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## YOUR PROPERTY UPDATE REPORT

### *For Hampsted Heath*

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*

**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 Heath 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>
11/18/08	Hampsted Green; 5053 Upper Mount Row	4 + 2 + 1	2001 / 2808	\$319,000	\$315,000	-1.3%	28
10/31/08	Hampsted Green; 5597 Harlem Rd	4 + 2 + 1	2000 / 2903	\$309,416	\$298,000	-3.7%	33
09/30/08	Hampsted Green; 5162 Marks Ct	3 + 3 + 1	1999 / 3222	\$299,500	\$288,750	-3.6%	45
09/25/08	Hampsted Green; 6768 Headwater Trl	3 + 3 + 1	1999 / 2176	\$274,900	\$267,500	-2.7%	54
09/25/08	Hampsted Green; 4990 Cloudberry Pass	3 + 2 + 1	2000 / 2498	\$252,500	\$248,000	-1.8%	81
08/29/08	Hampsted Green; 6750 Upper Brook Way	4 + 3 + 1	2000 / 3657	\$315,500	\$298,500	-5.4%	32
08/21/08	Hampsted Green; 5107 Upper Mount Row	4 + 2 + 2	2002 / 2603	\$320,000	\$314,000	-1.9%	49
07/23/08	Hampsted Green; 5037 Cloudberry Pass	4 + 2 + 1	2001 / 2576	\$269,900	\$265,000	-1.8%	190
06/30/08	Hampsted Green; 6878 Addenbrook Blvd	3 + 2 + 1	1997 / 2325	\$270,000	\$262,500	-2.8%	169
06/27/08	Hampsted Green; 6704 Headwater Trl	4 + 2 + 1	1999 / 3000	\$300,000	\$277,000	-7.7%	59
06/27/08	Hampsted Green; 6894 Addenbrook Blvd	3 + 3 + 1	1998 / 2200	\$279,900	\$279,900	0.0%	149
05/30/08	Hampsted Green; 5113 Marks Ct	3 + 2 + 1	1998 / 1912	\$269,000	\$265,000	-1.5%	146
05/30/08	Hampsted Green; 6783 Headwater Trl	3 + 2 + 1	2000 / 1982	\$267,500	\$260,000	-2.8%	44
04/30/08	Hampsted Green; 4998 Cloudberry Pass	4 + 2 + 1	2003 / 2362	\$309,900	\$295,000	-4.8%	56
03/17/08	Hampsted Green; 5045 Cloudberry Pass	4 + 2 + 1	2001 / 3205	\$349,900	\$337,000	-3.7%	56
02/25/08	Hampsted Green; 5069 Cloudberry Pass	3 + 2 + 1	2001 / 2576	\$298,700	\$298,700	0.0%	179
01/24/08	Hampsted Green; 5044 Cloudberry Pass	3 + 2 + 1	2001 / 3156	\$329,900	\$308,500	-6.5%	101
12/18/08	Hampsted Heath; 4940 Brooksvie Cir	5 + 4 + 1	2002 / 4744	\$592,500	\$555,000	-6.3%	797
11/21/08	Hampsted Heath; 4854 Brooksvie Cir	4 + 3 + 1	2003 / 3543	\$430,900	\$410,000	-4.9%	133
10/01/08	Hampsted Heath; 7296 Tumblebrook Dr	4 + 2 + 1	2001 / 4305	\$500,000	\$500,000	0.0%	170
06/04/08	Hampsted Heath; 7158 Tumblebrook Dr	5 + 3 + 2	2001 / 4446	\$534,900	\$525,000	-1.9%	31
04/04/08	Hampsted Heath; 7312 Tumblebrook Dr	4 + 2 + 1	2004 / 3023	\$439,900	\$417,500	-5.1%	173
03/21/08	Hampsted Heath; 7123 Tumblebrook Dr	5 + 4 + 2	2001 / 6353	\$679,900	\$630,000	-7.3%	173
03/06/08	Hampsted Heath; 7211 Fernridge Dr	4 + 3 + 1	2002 / 4100	\$474,900	\$415,000	-12.6%	97
02/05/08	Hampsted Heath; 7356 Tumblebrook Dr	4 + 2 + 1	2001 / 3418	\$419,900	\$385,000	-8.3%	193
01/31/08	Hampsted Heath; 7385 Tumblebrook Dr	4 + 3 + 1	2003 / 3614	\$494,900	\$460,000	-7.1%	104
01/14/09	Hampsted Village; 7361 Tottenham Pl	3 + 2 + 1	1995 / 2364	\$289,900	\$272,000	-6.2%	436
12/24/08	Hampsted Village; 5068 Turner Close	3 + 2 + 1	1996 / 2270	\$289,900	\$281,250	-3.0%	243
12/23/08	Hampsted Village; 5279 Hanover Close	3 + 2 + 1	2002 / 2566	\$269,000	\$240,000	-10.8%	161
12/19/08	Hampsted Village; 6855 Bishops Wood Dr	3 + 2 + 1	1999 / 2689	\$279,900	\$272,250	-2.7%	225
12/11/08	Hampsted Village; 4877 Sloane Pl	3 + 2 + 2	1994 / 3600	\$317,700	\$307,000	-3.4%	8
12/02/08	Hampsted Village; 7372 Hampsted Sq N	4 + 4 + 1	1999 / 4253	\$419,900	\$405,000	-3.5%	25
11/21/08	Hampsted Village; 7094 Fodor Rd	4 + 2 + 1	2001 / 3303	\$383,500	\$363,000	-5.3%	156
11/14/08	Hampsted Village; 7171 Fodor Rd	4 + 2 + 1	2000 / 2799	\$358,000	\$343,000	-4.2%	220

