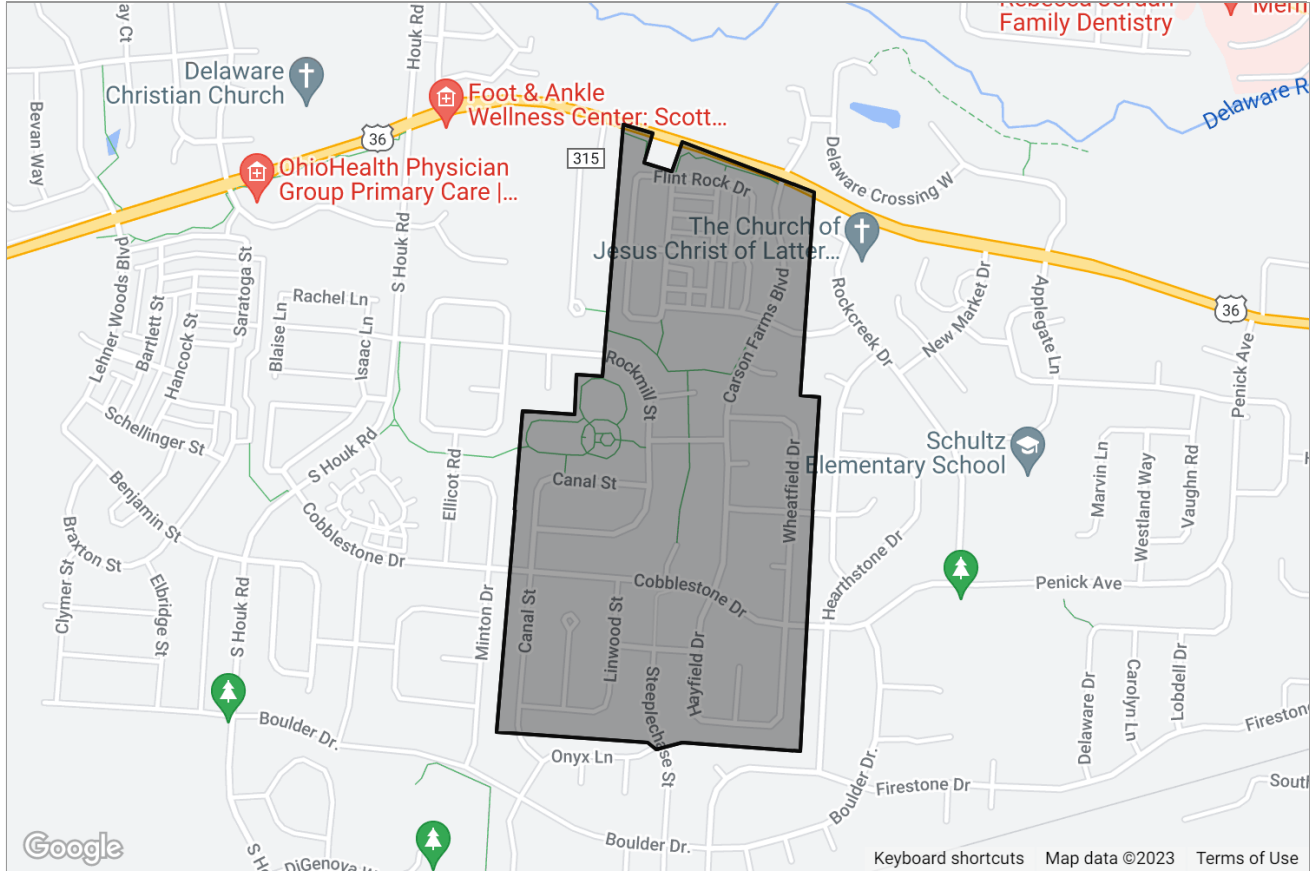


MARKET ACTIVITY REPORT

Carson Farms in Delaware, OH



Presented by
Nathan Schivley | Realtor

Ohio Real Estate License: 2021001542

CENTURY 21
Excellence Realty

Work: (614) 398-1555 | Fax: (419) 738-5882

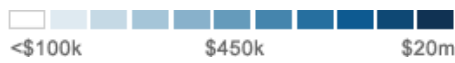
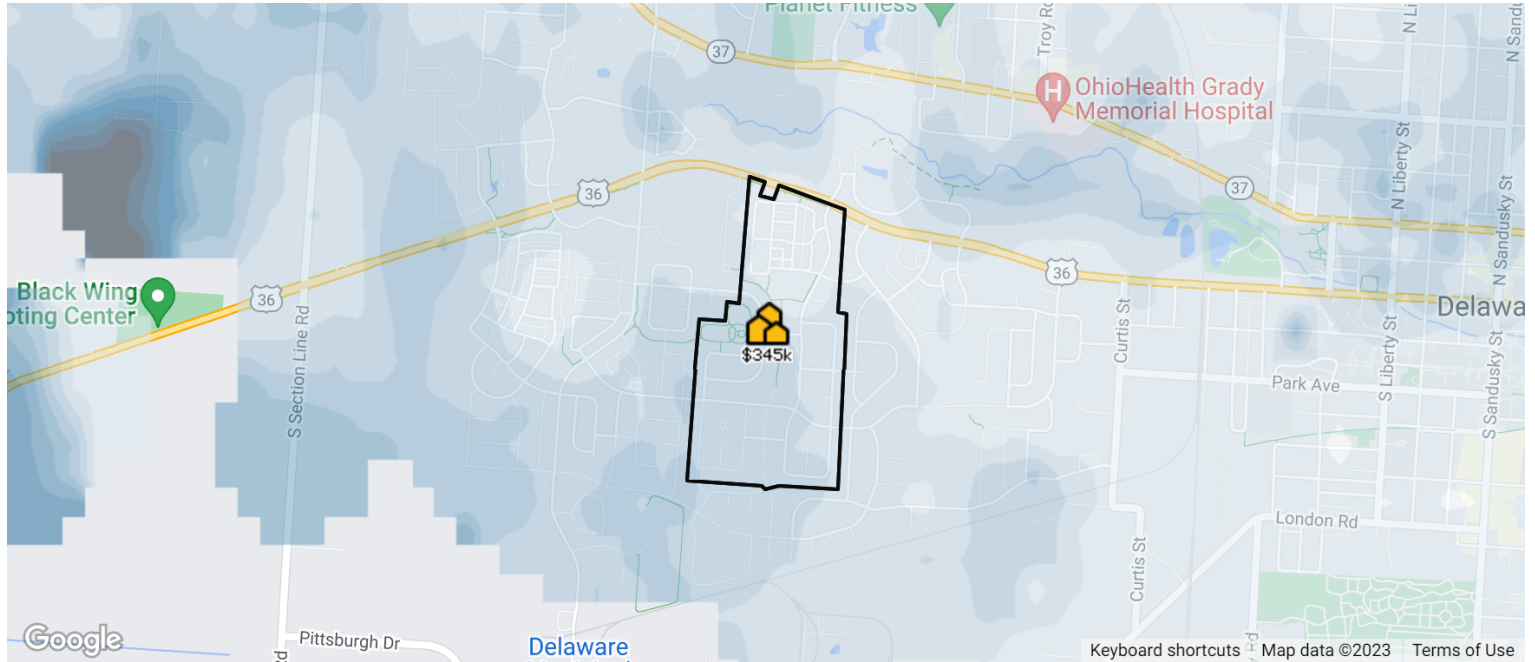
Main: nschivley@gmail.com
