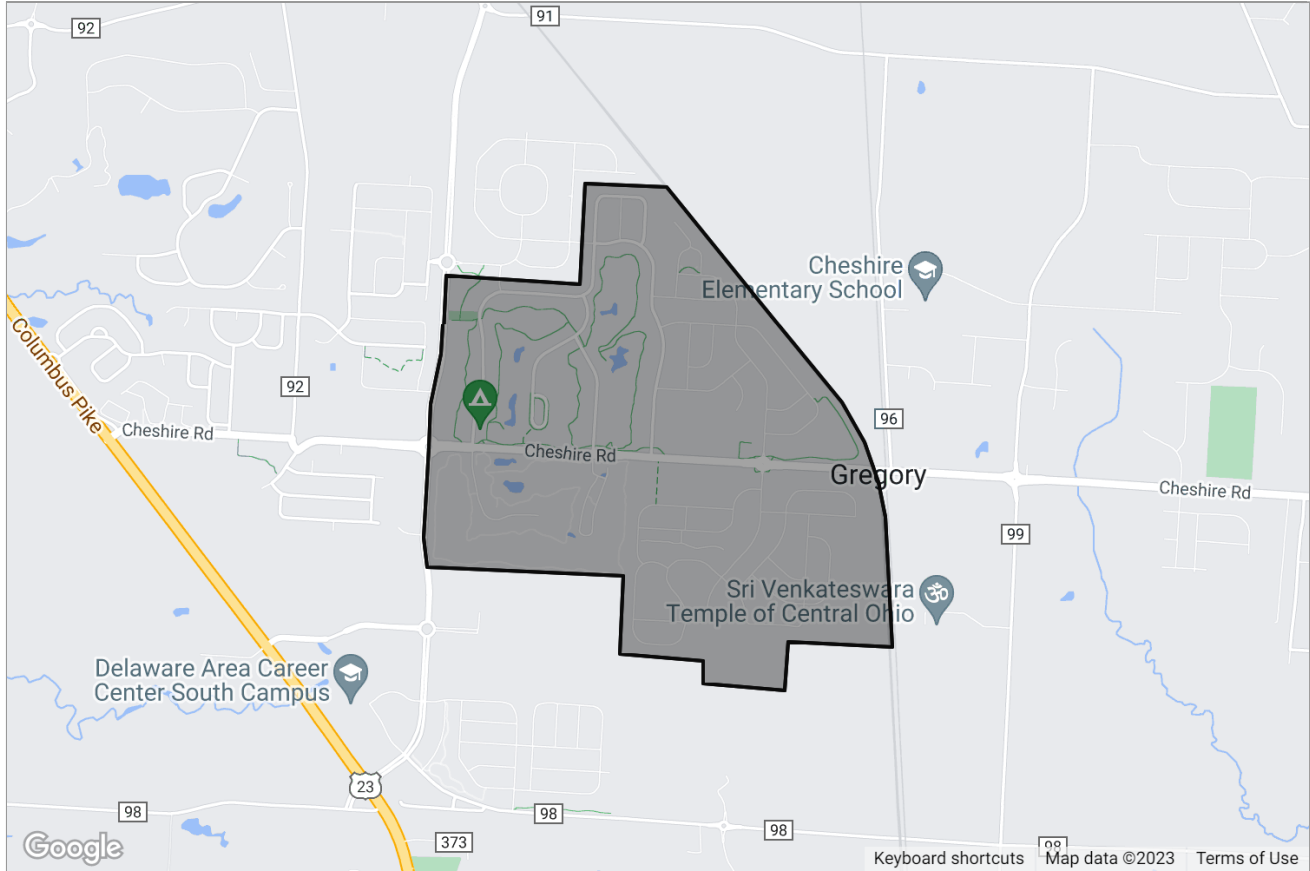


MARKET ACTIVITY REPORT

# Glenross Golf Community 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](mailto:nschivley@gmail.com)

Agent: <https://nathansells.columbus.com> |

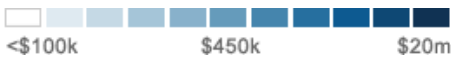
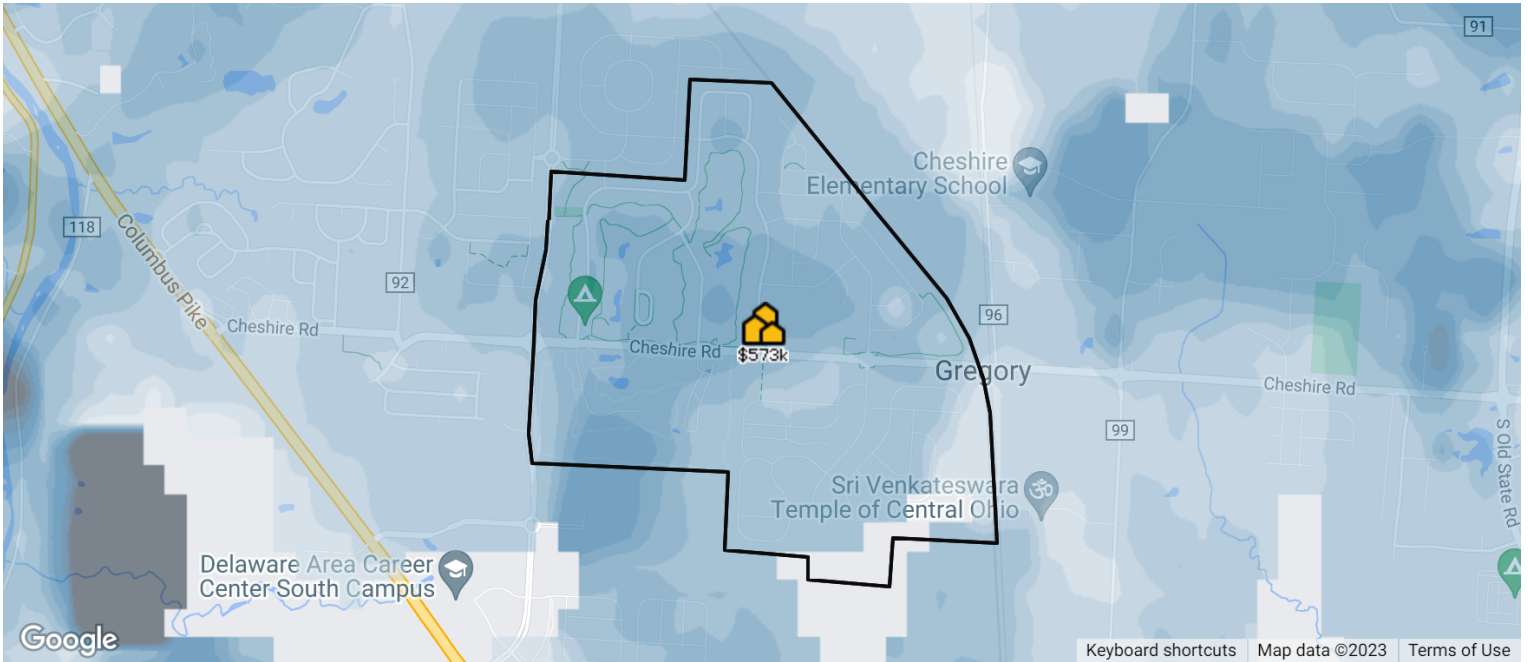
Office: <https://century21.com>

