

MARKET ACTIVITY REPORT

Kensington Place in Delaware, OH



Presented by

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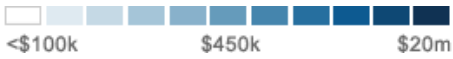
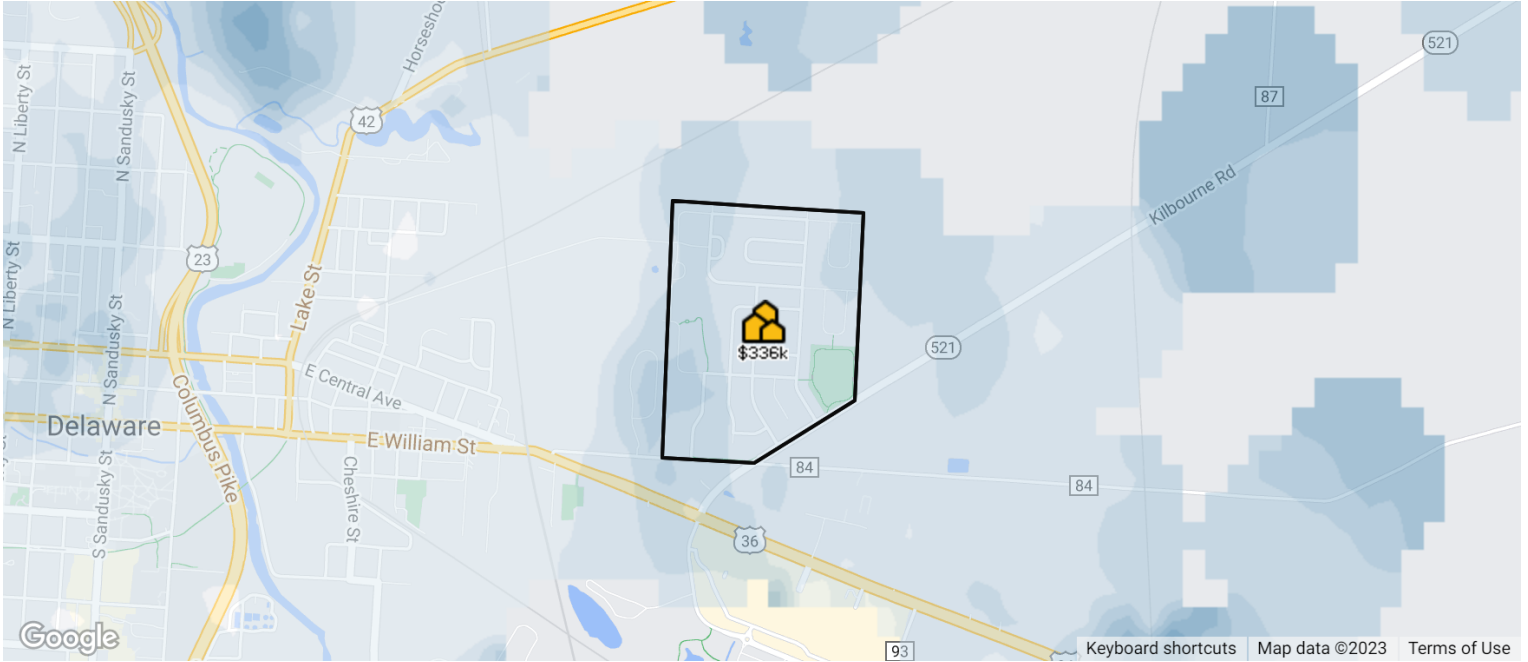
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Kensington Place in Delaware, OH