Agent: <https://nathansellsolumbus.com> |
Office: <https://century21.com>

CENTURY 21 Excellence Realty

355 E Campus View Boulevard Suite 200
Columbus, OH 43235

Carson Farms in Delaware, OH

Market Snapshot: Estimated Home Values



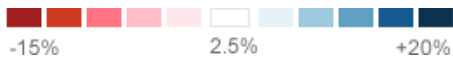
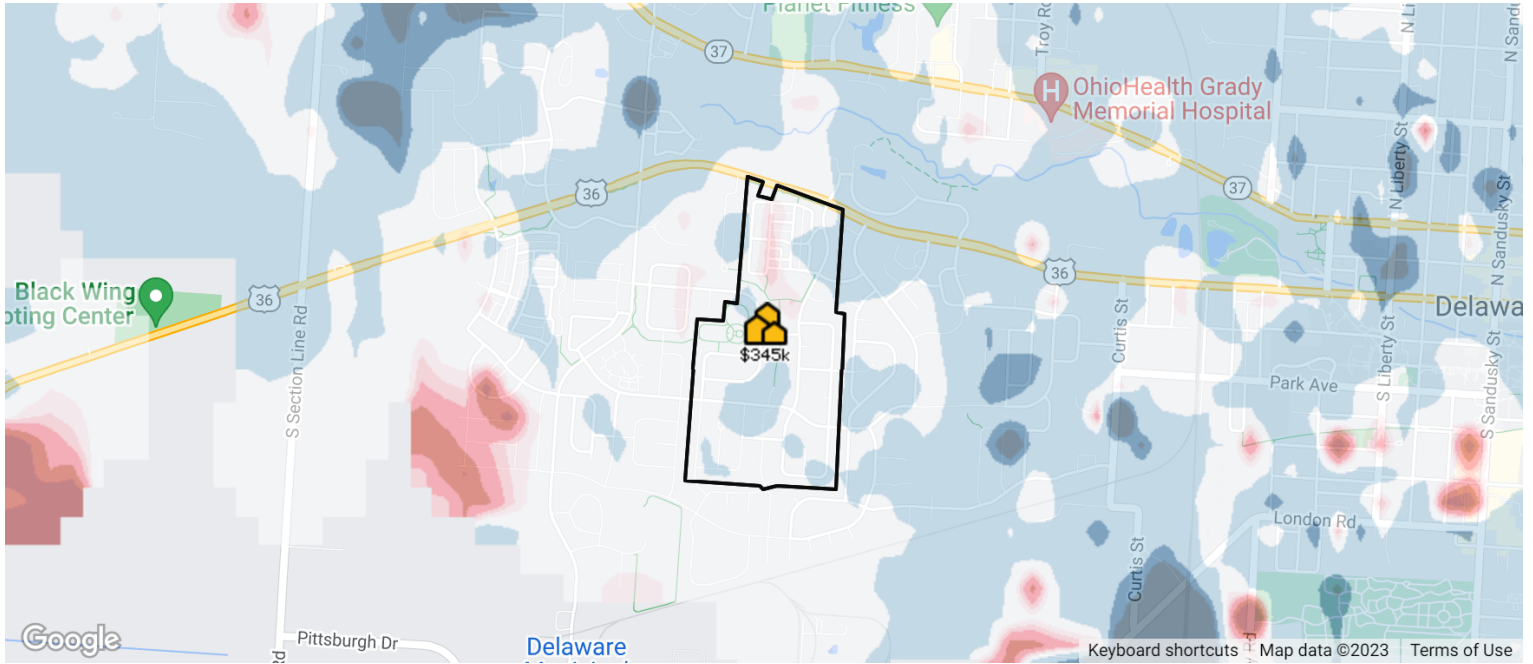
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed.