**CENTURY 21 Excellence Realty**

355 E Campus View Boulevard Suite 200  
Columbus, OH 43235

# Glenross Golf Community in Delaware, OH

## Market Snapshot: Estimated Home Values



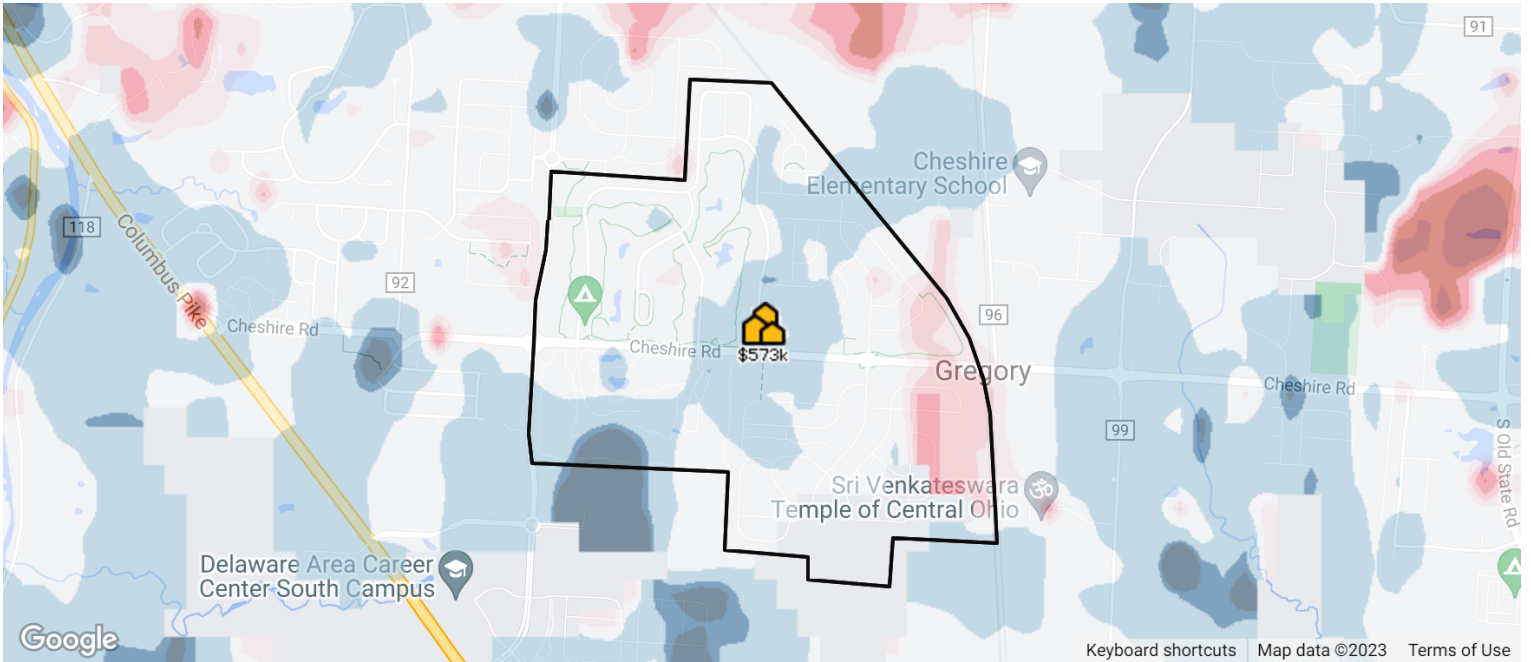
This map layer shows the average estimated home values, based on the AVMs and RVMS® for properties in an area. Source(s): Public records and MLS data where licensed.

<p><b>Median Est. Home Value</b></p> <p><b>\$573K</b></p> <p>Updated: 3/31/2023</p>	<p>Change Over Last Month</p> <p>↑ <b>0.67%</b></p>	<p>Change Over Last 3 Months</p> <p>↓ <b>0.6%</b></p>	<p>Change Over Last 12 Months</p> <p>↑ <b>10.38%</b></p>	<p>Change Over Last 24 Months</p> <p>↑ <b>25.21%</b></p>
---	---	---	--	--

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.

