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YOUR PROPERTY UPDATE REPORT *For Hampsted Heath*

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

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 9/26/08 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 + 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>
03/06/09	Hampsted Green; 5146 Marks Ct	4 + 4 + 1	1997 / 3109	\$399,000	\$370,000	-7.3%	144
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
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
03/18/09	Hampsted Village; 4913 Heath Gate Dr	4 + 3 + 1	1996 / 2329	\$266,999	\$258,000	-3.4%	32
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
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
Averages:				\$344,496	\$329,913	-4.2%	173

<u>Summary</u>	<u>6 Months of Sold MLS Listings From:</u>		<u>Difference vs. Year Ago</u>	<u>Listings Currently FOR SALE</u>	
	<u>9/26/08 to 3/26/09</u>	<u>9/26/07 to 3/26/08</u>		<u>Actives</u>	<u>Pendings</u>
Hampsted Green	4	7	-3	6	1
Hampsted Heath	3	4	-1	6	-
Hampsted Village	13	7	+6	12	2
Average Property Price:	\$329,913	\$347,778	-5.1%	\$359,671	

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 + F Baths + 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.
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 Green; 6791 Headwater Trail	Home	3 + 2 + 1	\$289,900	Gorgeous Showcase "Chiswell" home! 2-story great room w/ fireplace; huge bonus room. Move-in ready!
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.
Reserve at Duncan Run; 3142 County Line Rd S	Home	4 + 3 + 1	\$399,900	Environmentally green home w/energy efficient features! Walk-out LL; custom millwork; 3-car garage.
New Albany Country Club; 3763 Prestwoud 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 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.
Patterson Road; 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.

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 New Albany Links. 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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<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
02/27/09	8770 Belworth Sq	4 + 2 + 2	2003 / 3341	\$417,900	\$360,000	-13.9%	163
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
Averages:				\$371,765	\$350,235	-5.8%	151

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	9/26/08 to 3/26/09	9/26/07 to 3/26/08		<u>Actives</u>	<u>Pendings</u>
New Albany Links	13	11	+2	33	5
Average Property Price:	\$350,235	\$401,887	-12.9%	\$413,110	