<p>Median Est. Home Value</p> <p>\$345K</p> <p>Updated: 3/31/2023</p>	<p>Change Over Last Month</p> <p>↑ 1.95%</p>	<p>Change Over Last 3 Months</p> <p>↓ 1.72%</p>	<p>Change Over Last 12 Months</p> <p>↑ 10.57%</p>	<p>Change Over Last 24 Months</p> <p>↑ 25.05%</p>
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Carson Farms in Delaware, OH

Market Snapshot: 12-Month Change in Estimated Value



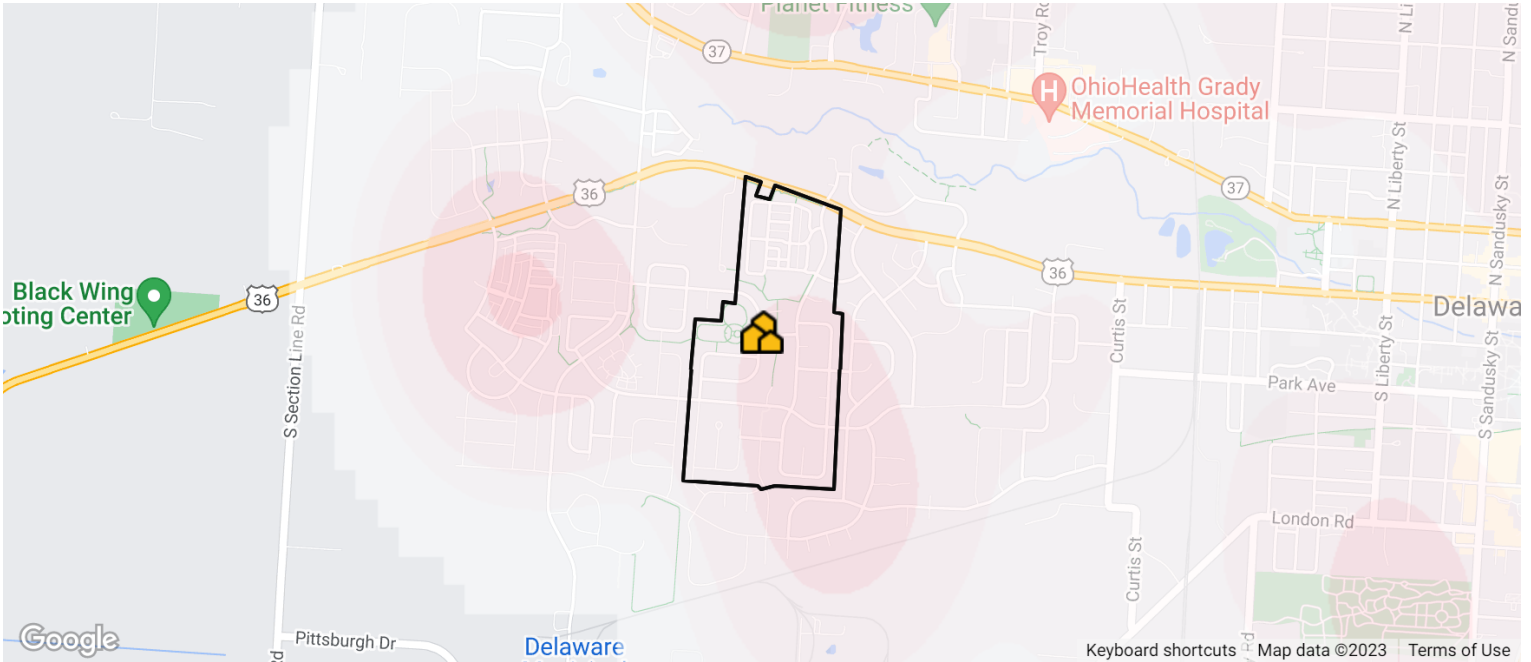
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed.

<p>Median Est. Home Value</p> <p>\$345K</p> <p>Updated: 3/31/2023</p>	<p>Change Over Last 12 Months</p> <p>↑ 10.57%</p>	<p>Change Over Last 24 Months</p> <p>↑ 25.05%</p>	<p>Change Over Last 36 Months</p> <p>↑ 40.93%</p>
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About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.

Carson Farms in Delaware, OH

Market Snapshot: Concentration of Distressed Properties



Low High

This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data.