# Glenross Golf Community in Delaware, OH

## Market Snapshot: 12-Month Change in Estimated Value



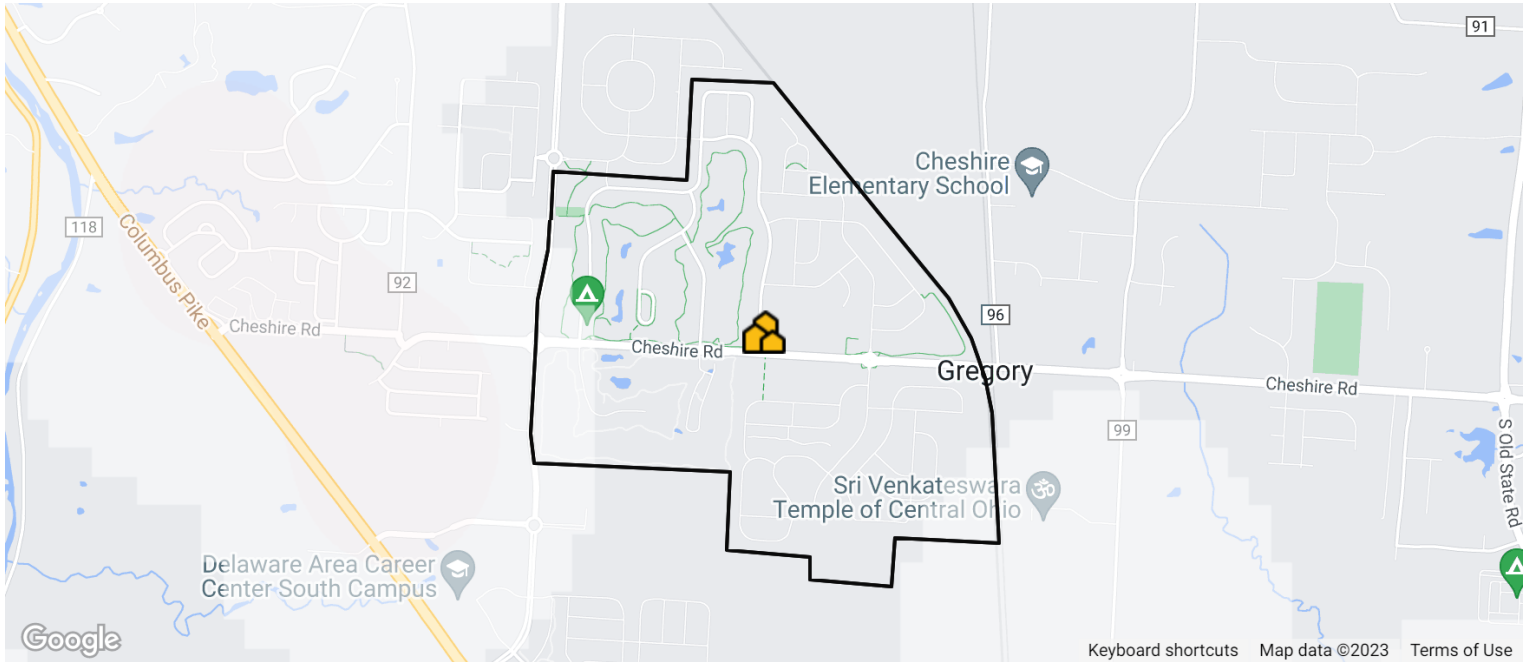
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed.

<p><b>Median Est. Home Value</b></p> <p><b>\$573K</b></p> <p>Updated: 3/31/2023</p>	<p>Change Over Last 12 Months</p> <p>↑ <b>10.38%</b></p>	<p>Change Over Last 24 Months</p> <p>↑ <b>25.21%</b></p>	<p>Change Over Last 36 Months</p> <p>↑ <b>33.9%</b></p>
---	--	--	---

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.