Market Snapshot: Estimated Home Values



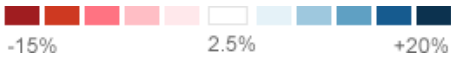
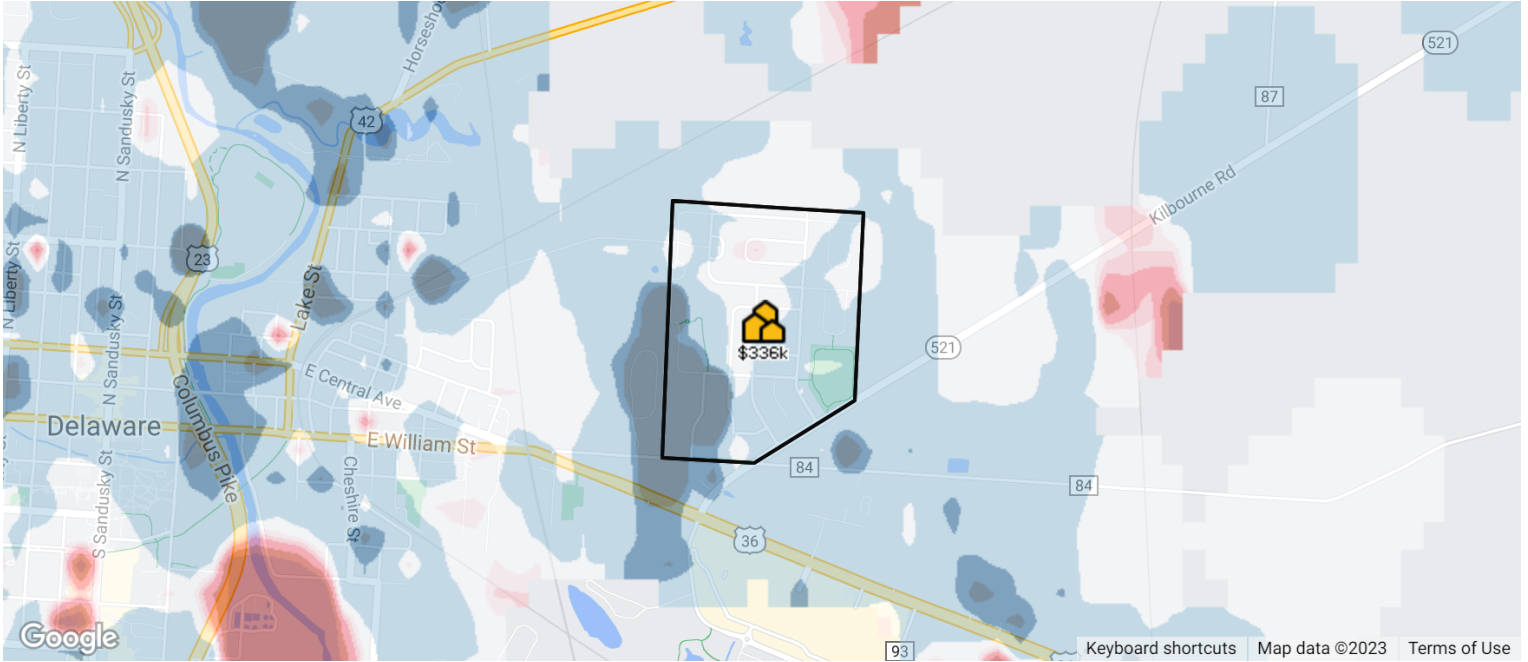
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed.

<p>Median Est. Home Value</p> <p>\$336K</p> <p>Updated: 3/31/2023</p>	<p>Change Over Last Month</p> <p>↑ 0.72%</p>	<p>Change Over Last 3 Months</p> <p>↓ 0.19%</p>	<p>Change Over Last 12 Months</p> <p>↑ 8.61%</p>	<p>Change Over Last 24 Months</p> <p>↑ 29.77%</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.

Kensington Place 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.

