



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 Academy Ridge

If you're thinking of selling your home in the current market, we have several tips to help maximize the final sale price and get your home sold quickly. While many factors come into play with finding the right buyer at the right time, there are several things you can do to help put the odds in your favor.

- **Select Internet-friendly pricing** More than 80% of home buyers begin their real estate searches online. Most real estate sites filter the prices in \$25,000 to \$50,000 increments. While a creative price of \$555,777 may grab attention, buyers who set their search maximum filter at \$550,000 will exclude it. Additionally, prices ending in 000 (such as \$500,000) tend to sell at a larger discount than homes ending in 500 (such as \$499,500).

- **Price it right** Buyers today are looking for a bargain. The only thing that matters is what a buyer is willing to pay. If a home is priced below the competition, you could receive multiple offers that will drive up the price to full market value.

- **Occupy or stage your home** The Raines Group has a professional home stager who will make suggestions so your home appeals to more buyers. If your home is presented in the best possible way, it will attract more positive attention and a higher price. A 2007 HomeGain Survey of 2,000 real estate agents nationwide found that the average return from using a professional home stager is 343%.

Call the #1 Real Estate team in Ohio and the team ranked 75th in the nation by the Wall Street Journal and LORE magazine! Whether you are buying or selling a home, put our team to work for you.

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 Academy Ridge and/or other properties considered to represent good 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 8/13/08 and 8/13/09 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>
07/01/09	Crossing At Mckenna Creek; 695 Crossing Creek S	5 + 4 + 1	1989 / 5000	\$449,900	\$400,000	-11.1%	79
02/27/09	Crossing At Mckenna Creek; 195 Crossing Creek Way	4 + 4 + 1	1989 / 3101	\$360,000	\$315,000	-12.5%	327
10/27/08	Crossing At Mckenna Creek; 275 Crossing Creek Way	4 + 2 + 1	1989 / 3076	\$339,900	\$322,000	-5.3%	125
Averages:				\$383,267	\$345,667	-9.8%	177

<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>8/13/08 to 8/13/09</u>	<u>8/13/07 to 8/13/08</u>		<u>Actives</u>	<u>Pendings</u>
Academy Ridge	0	5	-5	-	-
Big Walnut Creek	0	2	-2	-	-
Crossing At Mckenna Creek	3	3	-	7	1
Ravine At Blendon	0	0	-	2	1
Average Property Price:	\$345,667	\$403,483	-14.3%	\$340,022	

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>
Albany Park; 6464 Commons Park Court	Home	4 + 2 + 1	\$244,900	Lovely 2-story home w/ large wrap-around porch; great room w/ frplc; kitchen w/ island.
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	\$279,900	Stunning condo is move-in ready! 1st floor owner's suite; loft; wooded views; screened porch; more!
Kitsmillers Crossing; 2466 Keltonhurst Drive	Home	3 + 2 + 1	\$399,900	Exceptional ranch by Duffy Homes offers first floor den; private owner's suite; private lot; more!
New Albany Country Club; 7570 N Goodrich Square	Home	3 + 2 + 1	\$399,900	Fantastic Cape Cod home on private wooded lot; open floor plan w/ gourmet granite kitchen; den.
Hampsted Heath; 7375 Tumblebrook Drive	Home	5 + 4 + 1	\$399,900	Radiant home w/ wonderful floor plan; two-story entry; granite & cherry kitchen; fireplace.
New Albany Links; 7230 Talanth Place	Home	4 + 2 + 1	\$449,900	Immaculate M/I home. Upgrades throughout! Open floor plan; large rooms; golf course views. Like new!
River Forest; 5178 River Forest Road	Home	3 + 3 + 2	\$449,900	What a find! Granite & marble counters; finished LL; outdoor retreat w/ in ground pool & cabana!
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.
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; 3562 Willow Grove	Home	4 + 4 + 1	\$599,900	Wonderful home w/ open floor plan; chef's kitchen w/ island; study; finished lower level.
New Albany Country Club; 4561 Neiswander Square	Home	6 + 6 + 1	\$699,900	Gorgeous brick home w/ quality details throughout! Gourmet kitchen; 4 fireplaces; dramatic stairway.
New Albany Country Club; 3570 S Drayton Hall	Home	6 + 5 + 1	\$709,900	Splendid home offers 3-zone HVAC; hrdwd floors; in-law suite; fin LL; fenced yard.
8298 Harlem Road	Home	5 + 4 + 1	\$799,000	5 acre treed lot! Built by Melvin Hatch! 8-car att garage w/ loft! Stone flooring; fin LL; 2 FP's.
6700 County Road 76	Home	3 + 3 + 3	\$875,000	Custom executive home in the country! 1st flr Owner's suite w/ FP; sprawling LL; pole & horse barns.

