



Sandy Raines and Ron Cadieux
 The Raines Group/ Real Living HER
 5207 Hampsted Village Center Way
 New Albany, OH 43054
 Direct: (614) 418-7417
 info@TheRainesGroup.com
 www.TheRainesGroup.com



YOUR PROPERTY UPDATE REPORT

For Harrison Pond

Selling in the present environment requires accurate pricing. If you start out with a price too high, you may have just added a significant level of difficulty to the process.

During the first couple of weeks listed, you should see a flurry of activity with buyers' agents coming to preview your home so they can sell it to their clients. Fewer agents will preview your home when it is overpriced. If your home is dramatically above market, agents will ignore your home thinking you're not a serious seller. Their time might be better spent previewing homes that are priced realistically.

If you start out with a high sales price, then drop it later -- your home is "old news." You will never be able to recapture that flurry of initial activity you would have had with a more accurate price.

Even if you successfully sell at an above market price, your buyer will need a mortgage and the mortgage lender will require an appraisal. If comparable sales for the last six months and current market conditions do not support your sales price, the house won't appraise. Your deal falls apart. Of course, you can always attempt to renegotiate the price, but only if the buyer is willing to listen. Your house could go "back on the market."

Knowing your local market is key in pricing your home right. As your local real estate experts, we are familiar with the market and what is taking place in your neighborhood. Our team approach has been proven so successful that The Raines Group was recently included on *The Wall Street Journal's* annual list of the **Top 100 Teams by Sales Volume** (out of 1.2 million Realtors)! We are the the only real estate team in Ohio with this distinction. You can count on The Raines Group to get real results!

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 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 26 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>		<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>
05/14/09	Harrison Pond; 1235 Jensen Park Dr	4 + 3 + 1	2000 / 3340	\$399,900	\$375,000	-6.2%	106
04/30/09	Harrison Pond; 1267 Harrison Pond Dr	4 + 2 + 1	1992 / 2572	\$300,000	\$272,500	-9.2%	332
04/30/09	Harrison Pond; 1189 Fouts Ct	4 + 3 + 1	1997 / 2700	\$339,900	\$317,000	-6.7%	35
04/28/09	Harrison Pond; 1288 Retreat Ln	3 + 2 + 1	1999 / 2576	\$320,000	\$290,000	-9.4%	50
03/30/09	Harrison Pond; 1382 Bingham Mills Dr	4 + 3 + 1	1996 / 3056	\$299,000	\$299,000	0.0%	30
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
05/18/09	Lakes At Harrison Pond; 1471 Sedgefield Dr	3 + 3 + 1	1996 / 2224	\$209,000	\$197,000	-5.7%	112
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:				\$325,988	\$311,304	-4.5%	115

<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>6/9/08 to 6/9/09</u>	<u>6/9/07 to 6/9/08</u>		<u>Actives</u>	<u>Pendings</u>
Harrison Pond	24	19	+5	12	2
Lakes At Harrison Pond	3	5	-2	3	1
Average Property Price:	\$315,033	\$319,710	-1.5%	\$434,733	