Median Est. Home Value

\$336K

Updated: 3/31/2023

Change Over
Last 12 Months

↑ **8.61%**

Change Over
Last 24 Months

↑ **29.77%**

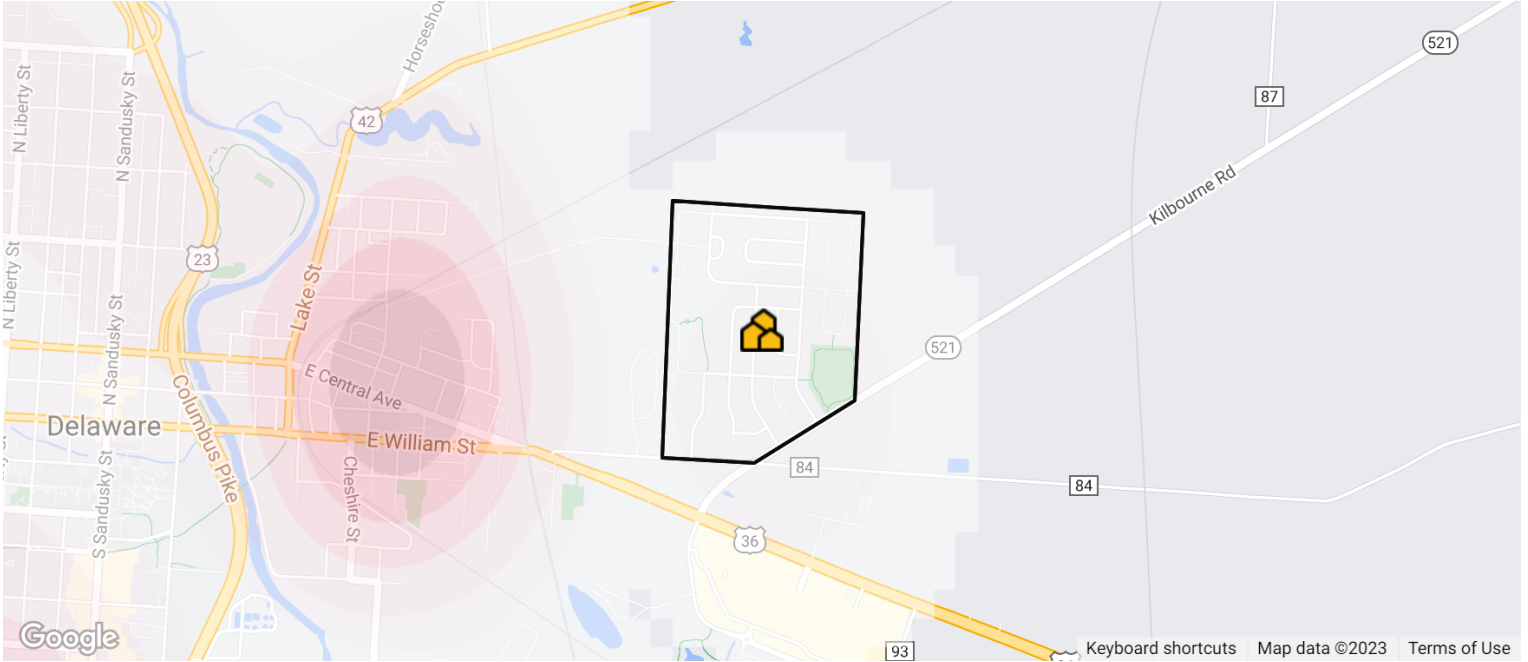
Change Over
Last 36 Months

↑ **47.19%**

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.

