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## YOUR PROPERTY UPDATE REPORT

### *For Harrison Pond*

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*

**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 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 8/13/08 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>		<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>
07/29/09	Harrison Pond; 1317 Bayboro Dr	4 + 2 + 2	1996 / 3350	\$324,900	\$316,000	-2.7%	12
06/29/09	Harrison Pond; 1076 Gwyndale Ct	4 + 2 + 2	1999 / 2654	\$329,900	\$318,500	-3.5%	126
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; 1189 Fouts Ct	4 + 3 + 1	1997 / 2700	\$339,900	\$317,000	-6.7%	35
04/30/09	Harrison Pond; 1267 Harrison Pond Dr	4 + 2 + 1	1992 / 2572	\$300,000	\$272,500	-9.2%	332
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
08/11/09	1488 Sedgefield Dr	3 + 3 + 1	1996 / 2386	\$219,800	\$205,600	-6.5%	123
06/24/09	Lakes At Harrison Pond; 1448 Sedgefield Dr	3 + 3 + 0	1997 / 2270	\$199,000	\$195,000	-2.0%	126
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
<b>Averages:</b>				<b>\$318,005</b>	<b>\$302,159</b>	<b>-5.0%</b>	<b>123</b>

<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>8/13/08 to 8/13/09</u>	<u>8/13/07 to 8/13/08</u>		<u>Actives</u>	<u>Pendings</u>
Harrison Pond	18	23	-5	12	2
Lakes At Harrison Pond	4	5	-1	2	-
<b>Average Property Price:</b>	<b>\$302,159</b>	<b>\$321,363</b>	<b>-6.0%</b>	<b>\$445,779</b>	

## 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	\$279,900	Stunning condo is move-in ready! 1st floor owner's suite; loft; wooded views; screened porch; more!
3142 S County Line Road	Home	4 + 3 + 1	\$384,900	Gorgeous custom built ranch home boasts beautiful hardwood floors; walk-out lower lvl; 3 car garage.
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!
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; 3562 Willow Grove	Home	4 + 4 + 1	\$599,900	Wonderful home sited on wooded lot w/ open floor plan; chef's kitchen w/ island; study; 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.
109 Orchard Wood Path	Home	4 + 4 + 1	\$709,900	Amazing lot being prepared for a Lakewood Builders custom home! 4 bdrms, 4.5 baths; fin walk-out LL.
1 Miranova #2510	Condo	3 + 2 + 1	\$799,000	Skyline penthouse! Finish to your liking! Huge terrace overlooking river w/ spectacular views!
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!

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 comparables. 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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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. 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>
07/30/09	Jefferson Meadows; 1640 Eagle Glen Dr	5 + 4 + 1	2004 / 4900	\$499,000	\$467,900	-6.2%	187
06/24/09	Jefferson Meadows; 1257 Jackson Hole Dr	4 + 2 + 0	2005 / 3766	\$185,000	\$215,250	16.4%	97
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
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
<b>Averages:</b>				<b>\$452,650</b>	<b>\$431,265</b>	<b>-4.7%</b>	<b>187</b>

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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>
Jefferson Meadows	8	11	-3	17	3
Stepping Stone	2	4	-2	5	-
<b>Average Property Price:</b>	<b>\$431,265</b>	<b>\$515,799</b>	<b>-16.4%</b>	<b>\$501,205</b>	

## 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 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 8/13/07 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>
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
<b>Averages:</b>				<b>\$409,625</b>	<b>\$389,617</b>	<b>-4.9%</b>	<b>94</b>

<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>
Kitsmillers Crossing	1	2	-1	5	-	
<b>Average Property Price:</b>	<b>\$390,000</b>	<b>\$389,425</b>	<b>0.1%</b>	<b>\$407,040</b>		