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 beautiful 1.186 acre cul-de-sac lot in the New Albany Country Club!
New Albany Country Club; 7184 Biddick Court	Lot	N/A	\$249,000	.68 acre cul-de-sac lot is currently prepared for a built-to-suit Miriello Builder's custom home!
Jefferson Meadows; 848 Poppy Hills Drive	Condo	2 + 3 + 1	\$299,900	Stunning condo is move-in ready! 1st floor owner's suite; loft; wooded views; screened porch; more!
Kitsmillers Crossing; 7164 Northmont Court	Home	4 + 3 + 1	\$388,000	Beautiful home on corner lot w/stamped concrete patio. 9' ceilings; granite kitchen; finished LL!
Hampsted Village; 7362 Hampsted Square N	Home	4 + 2 + 2	\$404,900	Lovely all brick home backs to woods! New carpet, roof, deck w/pergola; finished lower level; more!
Kitsmillers Crossing; 2466 Keltonhurst Drive	Home	3 + 2 + 1	\$412,900	Exceptional ranch by Duffy Homes offers first floor den; private owner's suite; private lot; more!
New Albany Country Club; 3763 Prestwoud Close	Home	4 + 2 + 2	\$399,000	A rare find! Wonderfully maintained brick home on quiet cul-de-sac w/more than \$60K in upgrades!
New Albany Country Club; 7570 N Goodrich Square	Home	3 + 2 + 1	\$429,900	Fantastic NACC Cape Cod on private wooded lot! 1st flr owner's suite; gourmet kitchen; den; fin LL.
New Albany Country Club; 7325 Southfield Road	Home	4 + 5 + 1	\$668,900	Great location overlooking golf course; open floor plan; 1st floor owner's retreat; stunning entry!
New Albany Country Club; 4123 E Sudbrook Square	Home	4 + 4 + 2	\$719,000	Stunning home! 1st floor den w/French doors, grand kitchen; fin lower level w/fireplace & full bath!
New Albany Country Club; 3570 S Drayton Hall	Home	6 + 5 + 1	\$725,000	Beautiful NACC home w/HardiePlank siding; 3-zone heating & A/C; tankless water heater; fin LL.
New Albany Country Club; 4561 Neiswander Square	Home	6 + 6 + 1	\$749,900	Gorgeous brick home w/quality details throughout! Gourmet kitchen; 4 fireplaces; dramatic stairway.
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 finished lower level!
New Albany Country Club; 7747 Sutton Place	Home	6 + 5 + 1	\$945,000	Truly breathtaking luxury home! Amazing kitchen w/prof apps; marble FP; fin LL; carriage suite.
Jefferson Meadows; 1641 Oxbow Drive	Home	6 + 4 + 4	\$1,100,000	French style home on spectacular golf course lot! Chestnut floors; 12' clgs; 3 fireplaces; amazing!
New Albany Country Club; 7376 Milton Court	Home	4 + 5 + 2	\$1,398,950	Great cul-de-sac location! Gorgeous woodwork throughout; sunroom; 5 frplcs; library; fin LL; stream.
New Albany Country Club; 7271 N Lambton Green Road	Home	5 + 5 + 2	\$1,399,000	Spectacular home overlooking the park! Grand entry; Owner's suite w/FP; gourmet kit; hearth rm w/FP.
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.
New Albany Country Club; 3856 Lambton Place	Home	3 + 3 + 2	\$1,695,000	Spectacular estate home in a cul-de-sac on the golf course! Gourmet kitchen; fin LL; brick patio.
2908 Old Maids Lane	Home	5 + 4 + 2	\$1,799,900	Custom estate home on 48+ acres! Italian marble; wine bar; antique planked flooring; in-ground pool.

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 6/9/08 and 6/9/09 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>
05/27/09	Jefferson Meadows; 7306 Poppy Hills Ct	5 + 2 + 1	1996 / 2740	\$469,000	\$469,000	0.0%	43
04/17/09	Jefferson Meadows; 1065 Poppy Hills Dr	4 + 3 + 1	1996 / 3463	\$349,900	\$337,500	-3.5%	459
04/10/09	Jefferson Meadows; 1636 Oxbow Dr	5 + 4 + 1	2001 / 4634	\$499,000	\$469,000	-6.0%	149
04/10/09	Jefferson Meadows; 6540 Lions Gate Ct	4 + 4 + 1	2003 / 6000	\$569,900	\$540,000	-5.2%	197
03/11/09	Jefferson Meadows; 1380 Spanish Trail Ct	4 + 3 + 1	1994 / 3449	\$289,900	\$315,000	8.7%	238
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
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
Averages:				\$508,586	\$484,359	-4.8%	208

<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>6/9/08 to 6/9/09</u>	<u>6/9/07 to 6/9/08</u>		<u>Actives</u>	<u>Pendings</u>
Jefferson Meadows	10	9	+1	16	1
Springbrook Farm	0	1	-1	-	-
Stepping Stone	4	2	+2	4	-
Average Property Price:	\$484,359	\$533,513	-9.2%	\$494,435	

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 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 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 6/9/07 and 6/9/09 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>		Bedrms + F Baths + H Baths	<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>
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
Averages:				\$409,625	\$389,617	-4.9%	94

<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>6/9/08 to 6/9/09</u>	<u>6/9/07 to 6/9/08</u>		<u>Actives</u>	<u>Pendings</u>
Kitsmillers Crossing	1	2	-1	6	-
Average Property Price:	\$390,000	\$389,425	0.1%	\$417,750	