# Glenross Golf Community in Delaware, OH

## Market Snapshot: Concentration of Distressed Properties



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

**Total # of Distressed Properties**

**1**

Updated: 4/11/2023

**# of Pre-Foreclosures**

**0**

**# of Foreclosures**

**0**

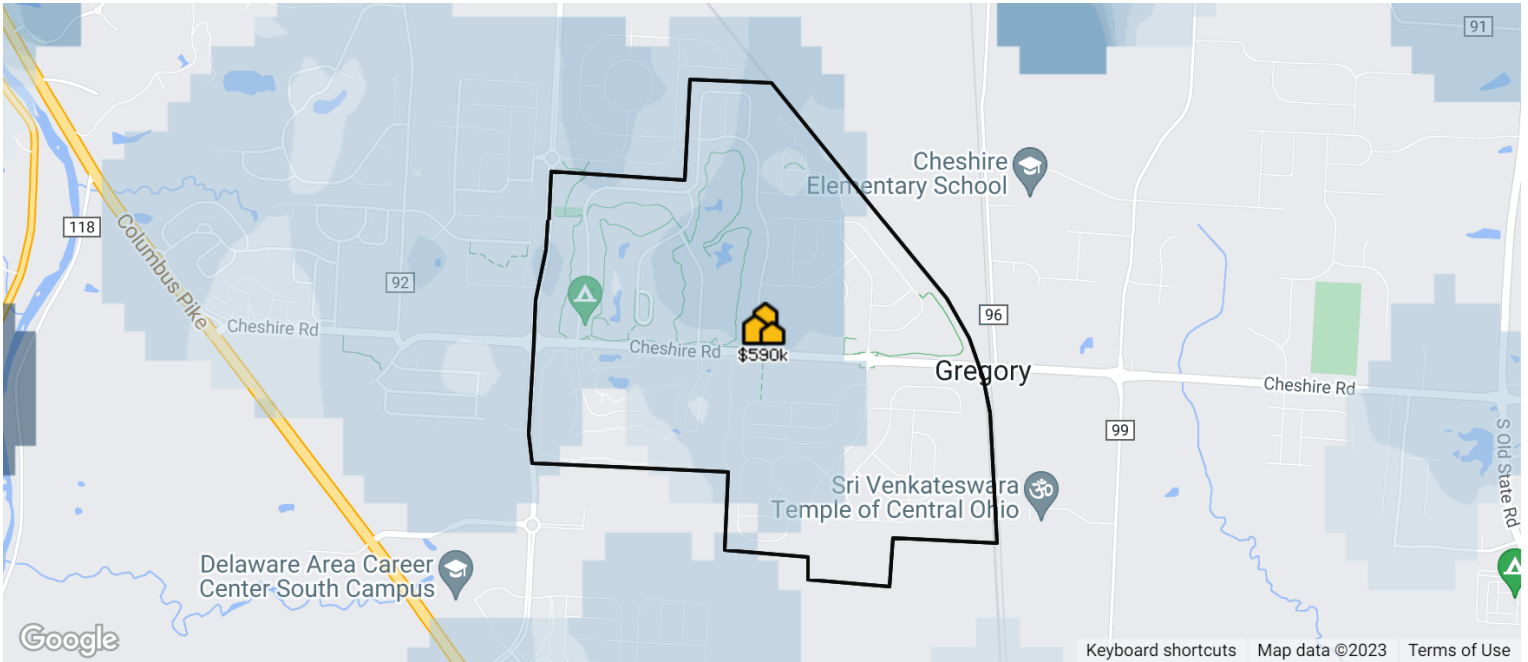
**# of Foreclosed**

**1**

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

# Glenross Golf Community 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

**\$590K**

Updated: 3/31/2023