Kensington Place 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

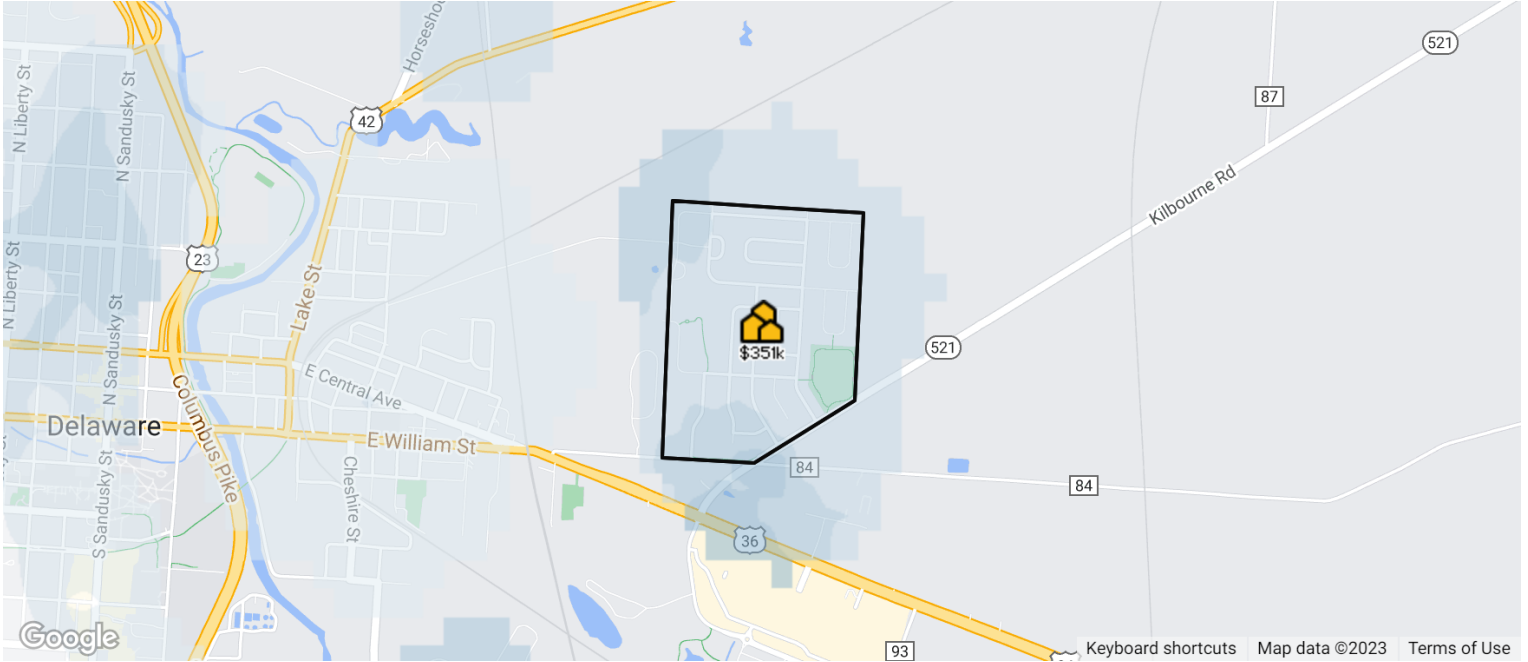
of Foreclosed

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.

Kensington Place in Delaware, OH

Market Snapshot: Sales Price



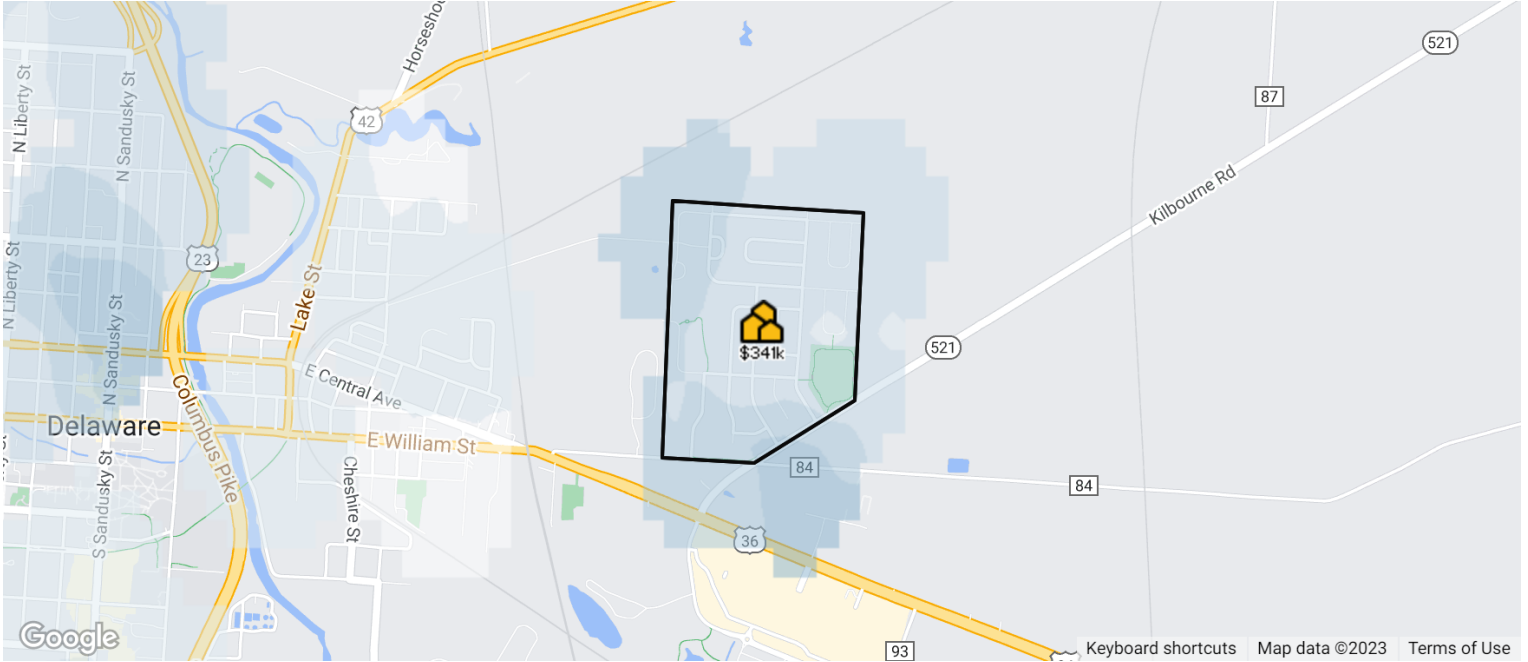
This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data.

