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YOUR PROPERTY UPDATE REPORT

For Harrison Pond

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 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 27 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
01/21/09	Harrison Pond; 1303 Lindenwald Dr	4 + 2 + 1	1997 / 2650	\$299,900	\$282,500	-5.8%	286
01/05/09	Harrison Pond; 1586 Harrison Pond Dr	5 + 3 + 1	1998 / 2854	\$299,900	\$280,000	-6.6%	179
12/29/08	Harrison Pond; 1155 Bayboro Dr	4 + 2 + 1	1997 / 2809	\$315,000	\$291,500	-7.5%	192
12/19/08	Harrison Pond; 1269 Riker Dr	4 + 3 + 1	2000 / 3550	\$375,000	\$355,000	-5.3%	387
12/17/08	Harrison Pond; 1266 Wedgefield Ln	4 + 2 + 1	1993 / 2728	\$299,000	\$295,000	-1.3%	100
11/26/08	Harrison Pond; 1245 Riker Dr	4 + 2 + 1	2000 / 2948	\$400,000	\$370,000	-7.5%	101
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
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
Averages:				\$350,591	\$337,189	-3.8%	112

<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>1/23/08 to 1/23/09</u>	<u>1/23/07 to 1/23/08</u>		<u>Actives</u>	<u>Pendings</u>
Harrison Pond	28	26	+2	8	1
Lakes At Harrison Pond	3	4	-1	3	1
Average Property Price:	\$333,648	\$330,752	0.9%	\$355,072	

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 Court	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!
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!
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.
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.
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.
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 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 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>
01/15/09	Jefferson Meadows; 1519 Oxbow Dr	4 + 3 + 2	1992 / 3879	\$369,900	\$369,000	-0.2%	301
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
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:				\$536,254	\$507,118	-5.4%	179

<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>1/23/08 to 1/23/09</u>	<u>1/23/07 to 1/23/08</u>		<u>Actives</u>	<u>Pendings</u>
Jefferson Meadows	8	8	-	10	2
Springbrook Farm	0	2	-2	-	-
Stepping Stone	5	4	+1	2	-
Average Property Price:	\$507,118	\$584,997	-13.3%	\$480,183	

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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 1/23/07 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>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>1/23/08 to 1/23/09</u>	<u>1/23/07 to 1/23/08</u>		<u>Actives</u>	<u>Pendings</u>
Kitsmillers Crossing	2	3	-1	1	-
Average Property Price:	\$374,975	\$421,300	-11.0%	\$449,900	