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YOUR PROPERTY UPDATE REPORT
For New Albany Country Club

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.

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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 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.

Listings SOLD between 2/13/09 and 8/13/09 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 <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>
08/06/09	7271 Lambton Green Rd N	5 + 5 + 2	2004 / 7700	\$1,299,000	\$1,150,000	-11.5%	95
07/31/09	4469 Ackerly Farm Rd	5 + 4 + 1	1998 / 3793	\$599,900	\$570,000	-5.0%	46
07/31/09	3780 Purdey Ct	4 + 5 + 1	2002 / 6707	\$1,000,000	\$905,010	-9.5%	40
07/27/09	2 Albery Lp	5 + 3 + 3	1999 / 7181	\$2,199,000	\$1,750,000	-20.4%	425
07/16/09	4123 Sudbrook Sq E	4 + 4 + 2	1994 / 4979	\$699,000	\$675,000	-3.4%	87
07/16/09	16 Pickett Pl	5 + 4 + 1	2006 / 4112	\$600,000	\$550,000	-8.3%	102
07/09/09	4479 Olmsted Rd	5 + 4 + 1	1996 / 5609	\$719,000	\$699,000	-2.8%	52
07/09/09	4027 Farber Ct	4 + 4 + 1	1998 / 4780	\$650,000	\$630,000	-3.1%	308
07/09/09	22 Pickett Pl	4 + 4 + 1	2000 / 3936	\$499,000	\$440,000	-11.8%	254
06/30/09	4469 Middle Aspinwall	6 + 4 + 1	1998 / 4472	\$599,900	\$569,000	-5.2%	248
06/30/09	7690 Roxton Ct	4 + 4 + 1	2004 / 5136	\$889,800	\$840,000	-5.6%	401
06/30/09	4107 Belmont Pl	6 + 6 + 2	2002 / 8630	\$1,295,000	\$1,175,000	-9.3%	365
06/26/09	5076 Whyte House Ln	4 + 4 + 2	1993 / 4350	\$509,900	\$509,000	-0.2%	109
06/22/09	7609 Lambton Park Rd	4 + 3 + 2	2000 / 4428	\$769,000	\$695,000	-9.6%	184
06/22/09	27 Pickett Place	3 + 4 + 1	2000 / 4150	\$539,900	\$525,000	-2.8%	85
06/22/09	4450 Ackerly Farm Rd	4 + 2 + 1	1997 / 2548	\$369,900	\$345,000	-6.7%	127
06/12/09	3500 Willow Grove Ln	4 + 2 + 1	1998 / 2842	\$365,000	\$320,000	-12.3%	160
06/11/09	2 Wiveliscombe	5 + 5 + 2	2002 / 5500	\$1,249,000	\$1,100,000	-11.9%	74
05/29/09	7627 Lambton Park Rd	5 + 3 + 1	2000 / 3956	\$725,000	\$675,000	-6.9%	406
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
05/28/09	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 Mccurdy 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

<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>	% Diff List vs. <u>Sold Price</u>	Days On <u>Market</u>
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
07/16/09	4393 Antmon Round	4 + 3 + 1	2003 / 3627	\$449,900	\$438,000	-2.6%	127
Averages:				\$795,363	\$733,738	-7.7%	194

<u>Summary</u>	6 Months of Sold MLS Listings From:		Difference vs. Year Ago	<u>Listings Currently FOR SALE</u>	
	2/13/09 to 8/13/09	<u>2/13/08 to 8/13/08</u>		<u>Actives</u>	<u>Pendings</u>
New Albany Country Club	43	45	-2	103	17
The Farms	0	0	-	2	-
The Reserve at New Albany	1	4	-3	6	1
Average Property Price:	\$733,738	\$739,395	-0.8%	\$1,001,908	

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>Property 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 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.
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.
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; 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; 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.
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.
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.
12041 Wildwood Lane	Home	4 + 4 + 1	\$865,000	Beautiful custom home on over 12 acres complete w/ pond & pole barn! In-ground pool! Must see!
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.
New Albany Country Club; 7747 Sutton Place	Home	6 + 5 + 1	\$899,000	Remarkable luxury home offers amazing granite kitchen; breakfast room; 2-story great room & more.
New Albany Country Club; 4037 Redford Court	Home	5 + 4 + 1	\$919,000	Beautiful home; fabulous lot; master suite offers spa-like bath; chef's kitchen w/ granite; 4 frpls.
3720 Hyatts Road	Home	5 + 4 + 1	\$995,000	Two-story executive estate home on 7 acres! Wonderful pool house; in-ground pool & putting green!
New Albany Country Club; 7376 Milton Court	Home	4 + 5 + 2	\$1,298,950	Gorgeous home w/ stunning woodwork throughout! Library w/ frplc & built-ins; fin LL w /bar.
The Reserve at New Albany; 7871 Calverton Square	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; 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	\$1,590,000	Regal estate home on cul-de-sac lot on the golf course! Gourmet kit; fin LL; brick patio; bonus ste.
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!
2072 Tremont Road, Upper Arlington	Home	5 + 4 + 2	\$1,950,000	Amazing home remodeled in 2004 by Bill Fannin. Private den/library; Owner's retreat; full fin LL.

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.