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YOUR PROPERTY UPDATE REPORT

For New Albany Country Club

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

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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 New Albany Country Club and/or other properties in the area. 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 28 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
05/29/09	4070 Holkham	5 + 5 + 1	2006 / 3769	\$669,000	\$558,928	-16.5%	141
05/29/09	7567 Alpath Rd	4 + 3 + 1	1996 / 4176	\$429,900	\$411,000	-4.4%	219
05/29/09	7627 Lambton Park Rd	5 + 3 + 1	2000 / 3956	\$725,000	\$675,000	-6.9%	406
05/28/09	4527 Northgate	6 + 5 + 2	1999 / 8400	\$1,450,000	\$1,375,000	-5.2%	110
05/28/09	7276 Berkley Sq	4 + 3 + 1	1998 / 3205	\$399,000	\$403,100	1.0%	644
05/27/09	4318 Brompton Ct	5 + 4 + 1	1998 / 5436	\$649,900	\$640,000	-1.5%	39
05/22/09	7517 Phelps Close	5 + 5 + 2	1998 / 4859	\$799,000	\$775,000	-3.0%	26
05/19/09	4647 Beecher Ct	4 + 4 + 1	1992 / 6065	\$949,900	\$853,600	-10.1%	17
05/12/09	4665 Mcurdy Dr	4 + 4 + 1	1998 / 3878	\$449,900	\$421,951	-6.2%	27
05/06/09	3900 Kitzmiller Rd	5 + 5 + 3	2001 / 6225	\$2,495,800	\$2,200,000	-11.9%	45
05/04/09	7334 Berkley Sq S	4 + 2 + 2	2000 / 3544	\$479,000	\$485,000	1.3%	219
04/30/09	3760 Pembroke Green E	4 + 4 + 1	1999 / 4668	\$699,900	\$645,000	-7.8%	309
04/24/09	4359 Olmsted Rd	3 + 3 + 1	1995 / 3734	\$519,000	\$465,000	-10.4%	252
04/17/09	7476 Fenway Rd	5 + 4 + 1	1996 / 5791	\$875,000	\$860,000	-1.7%	333
04/17/09	3756 Pembroke Green	4 + 4 + 1	2000 / 4434	\$549,900	\$512,500	-6.8%	459
04/08/09	3537 Willow Grove	6 + 4 + 1	1998 / 5430	\$684,000	\$652,000	-4.7%	31
04/07/09	7857 Lambton Park	5 + 6 + 0	2002 / 5777	\$900,000	\$910,000	1.1%	84
03/31/09	35 Pickett Pl	3 + 4 + 1	2000 / 4000	\$485,800	\$468,000	-3.7%	304
03/27/09	3774 Pembroke Green E	5 + 4 + 1	2000 / 4567	\$665,000	\$638,500	-4.0%	179
03/23/09	4160 Belmont Pl	6 + 4 + 2	1998 / 6771	\$899,900	\$897,000	-0.3%	55
03/19/09	7224 Waterston Pl	6 + 6 + 1	2007 / 6228	\$1,049,150	\$965,000	-8.0%	430
03/17/09	7511 Lambton Park Rd	6 + 5 + 1	1997 / 4037	\$634,900	\$600,000	-5.5%	269
03/05/09	4091 Westbury Ln	3 + 3 + 1	2008 / 3785	\$529,900	\$518,000	-2.2%	190
02/16/09	7718 Arboretum Ct	4 + 3 + 1	1994 / 2885	\$409,900	\$399,900	-2.4%	142
02/13/09	6960 Greensward Rd	4 + 5 + 2	1996 / 5849	\$1,295,000	\$1,070,000	-17.4%	304
01/30/09	27 Pickett Pl	3 + 4 + 1	2000 / 4150	\$564,900	\$535,000	-5.3%	227
01/26/09	7433 Lambton Park Rd	4 + 4 + 1	1998 / 5260	\$895,000	\$820,000	-8.4%	217
01/16/09	7652 Goodrich Sq N	4 + 3 + 2	1995 / 5200	\$830,000	\$760,000	-8.4%	92
Averages:				\$785,130	\$732,660	-6.7%	206

<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>12/9/08 to 6/9/09</u>	<u>12/9/07 to 6/9/08</u>		<u>Actives</u>	<u>Pendings</u>
New Albany Country Club	33	39	-6	100	17
The Farms	0	0	-	2	-
The Reserve at New Albany	0	2	-2	5	2
Average Property Price:	\$735,136	\$778,329	-5.5%	\$1,027,383	

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 1.86 acre cul-de-sac lot within 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 build-to-suit Miriello Builder's custom home!
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; 4536 Ashton Green Drive	Home	3 + 3 + 2	\$569,000	Exceptional location w/amazing views of the NACC golf course! 1st floor owner's suite; fin LL; more!
New Albany Country Club; 7378 N Lambton Green	Lot	N/A	\$569,900	Gorgeous 1.15 acre corner lot across from Lambton Park! Plenty of room to build your dream home!
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. Finished LL w/fireplace & full 2nd 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 appls; marble FP; fin LL; carriage suite.
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.
The Reserve at New Albany; 7871 Calverton Sqaure	Home	6 + 5 + 2	\$1,299,000	Alluring custom-built palace! Chef's kitchen; 2-story great room; plush & private owner's retreat.
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.
Wedgewood; 5221 Woodbridge Avenue	Home	5 + 5 + 2	\$1,499,000	One-of-a-kind estate home offers gourmet kitchen; carriage suite; 1st floor owner's suite; pool!
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.
New Albany Country Club; 3898 Baughman Grant	Home	5 + 4 + 2	\$1,699,000	Sprawling estate home w/golf course views from every window! French limestone entry; must see!

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.