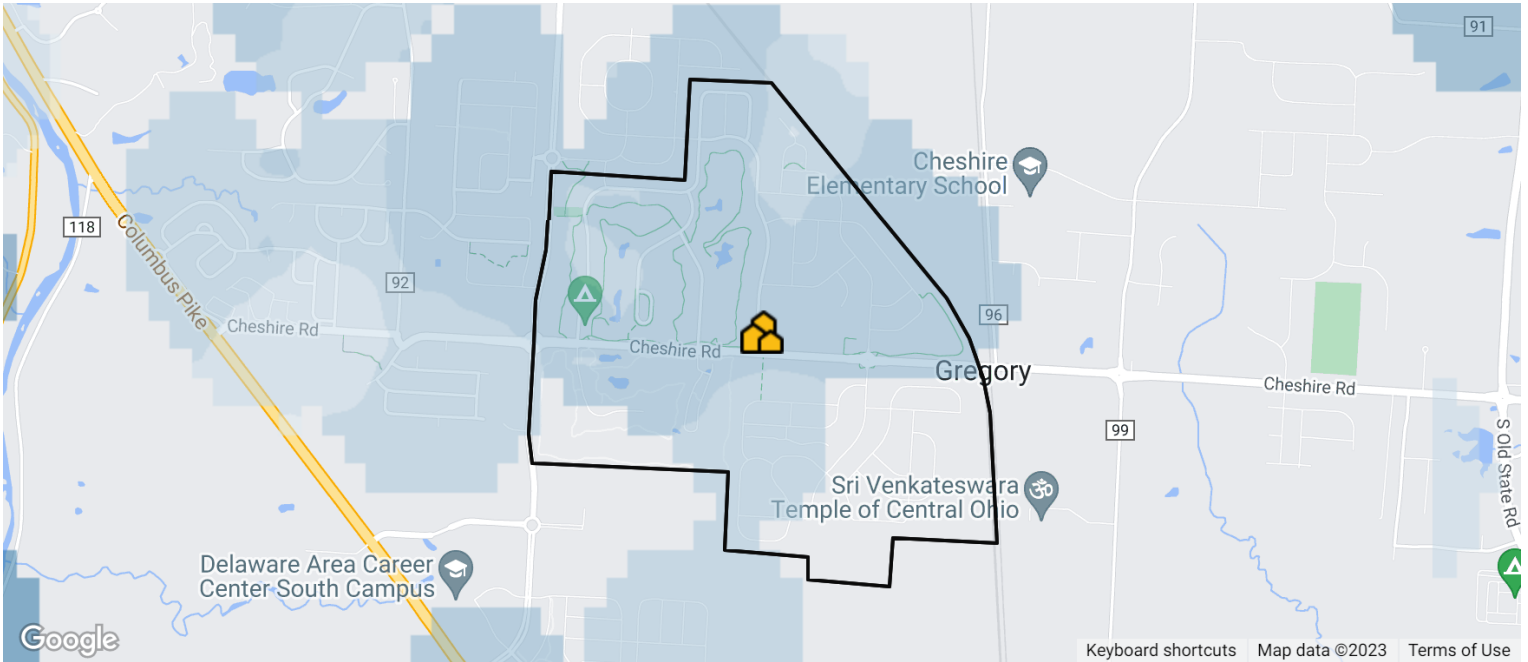
Change Over  
Last 24 Months

**↑ 29.71%**

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

# Glenross Golf Community in Delaware, OH

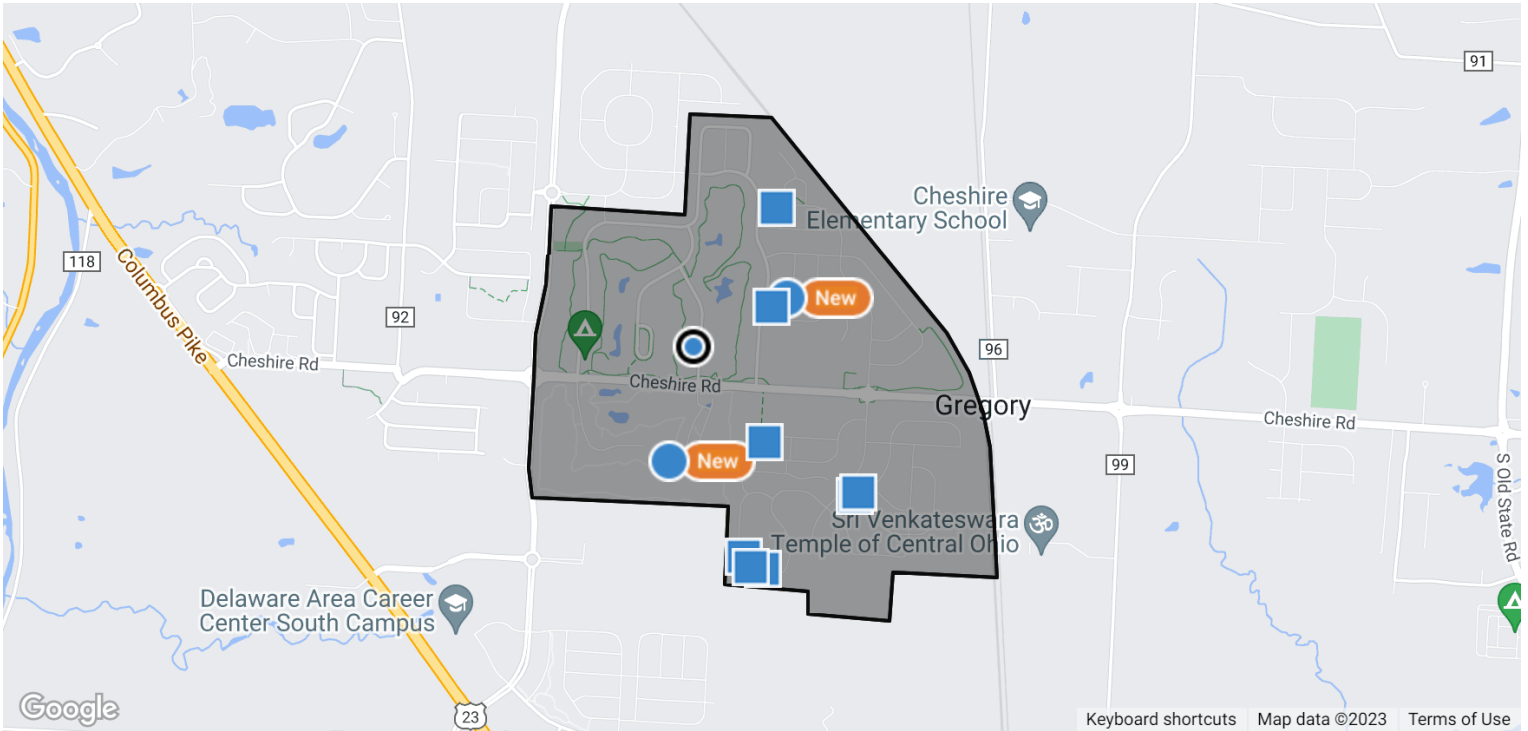
## Market Snapshot: List Price





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



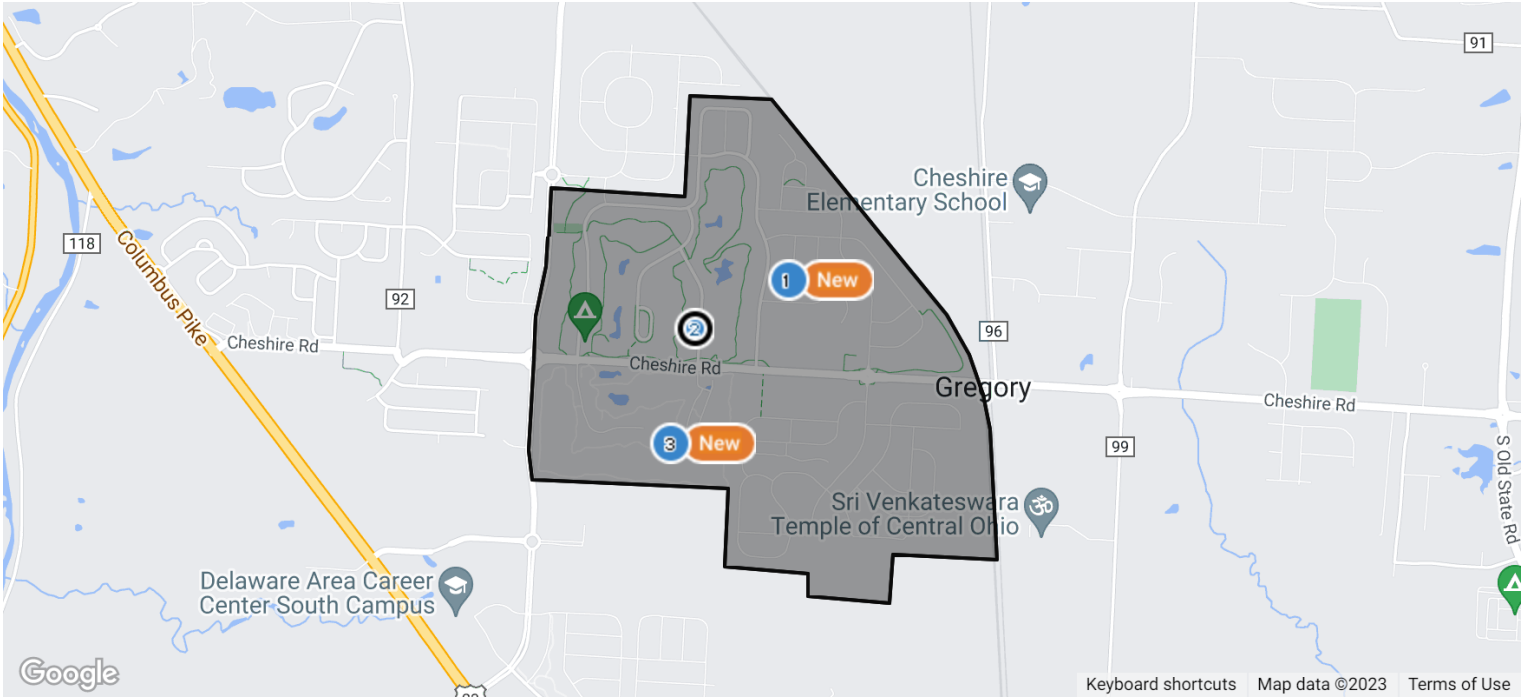
# Market Activity Summary Stats





**Search Criteria** | **Location:** Glenross Golf Community in Delaware, OH; **Date:** Changes in the Last 3 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