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 8/13/08 and 8/13/09 are shown in more detail below as they represent the best indication of change in property values.

<u>Sold Date</u>		Bedrms + F Baths + H Baths	Year Blt/Est SF	List Price	Sold Price	% Diff List vs. Sold Price	Days On Market
07/27/09	6454 Rose Garden Dr	4 + 2 + 2	2003 / 2900	\$259,900	\$239,000	-8.0%	333
07/02/09	4720 Albany Park Dr	5 + 3 + 1	1999 / 2926	\$274,900	\$245,000	-10.9%	102
06/05/09	4782 Bosk Dr	3 + 2 + 1	2003 / 2076	\$164,900	\$175,000	6.1%	24
03/25/09	4522 Commons Park Dr	3 + 2 + 1	2002 / 2182	\$219,900	\$190,000	-13.6%	315
Averages:				\$229,900	\$212,250	-7.7%	194

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	<u>8/13/08 to 8/13/09</u>	<u>8/13/07 to 8/13/08</u>			<u>Actives</u>	<u>Pendings</u>
Albany Park	4	10	-6	5	4	
Average Property Price:	\$212,250	\$234,020	-9.3%	\$248,120		

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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 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 25 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 + 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>
07/30/09	The Preserve; 4467 Fabel St	4 + 3 + 1	1999 / 2070	\$258,000	\$250,000	-3.1%	119
06/30/09	The Preserve; 6444 Skipping Stone Dr	4 + 2 + 1	2004 / 2127	\$269,900	\$262,000	-2.9%	70
06/25/09	The Preserve; 6396 Hilltop Trail Dr	4 + 2 + 1	2005 / 2532	\$294,000	\$280,000	-4.8%	66
05/27/09	The Preserve; 4403 Wooded Nook Dr	4 + 2 + 1	2003 / 3209	\$299,900	\$280,000	-6.6%	304
05/27/09	The Preserve; 6138 Tetlin Field Dr	3 + 2 + 1	1999 / 1871	\$229,900	\$219,900	-4.3%	181
05/08/09	The Preserve; 6323 Hilltop Trail Dr	3 + 2 + 1	2003 / 2336	\$237,500	\$224,000	-5.7%	28
05/05/09	The Preserve; 6452 Hilltop Trail Dr	4 + 2 + 2	2003 / 3134	\$269,900	\$260,000	-3.7%	238
04/30/09	The Preserve; 4437 Cohagen Crossing Dr	5 + 3 + 1	2005 / 3694	\$329,900	\$329,900	0.0%	37
04/30/09	The Preserve; 6425 Summers Nook Dr	5 + 2 + 1	2004 / 3068	\$304,900	\$301,000	-1.3%	89
04/02/09	The Preserve; 4150 Greensbury Dr	3 + 2 + 1	2003 / 1864	\$197,000	\$180,000	-8.6%	33
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; 5977 Hilltop Trail Dr	4 + 2 + 1	2000 / 2114	\$219,900	\$210,018	-4.5%	73
01/12/09	The Preserve; 5942 Painted Leaf Dr	4 + 2 + 1	2004 / 1919	\$189,900	\$180,000	-5.2%	114
12/19/08	The Preserve; 5930 Tetlin Field Dr	4 + 2 + 1	2003 / 2108	\$214,900	\$209,900	-2.3%	88
12/19/08	The Preserve; 5989 Preserve Blvd	3 + 2 + 1	2001 / 1986	\$197,900	\$190,000	-4.0%	86
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
05/13/09	The Woods At The Preserve; 4217 Preservation Ave	4 + 2 + 1	2005 / 2448	\$209,900	\$200,000	-4.7%	64
04/30/09	The Woods At The Preserve; 4264 Preservation Ave	4 + 3 + 1	2004 / 3358	\$237,900	\$247,900	4.2%	93

Averages: \$255,104 \$247,101 -3.1% 120

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The Preserve	25	30	-5	10	8
The Woods At The Preserve	2	0	+2	-	-
Average Property Price:	\$249,760	\$266,440	-6.3%	\$249,605	