Total # of Distressed Properties

0

Updated: 4/11/2023

of Pre-Foreclosures

0

of Foreclosures

0

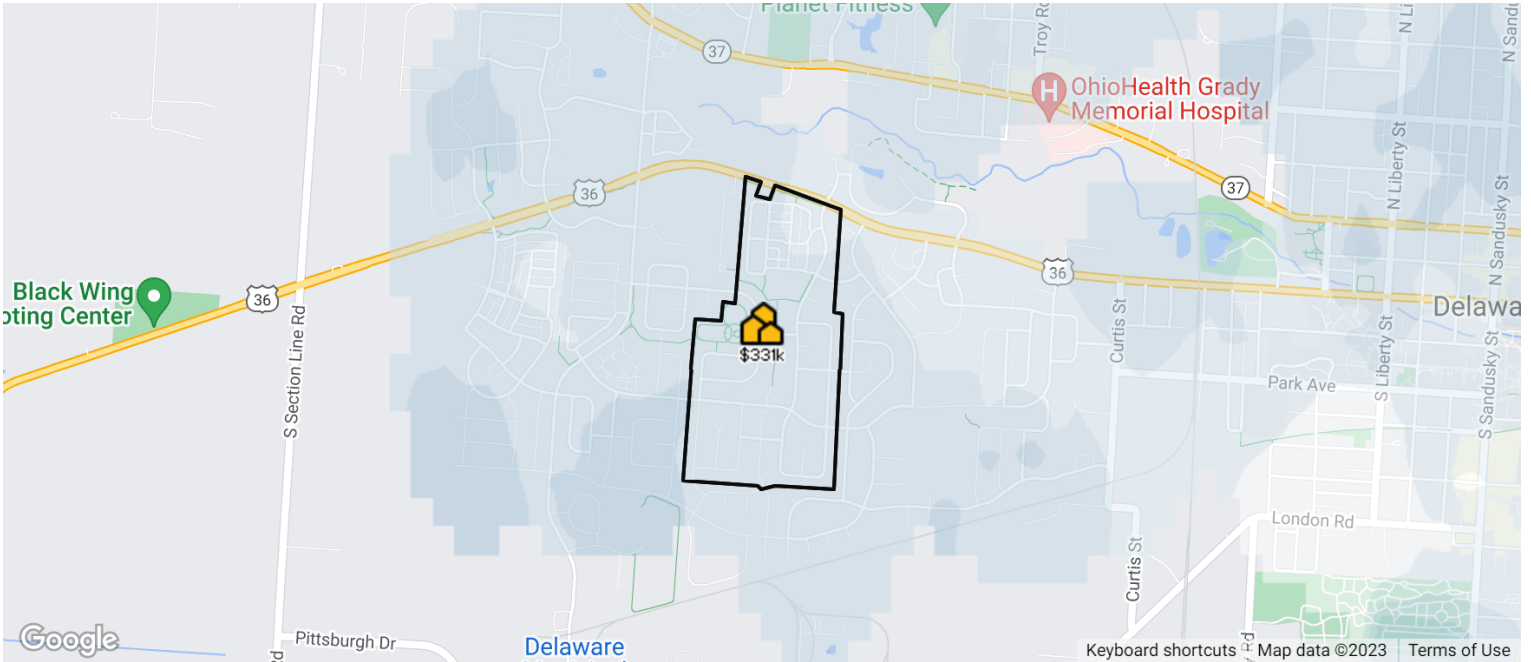
of Foreclosed

0

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 4/11/2023.

Carson Farms in Delaware, OH

Market Snapshot: Sales Price



This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data.

Median Sales Price

\$331K

Updated: 3/31/2023

Change Over
Last 3 Months

25.08%

Change Over
Last 12 Months

4.75%

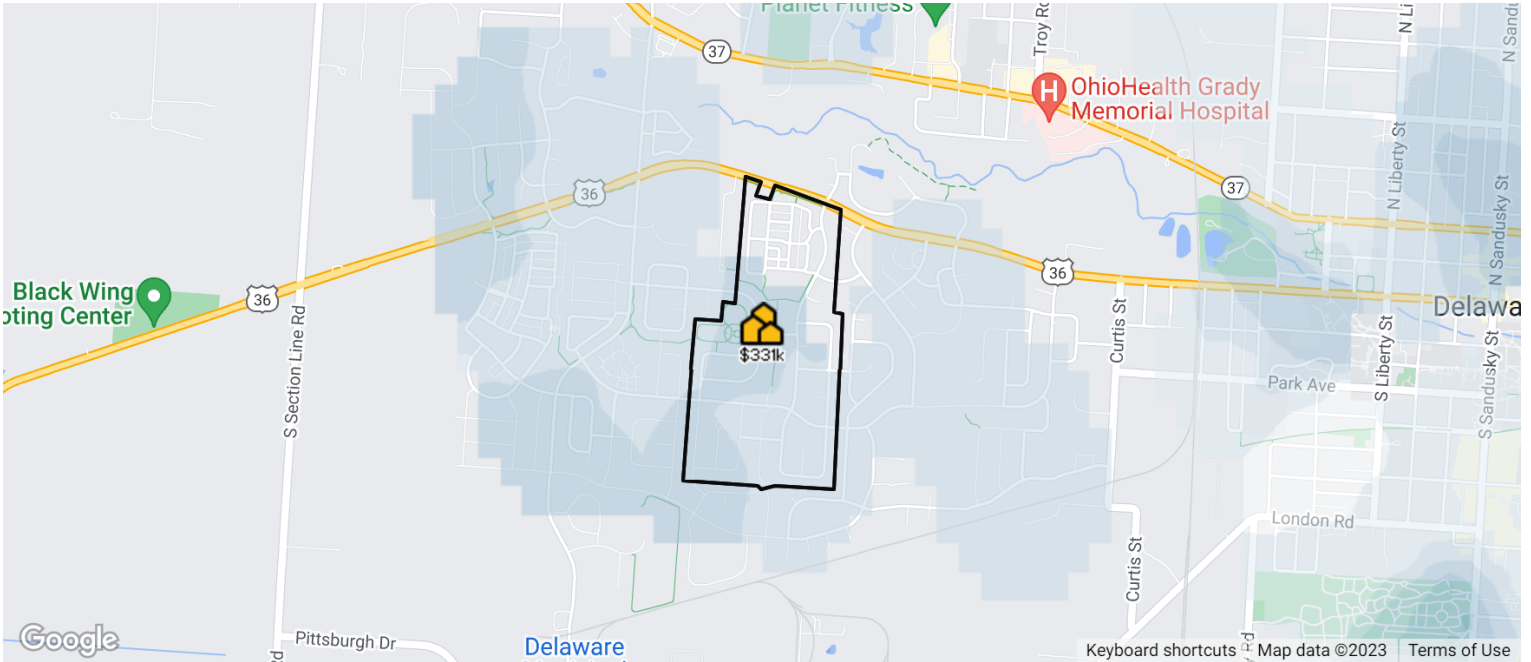
Change Over
Last 24 Months

22.59%

About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **public records** data.

