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YOUR PROPERTY UPDATE REPORT

For Academy Ridge

Should I sell now? Should I wait? When will be the best time? Obviously, if you need to sell your home now, you don't have the luxury of being able to make these decisions.

As you are probably aware, home inventories are at an all time high. But what types of homes are on the market? Many homes that make up this unusually high inventory are *short sales*. A short sale is when a homeowner owes more money to a lender than the home's current market value. Due to a number of factors, these short sales can take much longer, in some cases as long as six months or more to close than a traditionally listed home.

Some of the other homes listed for sale are a result of foreclosures. Of those homes, a large number are described as, "as is with right to inspect". This can be a scary proposition for a homebuyer. Taking the proper steps to ensure that your home outshines all of those available on the market can make a world of difference.

One way that will give a buyer piece of mind is to include a home warranty in the sale of your home. Curb appeal is extremely important as the first thing a prospective buyer will see is the exterior of your home. Having well-groomed and attractive landscaping is greatly beneficial.

Selling a home in the current market can be tricky, but with the guidance of a qualified Realtor® familiar with your area, it can be achieved. If you have any questions regarding any aspect of real estate or are looking to buy or sell a home, please call us. It is always our pleasure to answer any questions and to work with you to help reach your goal!

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

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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 3/26/08 and 3/26/09 are shown in more detail below as they represent the best indication of change in property values.

<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>
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
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
Averages:				\$401,560	\$386,200	-3.8%	123

<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>3/26/08 to 3/26/09</u>	<u>3/26/07 to 3/26/08</u>		<u>Actives</u>	<u>Pendings</u>
Academy Ridge	3	5	-2	-	-
Big Walnut Creek	0	2	-2	-	-
Crossing At Mckenna Creek	2	4	-2	4	-
Ravine At Blendon	0	0	-	2	-
Springbrook Farm	0	2	-2	-	-
Average Property Price:	\$386,200	\$416,402	-7.3%	\$361,617	

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	Build your dream home on this lovely 1.186 acre lot on a cul-de-sac street in the NACC!
The Preserve; 4453 Cohagen Crossing Drive	Home	4 + 2 + 1	\$279,900	Lovely home with 2-story foyer; 9-ft ceilings; 1st floor den; huge bonus rm over garage; corner lot.
Hampsted Village; 5255 Hanover Close	Home	4 + 3 + 1	\$319,900	Wonderful Showcase "Putnam" home on a great cul-de-sac! Hardwoods; fin LL; patio; extra deep lot.
New Albany Country Club; 4460 Ackerly Farm Road	Home	4 + 2 + 2	\$375,000	Fabulous home near the park! Hardwood floors; fin LL w/sound system; relaxing owner's suite.
Kitsmillers Crossing; 2466 Keltonhurst Drive	Home	3 + 2 + 1	\$429,900	Exceptional ranch by Duffy Homes offers first floor den; private owner's suite; amazing views!
New Albany Country Club; 3763 Prestwould Close	Home	4 + 2 + 2	\$445,000	A rare find! Wonderfully maintained brick home on quiet cul-de-sac w/more than \$60K in upgrades!
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 Heath; 4128 Hammersmith Circle	Home	4 + 3 + 2	\$465,000	Fabulous former model home! Gourmet kitchen w/granite; 1st floor owner's suite. Finished LL!
New Albany Country Club; 4665 Mccurdy Drive	Home	4 + 4 + 1	\$470,000	Move right into this great updated brick home! Modern kitchen w/SS appl & granite; freshly painted.
New Albany Country Club; 3637 Head Of Pond Road	Home	4 + 3 + 1	\$475,000	Charming home built by Gary Turnbull! Chef's kitchen; open family rm; loft; Fin LL; close to trails!
Hampsted Heath; 7375 Tumblebrook Drive	Home	5 + 4 + 1	\$479,900	Radiant home w/wonderful floor plan; two-story entry; granite & cherry kitchen; fireplace.
The Reserve at New Albany; 4368 Antmon Round	Home	4 + 4 + 1	\$509,900	Exquisite home on corner lot! Den w/custom built-ins; family room w/fireplace; granite in kitchen.
2741 Patterson Road	Home	4 + 3 + 1	\$599,900	One-of-a-kind custom home on private 9.45 acres! 3 stall horse barn; billiard rm; sauna; decks.
New Albany Country Club; 4070 Holkham	Home	5 + 5 + 1	\$669,000	Like new & ready for you to move in! Stunning 1st floor owner's suite; chef's kitchen; media room.
New Albany Country Club; 7325 Southfield Road	Home	4 + 5 + 1	\$719,900	Great location overlooking golf course; open floor plan; 1st floor owner's retreat; stunning entry!
New Albany Country Club; 7627 Lambton Park Road	Home	5 + 3 + 1	\$725,000	Beautiful golf course view! Designed for entertaining; gourmet kitchen; exquisite owner's suite.
New Albany Country Club; 7445 Cummins Court	Home	4 + 4 + 2	\$750,000	Bank owned, bring offer! Great home in NACC w/numerous upgrades! Fabulous lower level!
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; 7747 Sutton Place	Home	6 + 5 + 1	\$1,050,000	Truly breathtaking luxury home! Amazing kitchen w/prof appls; marble FP; fin LL; carriage suite.
Stone Creek; 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.

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

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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 3/26/08 and 3/26/09 are shown in more detail below as they represent the best indication of change in property values.

<u>Sold Date</u>		Bedrms + F Baths <u>+ H Baths</u>	<u>Year Blt/Est SF</u>	<u>List Price</u>	<u>Sold Price</u>	<u>% Diff</u> List vs. <u>Sold Price</u>	<u>Days</u> On <u>Market</u>
03/25/09	4522 Commons Park Dr	3 + 2 + 1	2002 / 2182	\$219,900	\$190,000	-13.6%	315
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
Averages:				\$229,500	\$217,740	-5.1%	235

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Albany Park	5	12	-7	7	1
Average Property Price:	\$217,740	\$241,337	-9.8%	\$261,657	

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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.

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Listings SOLD between 3/26/08 and 3/26/09 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>
02/17/09	The Preserve; 6379 Hilltop Trail Dr	4 + 2 + 1	2003 / 3694	\$309,000	\$300,100	-2.9%	123
01/30/09	The Preserve; 6404 Hilltop Trail Dr	4 + 2 + 1	2004 / 2408	\$249,900	\$249,000	-0.4%	83
01/12/09	The Preserve; 5942 Painted Leaf Dr	4 + 2 + 1	2004 / 1919	\$189,900	\$180,000	-5.2%	114
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; 4417 Cordova Dr	4 + 2 + 1	2002 / 2976	\$329,900	\$316,000	-4.2%	29
08/22/08	The Preserve; 5901 Blaverly Dr	4 + 2 + 1	2001 / 2216	\$259,900	\$250,000	-3.8%	441
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
Averages:				\$264,637	\$255,490	-3.5%	142

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The Preserve	27	39	-12	17	3
The Woods At The Preserve	0	0	-	-	2
Average Property Price:	\$255,490	\$263,736	-3.1%	\$262,212	