	 <b>New Listings</b>	 <b>Closed</b>
<b>Number of Properties</b>	3	8
<b>Low Price / Value</b>	\$459,950	\$435,000
<b>Median Price / Value</b>	\$599,900	\$582,450
<b>High Price / Value</b>	\$625,000	\$695,900
<b>Average Price / Sq. Ft.</b>	\$201	\$189
<b>Median Price / Sq. Ft.</b>	\$181	\$189
<b>Average Days in RPR</b>	28	93
<b>Median Days in RPR</b>	27	72
<b>Total Volume</b>	\$1,684,850	\$4,726,100

# Glenross Golf Community in Delaware, OH




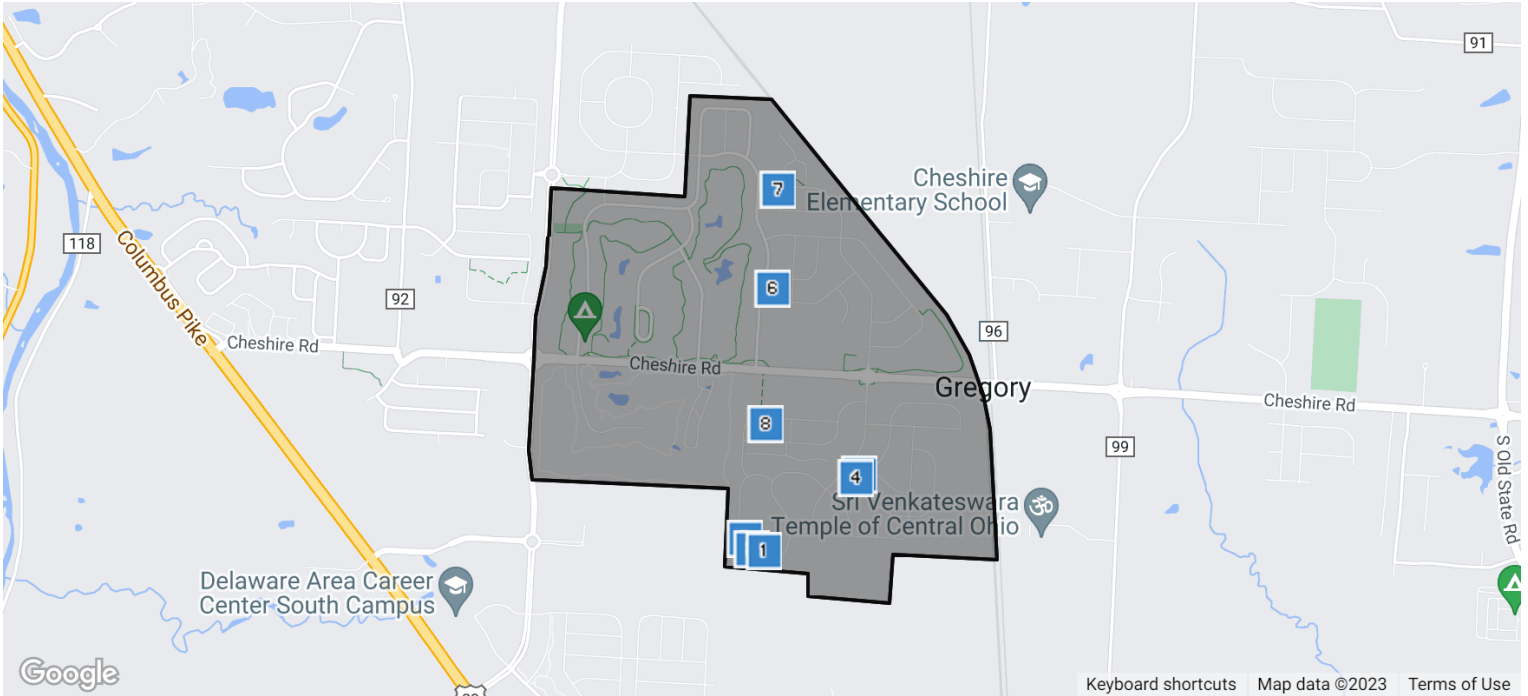
## New Listings: 3

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p><b>1 ● Active</b> • <i>New, Active: 4/4/2023</i> <i>MLS ID: 223008878</i></p> <p><b>131 Rocky Course Rd</b></p> <p>Olentangy Schools. 5 level split in Glenross. Pulte Allison II built in 2019. Incredible upgrades such as: 3 car garage, 42" kitchen cabinetry with soft close, granite countertops. Extra windows throughout. Half flight up from the main is the master suite with many upgrades throughout. Third floor has laundry, 2 bedrooms with a Jack and Jill bathroom and a third bedroom with it's own private bath. A finished game room and full basement completes the home.</p> <p><i>Listing Courtesy of Team Results Realty</i></p>	Single Family	4/4	3,496	16,988	2019	4/4/2023	\$625,000	\$179
 <p><b>2 ● Active Under Contract</b> • <i>Contingent as of 3/27/2023</i> <i>MLS ID: 223006715</i></p> <p><b>272 Tara Glen Dr</b></p> <p>Coming Soon! - Beautifully updated 5-level split on a golf course lot! Former Parade Home located in the tight knit community of Glenross. Walking Paths, Clubhouse, Pool, Park, &amp; Fitness Facility all at your disposal. Perfect layout for a multigenerational home. Enter home w/formal dining room to the right &amp; den to the left. Hardwood flooring &amp; crown molding accents throughout. 2 story great room boasts floor to ceiling windows &amp; gas log fireplace. Kitchen offers high end stnls. stl. appliances, granite countertops, &amp; custom cabinetry w/convenient pull out shelves. Spacious &amp; private owner's suite features a newly remodeled en'suite bath. Additional living spaces includes family room, rec room, &amp; 2nd flr. loft - so much space to spread out! Pergola &amp; patio complete the outdoor space.</p> <p><i>Listing Courtesy of Keller Williams Consultants</i></p>	Single Family	4/5	3,318	11,325	2005	3/15/2023	\$599,900	\$181