Carson Farms in Delaware, OH

Market Snapshot: List Price



This map layer shows the average listing price for properties in the previous six months, in areas where RPR has MLS data. Source(s): MLS data.

Median List Price

\$331K

Updated: 3/31/2023

Change Over
Last 3 Months

↓ 25.08%

Change Over
Last 12 Months

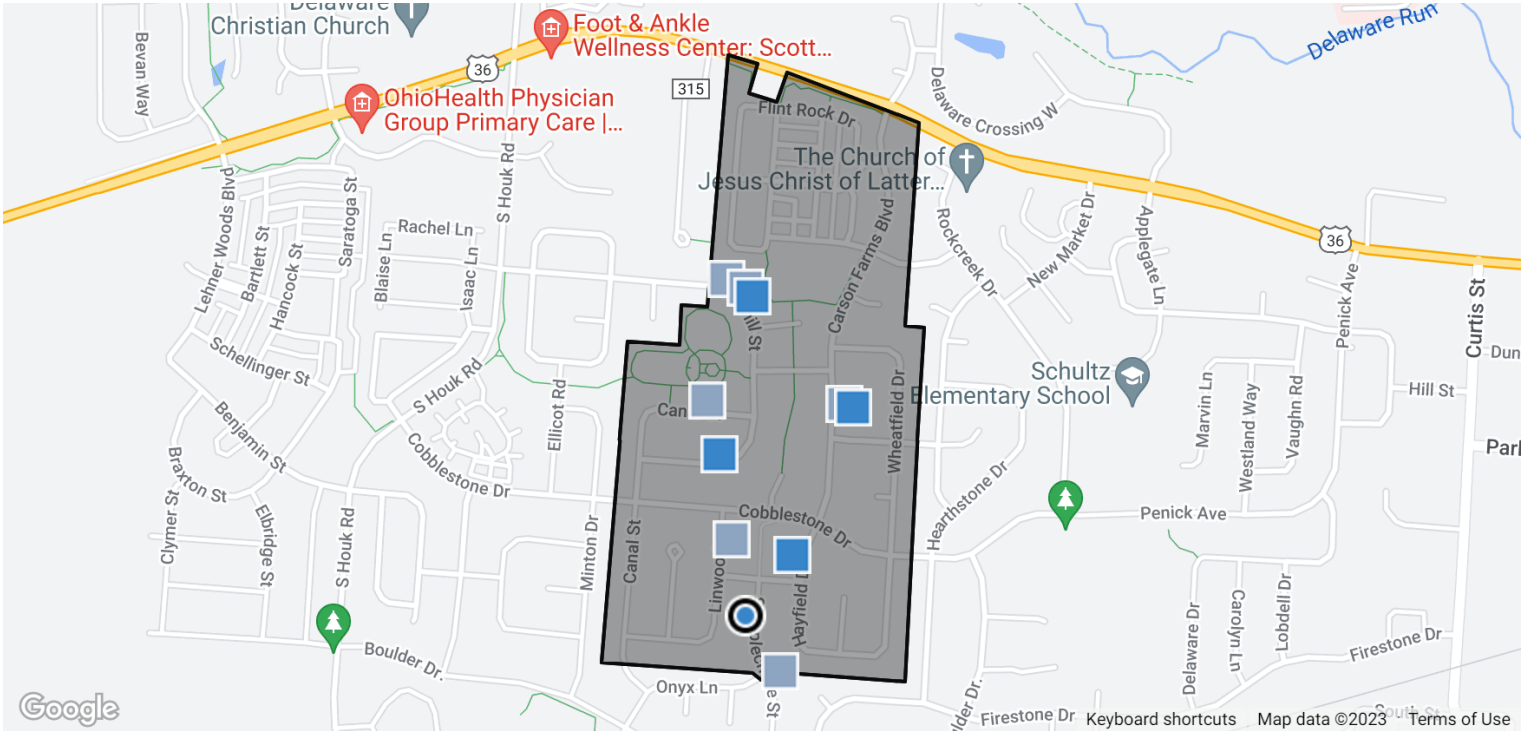
↓ 4.75%

Change Over
Last 24 Months

↑ 22.59%

About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **public records** data.