<u>Sold Date</u>		<u>Bedrms + F Baths + H Baths</u>	<u>Year Blt/Est SF</u>	<u>List Price</u>	<u>Sold Price</u>	<u>% Diff List vs. Sold Price</u>	<u>Days On Market</u>
10/22/08	Hampsted Village; 6839 Bishops Wood Dr	3 + 2 + 1	2004 / 2706	\$294,900	\$275,000	-6.7%	121
10/17/08	Hampsted Village; 5155 Heath Gate Dr	4 + 2 + 1	1997 / 3000	\$335,000	\$320,000	-4.5%	230
10/03/08	Hampsted Village; 7478 Tottenham Pl	3 + 2 + 2	1995 / 2146	\$285,000	\$275,000	-3.5%	162
10/01/08	Hampsted Village; 7168 Connaught Dr	4 + 2 + 1	1997 / 2986	\$249,900	\$250,000	0.0%	99
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 Dr	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
06/03/08	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
03/28/08	Hampsted Village; 4979 Cadogan Pl	4 + 3 + 1	1995 / 3930	\$449,900	\$425,900	-5.3%	60
02/13/08	Hampsted Village; 5062 Turner Close	4 + 2 + 1	1996 / 2758	\$299,900	\$291,500	-2.8%	96
<b>Averages:</b>				<b>\$356,707</b>	<b>\$341,863</b>	<b>-4.2%</b>	<b>149</b>

<u>Summary</u>	<u>12 Months of Sold MLS Listings From:</u>			<u>Difference vs. Year Ago</u>	<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>	
Hampsted Green	17	8	+9	5	-	
Hampsted Heath	9	3	+6	4	-	
Hampsted Village	30	20	+10	7	3	
<b>Average Property Price:</b>	<b>\$341,863</b>	<b>\$350,555</b>	<b>-2.5%</b>	<b>\$375,344</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</u> <u>+ F Baths</u> <u>+ H Baths</u>	<u>List Price</u>	<u>Reasons These Listings are Considered a Best Buy</u>
New Albany Links; 6960 Cunningham Drive	Home	4 + 2 + 1	\$274,900	Lovely brick front home! Wonderful layout; grand staircase; open, bright family room; neutral decor.
New Albany Links; 6970 New Albany Road E	Home	4 + 4 + 1	\$395,900	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.
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; 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.

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.

The most recent 30 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	Year Blt/Est SF	List Price	Sold Price	% Diff List vs. Sold Price	Days On Market
12/19/08	7190 Sumption Dr	4 + 3 + 2	2003 / 3398	\$399,900	\$382,500	-4.4%	15
12/15/08	7052 Cunningham Dr	4 + 3 + 1	2003 / 3538	\$449,000	\$435,000	-3.1%	70
12/15/08	6905 Margarum Bend	5 + 4 + 1	2006 / 4399	\$459,900	\$435,500	-5.3%	121
12/05/08	6920 Grate Park Dr	4 + 2 + 1	2004 / 2836	\$274,900	\$264,000	-4.0%	13
11/24/08	7027 Dean Farm Rd	3 + 2 + 1	2001 / 3146	\$399,000	\$353,500	-11.4%	155
11/21/08	6946 Joysmith Cir	3 + 3 + 0	2005 / 1583	\$237,900	\$235,000	-1.2%	114
11/20/08	7305 Stone Gate Dr	4 + 3 + 1	2008 / 3807	\$549,900	\$529,661	-3.7%	23
10/29/08	8698 Belworth Sq	4 + 3 + 1	2002 / 2794	\$389,750	\$370,000	-5.1%	103
10/24/08	7049 Camden Dr	3 + 3 + 0	2004 / 2977	\$299,900	\$288,000	-4.0%	50
10/13/08	7056 Dean Farm Rd	2 + 2 + 1	2000 / 1952	\$204,900	\$200,000	-2.4%	602
10/10/08	7350 Stone Gate Dr	4 + 4 + 1	2005 / 3815	\$410,000	\$375,000	-8.5%	198
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	7076 Maynard Pl	3 + 2 + 1	2003 / 3393	\$339,900	\$337,800	-0.6%	40
03/31/08	7067 Maynard Pl	4 + 3 + 1	2001 / 4157	\$369,900	\$347,500	-6.1%	375
03/31/08	7222 New Albany Links Dr	4 + 3 + 1	2007 / 3700	\$499,900	\$485,000	-3.0%	20
03/28/08	7051 Dean Farm Rd	4 + 3 + 1	1999 / 3400	\$350,000	\$330,000	-5.7%	383
<b>Averages:</b>				<b>\$362,272</b>	<b>\$346,191</b>	<b>-4.4%</b>	<b>146</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>
New Albany Links	34	28	+6	34	2
<b>Average Property Price:</b>	<b>\$353,772</b>	<b>\$369,181</b>	<b>-4.2%</b>	<b>\$425,688</b>	