## New Listings: 3 (cont.)






	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.	
	<b>3</b> ● <b>Active</b> • <i>New, Active: 2/21/2023</i> <i>MLS ID: 223004412</i>	<b>79 Glen Mawr Cir</b>	Condo/Townhouse/Apt. 2/2	1,892	11,761	2016	2/21/2023	\$459,950	\$243
<p>Welcome to 79 Glen Mawr Circle! A freestanding ranch condo situated on the 2nd fairway of the Glenross Golf course! This gorgeous 2 bedroom 2 bath home has 1,892 square feet and features a den, which can be used as a 3rd bedroom or flex room. Bright and airy throughout with an open kitchen, SS appliances, a large island with barstool seating and a beautiful view of the golf course. The luxurious owner's suite has a large master bathroom, double sink vanity, tiled shower with a bench &amp; a huge walk-in closet w/ built in shelving. The spacious laundry room leads you to the oversized 2 car garage that offers additional storage space. Watch the golfers on the screened in porch or out on the patio! This immaculate condo built in 2016 is a must-see!</p> <p style="text-align: right;"><i>Listing Courtesy of EMC Realty LLC</i></p>									



Closed: 8

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
 <p><b>1 Closed</b> • Sold Date: 3/10/2023, MLS Listing 223002747: 2/2/2023 <b>MLS ID: 223002747</b></p> <p><b>331 Harvest Walk Loop, #1339</b> Single Family 4/4 3,518 10,454 2023 3/10/2023 \$695,900 \$198</p> <p>ESTIMATED COMPLETION BY THE END OF FEBRUARY. A new 4 bed 3.5 bath split lvl in Reserve at Glenross. The kitchen has built-in SS gas appliances, 42" white cabs, quartz counters &amp; pendant lighting. The private lvl owners suite has a bath w/35" cabs, quartz counters &amp; a tile shower wall. The upper lvl has an add'l 3 beds, a full bath, full jack &amp; jill bath &amp; a laundry. An eating space, a great room w/fireplace, flex living space &amp; a sunroom. Lower lvl game rm. Bsmt w/rough-in plumbing &amp; a 3 car garage. Interior photos are of a model, not actual property. FOR A LIMITED TIME-Receive up to \$15,000 in finance savings. Get a 30 year fixed rate conventional mortgage as low as 4.75% / 4.783% APR, down payment req'd &amp; must close by Mar 31st, both available thru affiliate lender.</p> <p><i>Courtesy of The Realty Firm</i></p>								
 <p><b>2 Closed</b> • Sold Date: 3/14/2023, MLS Listing 222037361: 10/5/2022 <b>MLS ID: 222037361</b></p> <p><b>289 Silver Branch Dr, #1338</b> Single Family 4/4 3,337 13,068 2022 3/14/2023 \$689,900 \$207</p> <p>A new 4 bed 3.5 bath split level home in Reserve at Glenross. The kitchen has built-in stainless gas appliances, 42" maple cabinets, pendant lighting &amp; a designer island. The private level owners suite has a bath with 35" cabinets, granite counter &amp; a tile shower wall. The upper level has an additional 3 beds, a full baths, full jack n jill bath &amp; a laundry. An eating space, great room with fireplace, a dining room &amp; 3 car garage. A large game room down 1 level &amp; a bsmt with rough-in plumbing. This home is ready for your visit today! FOR A LIMITED TIME - Receive up to \$15,000 in finance savings. Get a 30 year fixed rate conventional mortgage as low as 4.75% / 4.783% APR, down payment req'd &amp; must close by Mar 31st, both available thru affiliate lender.</p> <p><i>Courtesy of The Realty Firm</i></p>								