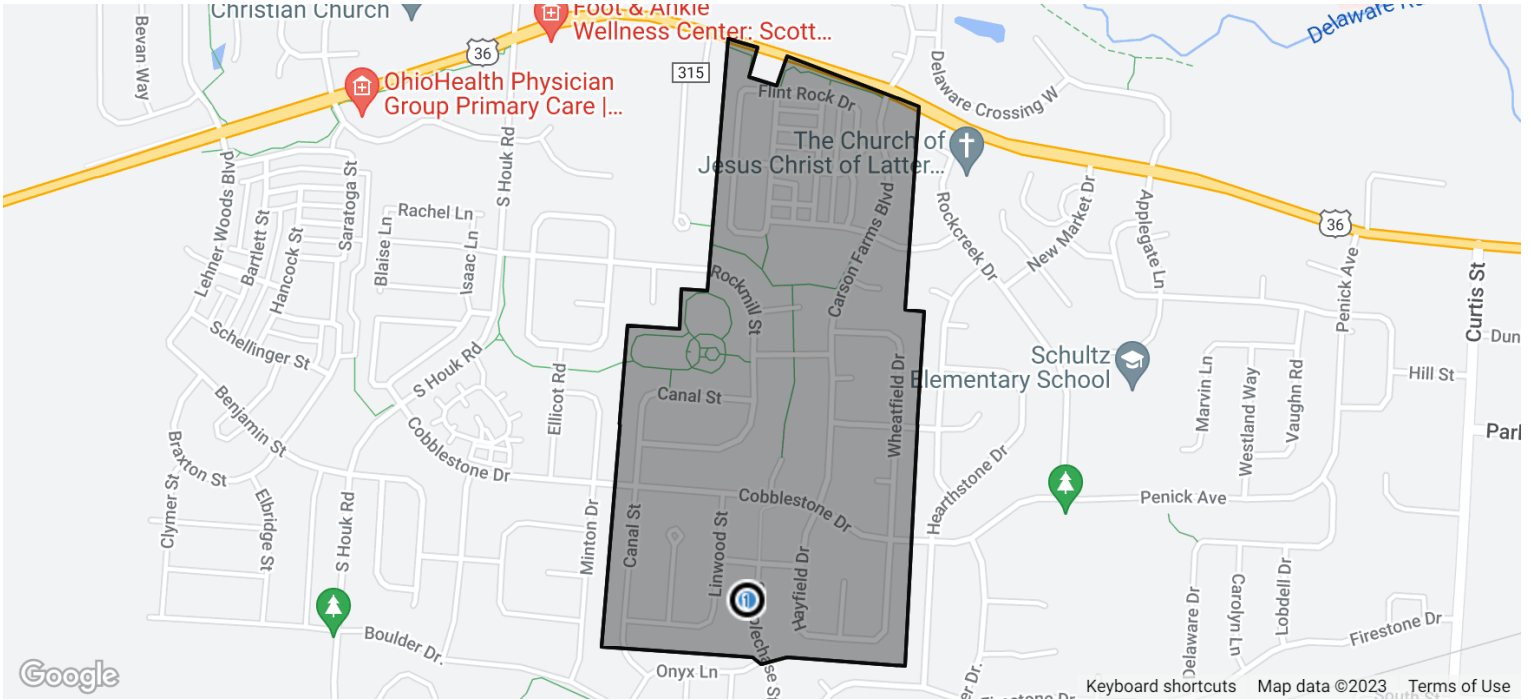
Market Activity Summary Stats



Search Criteria | **Location:** Carson Farms in Delaware, OH; **Date:** Changes in the Last 6 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Maximum Properties per Change Type:** 10; **Sort Order:** Price

	New New Listings	■ Closed
Number of Properties	1	10
Low Price / Value	\$370,000	\$325,000
Median Price / Value	\$370,000	\$356,000
High Price / Value	\$370,000	\$439,100
Average Price / Sq. Ft.	\$204	\$199
Median Price / Sq. Ft.	\$204	\$209
Average Days in RPR	26	40
Median Days in RPR	26	31
Total Volume	\$370,000	\$3,602,100

Carson Farms in Delaware, OH



New Listings: 1

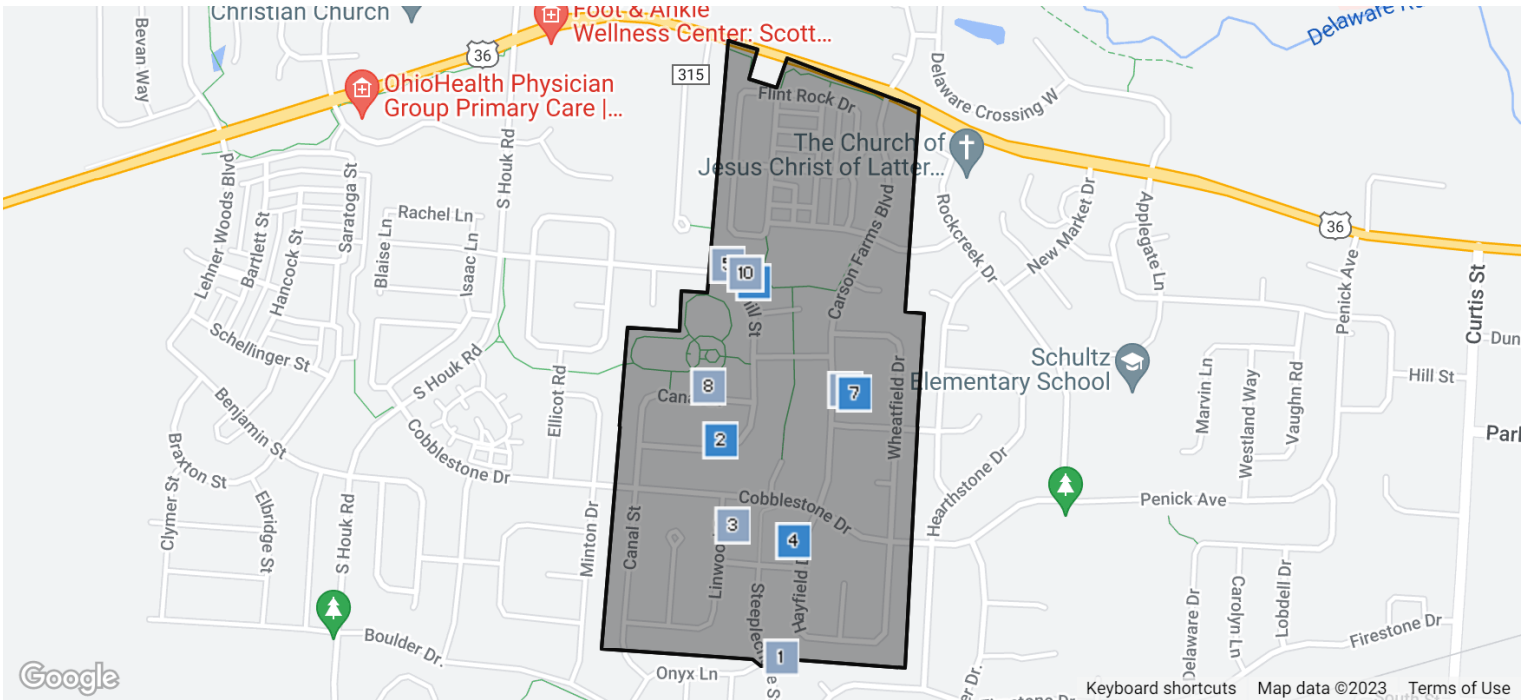
	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
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1 ● **Active Under Contract** • *Contingent as of 3/19/2023* **MLS ID: 223006845**
418 Steeplechase St Single Family 4/3 1,816 7,405 2009 3/16/2023 \$370,000 \$204

