\$479,900	\$451,000	-6.0%	208
02/15/08	4024 James River Rd	6 + 4 + 0	1994 / 4977	\$529,000	\$493,000	-6.8%	210
02/15/08	7777 Cromwell End	5 + 6 + 2	2004 / 5589	\$1,050,000	\$1,030,000	-1.9%	24
01/31/08	7600 King George Dr	4 + 4 + 1	1992 / 2850	\$539,900	\$520,000	-3.7%	140
01/31/08	7551 King George Dr	3 + 3 + 2	1993 / 3275	\$389,900	\$375,000	-3.8%	317
08/29/08	7 New Albany Farms Rd	6 + 6 + 1	2007 / 10000	\$2,350,000	\$2,225,000	-5.3%	346
07/25/08	7833 Calverton Sq	4 + 4 + 2	2000 / 3560	\$542,500	\$537,000	-1.0%	452
06/16/08	7832 Calverton Sq	5 + 5 + 1	1999 / 4842	\$749,900	\$705,000	-6.0%	204
05/30/08	7860 Jonell Sq	4 + 3 + 2	1999 / 3230	\$549,000	\$511,000	-6.9%	313
03/03/08	7835 Jonell Sq	4 + 4 + 1	1996 / 3489	\$599,900	\$587,000	-2.2%	261
Averages:				\$851,211	\$792,392	-6.9%	193

<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>
New Albany Country Club	75	92	-17	83	10
The Farms	1	1	-	1	-
The Reserve at New Albany	4	0	+4	5	-
Average Property Price:	\$792,392	\$802,408	-1.2%	\$952,191	

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	1.18 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!
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.
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!
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.
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.
134 Stone Valley Drive	Home	6 + 5 + 1	\$1,099,900	Gorgeous estate home w/top-of-the-line craftsmanship! Winery; outdoor pizza oven; tiered media rm.
1 Miranova	Condo	N/A	\$1,400,000	Second largest unit in building! Can be sold as 2 units. Huge terrace overlooking river & skyline.
The Reserve at New Albany; 7871 Calverton Square	Home	6 + 5 + 2	\$1,450,000	Alluring custom-built palace! Chef's kitchen; 2-story great room; plush & private owner's retreat.
New Albany Country Club; 4879 Yantis Drive	Home	5 + 5 + 2	\$1,500,000	A true gem! Fabulous views of golf course loaded w/upgrades! Finished lower level; large 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,