## Closed: 8 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
	3 ■ Closed	*Sold Date: 2/24/2023, MLS Listing 222041997: 11/14/2022 MLS ID: 222041997						
<b>311 Harvest Walk Loop, #1339</b>	Single Family	4/4	3,691	12,196	2022	2/24/2023	\$685,000	\$186
<p>ESTIMATED COMPLETION BY THE END OF MARCH. This is a stunning new 4 bed 3.5 bath home in the Reserve at Glenross. The kitchen has built-in stainless gas appliances, 42" white landen maple cabinets, granite counters, pendant lighting &amp; a tile wall backsplash. The primary suite has a private bath w/35" cabinets, &amp; a tile shower wall. An add'l 3 beds, 2 full baths &amp; a loft complete the 2nd floor. An eating space off the kitchen, a greatroom w/fireplace, a dining room, den, sunroom, laundry &amp; 3 car garage. Basement has rough-in plumbing. Interior photos are of a model, not actual property. Put this new build on your must see list. FOR A LIMITED TIME - Get a 30 year fixed rate conventional mortgage as low as 4.25% / 4.282% APR, down payment req'd and must close by April 30th, thru affiliate lender.</p> <p style="text-align: right;"><i>Courtesy of The Realty Firm</i></p>								
	4 ■ Closed	*Sold Date: 3/28/2023, MLS Listing 223003881: 2/15/2023 MLS ID: 223003881						
<b>274 Cambie Dr, #1348</b>	Single Family	4/3	3,270	8,276	2023	3/28/2023	\$590,000	\$180
<p>ESTIMATED COMPLETION BY THE END OF MARCH. This is a new 4 bed 2.5 bath home in Highlands at Glenross. The kitchen has built-in stainless gas appliances, 42" white landen maple cabinets and granite counters. The primary suite bath has a 35" comfort height cabinets, a quartz counter and an enclosed toilet room. An additional 3 beds, a full bath, multi-use loft and a laundry. An eating space, a great room, dining room, den/flex living space with a door, sunroom and a 2 car garage with storage space. Full basement with rough-in plumbing. Backs to green space and a walking path. FOR A LIMITED TIME - Receive up to \$15,000 towards financing thru affiliate lender.</p> <p style="text-align: right;"><i>Courtesy of The Realty Firm</i></p>								
	5 ■ Closed	*Sold Date: 3/13/2023, MLS Listing 222030038: 8/9/2022 MLS ID: 222030038						
<b>268 Cambie Dr, #1348</b>	Single Family	5/4	3,131	8,276	2022	3/13/2023	\$574,900	\$184
<p>This is an amazing new 5 bed 3.5 bath home in Highlands at Glenross. The kitchen has built-in stainless gas appliances, stone gray cabinets, quartz counters, pendant lighting &amp; a tile backsplash. The owners suite has a private bath with a quartz counter, tile shower &amp; an enclosed toilet room. An add'l 3 beds, a full bath &amp; loft. An eating space, great room, dining room, flex living space, laundry, an in-law suite with a bed &amp; full bath, full bsmt w/rough-in plumbing &amp; a 2 car garage. Community pools, parks, clubhouse w/fitness &amp; more. This home is ready for your visit today! FOR A LIMITED TIME-Get a 30 year fixed rate conventional mortgage as low as 4.25% / 4.282% APR, down payment req'd and must close by April 30th, thru affiliate lender.</p> <p style="text-align: right;"><i>Courtesy of The Realty Firm</i></p>								
	6 ■ Closed	*Sold Date: 1/27/2023, MLS Listing 222044511: 12/15/2022 MLS ID: 222044511						
<b>1175 Balmoral Dr</b>	Single Family	4/4	3,379	16,117	2019	1/27/2023	\$571,400	\$169
<p>Just built in 2019, this home offers 4 finished levels of living space &amp; is ready for your personal touches! Dream kitchen w/ white cabinets, granite counters, SS appliances, gas cooktop, center island seating, walk-in pantry &amp; large dining space overlooking the yard. 2-story great room w/ gas fireplace &amp; wall of windows w/ plantation shutters. Also on the 1st floor is a private home office, 2nd workspace &amp; half bath. One level down offers a large multi-area rec room. Owners' suite on its own level for maximum privacy has full bath w/ 2 sinks, shower &amp; relaxing soaking tub. Top floor has a laundry room &amp; 3 more bedrooms, 1 w/ private full bath &amp; 2 w/ Jack-n-jill bath. All bedrooms w/ walk-in closets! 2 community pools, fitness center, basketball court &amp; playground. 3 miles to Alum Creek!</p> <p style="text-align: right;"><i>Courtesy of Cutler Real Estate</i></p>								
	7 ■ Closed	*Sold Date: 3/3/2023, MLS Listing 222043934: 12/8/2022 MLS ID: 222043934						
<b>1232 Caribou Run</b>	Single Family	4/3	2,476	8,712	2013	3/3/2023	\$484,000	\$195
<p style="text-align: right;"><i>Courtesy of Red 1 Realty</i></p>								

## Closed: 8 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
 <p>8 <span style="background-color: #0070C0; color: white; padding: 2px;">Closed</span> • Sold Date: 4/7/2023, MLS Listing 223003181: 2/8/2023 MLS ID: 223003181</p> <p><b>315 Stone Quarry Dr</b></p> <p>Welcome to this beautifully maintained home located in the heart of Glenross in the Olentangy school district. This home boasts 9 ft ceilings throughout, granite countertops w/ceramic tile backsplash &amp; large center island is great for entertaining. The deluxe master bath offers an updated shower surround, ceramic tile flooring, huge walk-in closet w/built-ins from the container store. Enjoy your morning coffee in the beautiful 4 seasons room w/ tons of windows. The sellers added a patio to the rear of the home that is beautifully landscaped. This home offers 1 large den &amp; an additional flex room that could easily be converted to a 4 bedrooms. The community has 2 swimming pools &amp; a beautiful clubhouse. Maintenance free, HOA covers lawn care!</p> <p style="text-align: right;"><i>Courtesy of Keller Williams Consultants</i></p>	Single Family	3/2	2,250	6,534	2019	4/7/2023	\$435,000	\$193

## 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

For more information about RPR, please visit RPR's public website: <https://blog.narrpr.com>



*©2023 Century 21 Real Estate LLC. All rights reserved. CENTURY 21®, the CENTURY 21 Logo and C21® are registered service marks owned by Century 21 Real Estate LLC. Century 21 Real Estate LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each office is independently owned and operated. The programs described herein are available through participating offices and do not require the listing or purchase of real estate through a franchised office as a condition of participation. This promotion is void where prohibited. A consumer purchase of a product or service may result in the seller or service provider paying a fee or commission to the affiliated sales associate or broker who obtained the sale. All products and services are provided by the applicable service provider described herein. Neither Century 21 Real Estate LLC nor any of its respective franchisees or affiliated companies is providing any product or service in connection with the product or service described herein. Not all products and services are available in all states. Century 21 Real Estate LLC and its affiliates may receive compensation or other benefits, including goods and services, provided in connection with this promotion. Each affiliated sales associate and broker is responsible for complying with any consumer disclosure laws or regulations arising from participation in this program.*