Don't miss this stunning Carson Farms home in Delaware Schools! You'll be greeted by a landscaped front yard w/tremendous curb appeal and a welcoming covered porch. First floor with newer wood flooring offers perfect flow for entertaining. Beautifully detailed dining room leads to bright eat-in kitchen with pantry. Continue into the spacious family room or relax on the deck overlooking an expansive fenced backyard. Upstairs, find 4 generous bedrooms. Relaxing owner's suite w/vaulted ceiling includes private bath w/extra-wide shower. Partially-finished basement with updated flooring provides additional living space! Tucked inside a desirable neighborhood with easy access to schools, shopping, and parks, you'll be eager to make this gem your next home!



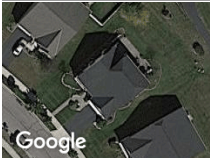



Listing Courtesy of Keller Williams Capital Ptnrs




Closed: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
 <p>1 Closed • Sold Date: 1/6/2023, Public Record MLS ID: – 455 Steeplechase St –</p>	Single Family	–/–	10,237	–	1/6/2023	\$439,100		
 <p>2 Closed • Sold Date: 4/3/2023, MLS Listing 223006174: 3/9/2023 MLS ID: 223006174 239 Rockmill St</p> <p>Single Family 4/3 2,392 10,018 2005 4/3/2023 \$400,000 \$167</p> <p>BEAUTIFUL + Meticulously maintained in COVETED Carson Farms! Featuring QUALITY finishes + generous rooms, this 4 bed. 2.5 bath will NOT disappoint. STUNNING, real walnut floors greet you upon entry. Flexible floorplan w/ gracious living/dining. Chef's kitchen w/SS appliances, granite counters + CUSTOM island w/ pull out wine drawers! OPEN CONCEPT living w/MASSIVE great room + cozy window framed FP. GORGEOUS primary w/vaulted ceilings, W/I closet and en suite bath. Three more XL bedrooms, all with W/I closets! 2nd FI laundry is huge bonus. Backyard is entertainer + gardeners DREAM. HUGE paver patio with B/I firepit, updated landscaping w/rock beds, adorable shed + custom cedar fence. FULL basement. NEW HVAC('20) + H2O('22). Adjacent to community park + minutes to CHARMING dtown Delaware!</p> <p><i>Courtesy of RE/MAX Partners</i></p>	Single Family	4/3	2,392	10,018	2005	4/3/2023	\$400,000	\$167
 <p>3 Closed • Sold Date: 10/28/2022, MLS Listing 222028985: 8/1/2022 MLS ID: 222028985 321 Linwood St</p> <p>Single Family 4/3 1,790 7,405 2008 10/28/2022 \$375,000 \$209</p> <p>This beautifully updated 4 bedroom, 2.5 bath home is move-in ready! The pristine home & patio backs up to an expansive open space that visually extends the property view. Features include: formal dining room, full kitchen with new granite countertops, and spacious great room. Upstairs includes a vaulted owner's suite (with walk-in closet, full bath with double vanities, updated shower, and flooring), and three additional bedrooms with shared bath. The 900 sq ft finished basement lets you escape to your cabin oasis with wet bar and is roughed in for a bathroom. Premium NatureStone flooring in basement and garage, luxury laminate flooring throughout main floor, and new carpet upstairs. Brick patio includes privacy fence, a large fire pit, and beautiful landscaping for outdoor entertainin</p> <p><i>Courtesy of Key Realty</i></p>	Single Family	4/3	1,790	7,405	2008	10/28/2022	\$375,000	\$209

Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
 <p>4 Closed *Sold Date: 1/27/2023, MLS Listing 222036859: 10/1/2022 MLS ID: 222036859</p> <p>118 Hayfield Dr</p> <p>Single Family 3/3 2,098 7,840 2003 1/27/2023 \$365,000 \$174</p> <p>Welcome to this stunning 2 story, open, modern and spacious home in the desirable Carson Farms Neighborhood. Soaring 2 story ceiling in the great room boasts many windows and natural light, opens to the kitchen complete with suede granite counter tops, tile backsplash and dining space. Front flex room could be used as an office or dining room. First floor owner's bedroom with large walk in closet, updated private bath with shower and large soaking/jetted tub. Upstairs- large loft and 2 generously sized bedrooms. Frist floor laundry, and half bath, New carpet, freshly painted throughout, new landscaping. Relax in the private fenced in backyard on the patio and enjoy the greenspace beyond the yard. Neighborhood has a park and bike/walking paths. This impressive home is sure to please!</p> <p><i>Courtesy of RE/MAX Achievers</i></p>								
 <p>5 Closed *Sold Date: 12/1/2022, MLS Listing 222037675: 10/7/2022 MLS ID: 222037675</p> <p>328 Rockmill St</p> <p>Single Family 3/3 1,995 9,583 2013 12/1/2022 \$362,000 \$181</p> <p>Welcome to this beautiful 2 story home in Carson Farms. Discover new carpet throughout the great room and upstairs bedrooms. This functional floor plan features an open floor plan on the first level. The kitchen boasts stainless steel appliances and is open to the dinette & spacious great room. Upstairs finds a 2nd floor laundry with a deluxe master bath with garden soak tub. Prime location in Delaware close to schools, parks, shopping, dining & more. Come see what this impeccable home has to offer!</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>								
 <p>6 Closed *Sold Date: 3/24/2023, Public Record MLS ID: -</p> <p>310 Rockmill St</p> <p>Single Family 4/3 1,861 9,017 2013 3/24/2023 \$350,000 \$192</p> <p>-</p>								
 <p>7 Closed *Sold Date: 3/17/2023, MLS Listing 223003997: 2/16/2023 MLS ID: 223003997</p> <p>417 Corral Ct</p> <p>Single Family 4/3 1,518 10,018 2001 3/17/2023 \$331,000 \$218</p> <p>Introducing this fantastic home in Delaware! Located on a cul de sac lot in Carson Farms- 4 bedroom 2.5 bath offering newer carpet, updated paint colors & an open floor plan. Stepping into the entry you will find a family rm, 1/2 bath and kitchen w/SS appliances, center island & granite counters. Upstairs is the Owner's Suite w/private bath and lge walk-in closet, plus 3 additional generous size bedrooms w/double closets & a full hallway bath. The full lower level has the mechanicals, is plumbed for a bath & is ready to finish. Outside is a large, fenced yard w/paver patio perfect for warm weather entertaining. Plus, this home has a generator. You'll love downtown Delaware w/great restaurants, pubs & shops. Easy access to Rte 23 & I71. Don't miss this great opportunity at a terrific price</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>								
 <p>8 Closed *Sold Date: 10/20/2022, MLS Listing 222033128: 9/1/2022 MLS ID: 222033128</p> <p>718 Canal St</p> <p>Single Family 3/2 1,496 8,712 2005 10/20/2022 \$330,000 \$221</p> <p>Welcome to this meticulously maintained ranch home in desirable Carson Farms! Enjoy an open floor plan, vaulted ceilings, tons of natural light, and a full basement with unlimited potential. The back yard is fenced and backs up to Carson Farms Park, providing direct access to all its amenities. 2 car garage with new motor in garage door opener. Water softener system and radon mitigation system in place. Kitchen island and drapes DO NOT convey.</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>								
 <p>9 Closed *Sold Date: 10/17/2022, Public Record MLS ID: -</p> <p>411 Corral Ct</p> <p>Single Family 3/3 1,484 10,629 2001 10/17/2022 \$325,000 \$214</p> <p>-</p>								

Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
	10	Closed	* Sold Date: 12/7/2022, MLS Listing 222040983: 11/4/2022 <i>MLS ID: 222040983</i>					
316 Rockmill St	Single Family	3/2	1,524	9,583	2013	12/7/2022	\$325,000	\$213
<p>Open and airy ranch home with 3 large bedrooms and 2 full baths! Vaulted ceilings in great room adjoins open kitchen/eat space area. Fully equipped kitchen includes SS appliances, tile backsplash, center island and pantry. Spacious floor plan! Convenient first floor laundry. Backyard features paver patio, vinyl fencing and storage shed. Other amenities include built-in bookshelves and back-up sump pump. Close to walking and biking trails and parks! Nothing to do but move in and enjoy!</p> <p><i>Courtesy of Baker Realty Group</i></p>								

About RPR (Realtors Property Resource)

- Realtors Property Resource® is a wholly owned subsidiary of the National Association REALTORS®.
- RPR offers comprehensive data – including a nationwide database of 164 million properties – as well as powerful analytics and dynamic reports exclusively for members of the NAR.
- RPR's focus is giving residential and commercial real estate practitioners, brokers, and MLS and Association staff the tools they need to serve their clients.
- This report has been provided to you by a member of the NAR.



About RPR's Data

RPR generates and compiles real estate and other data from a vast array of sources. The data contained in your report includes some or all of the following:

- **Listing data** from our partner MLSs and CIEs, and related calculations, like estimated value for a property or median sales price for a local market.
- **Public records data** including tax, assessment, and deed information. Foreclosure and distressed data from public records.
- **Market conditions and forecasts** based on listing and public records data.
- **Census and employment data** from the U.S. Census and the U.S. Bureau of Labor Statistics.
- **Demographics and trends data** from Esri. The data in commercial and economic reports includes Tapestry Segmentation, which classifies U.S. residential neighborhoods into unique market segments based on socioeconomic and demographic characteristics.
- **Business data** including consumer expenditures, commercial market potential, retail marketplace, SIC and NAICS business information, and banking potential data from Esri.
- **School data and reviews** from Niche.
- **Specialty data sets** such as walkability scores, traffic counts and flood zones.



Update Frequency

- Listings and public records data are updated on a continuous basis.
- Charts and statistics calculated from listing and public records data are refreshed monthly.
- Other data sets range from daily to annual updates.

Learn more

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