Median Sales Price	Change Over Last Month	Change Over Last 3 Months	Change Over Last 12 Months	Change Over Last 24 Months
\$351K Updated: 3/31/2023	↑ 11.91%	↑ 2.35%	↑ 5.91%	↑ 25.2%

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

Kensington Place 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 \$341K Updated: 3/31/2023	Change Over Last Month ↑ 9.53%	Change Over Last 3 Months ↓ 0.38%	Change Over Last 12 Months ↑ 12.24%	Change Over Last 24 Months ↑ 21.86%
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About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **public records** data.

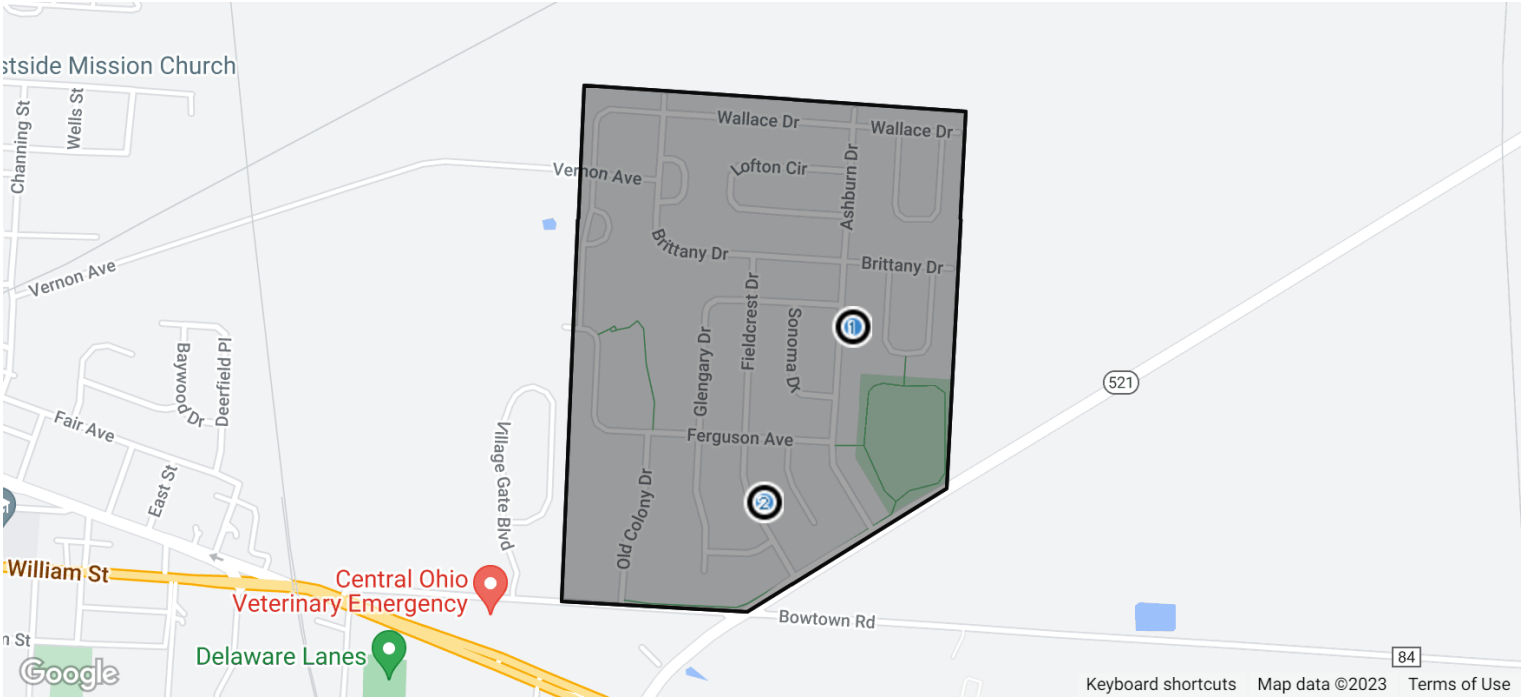
Market Activity Summary Stats





Search Criteria | **Location:** Kensington Place 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

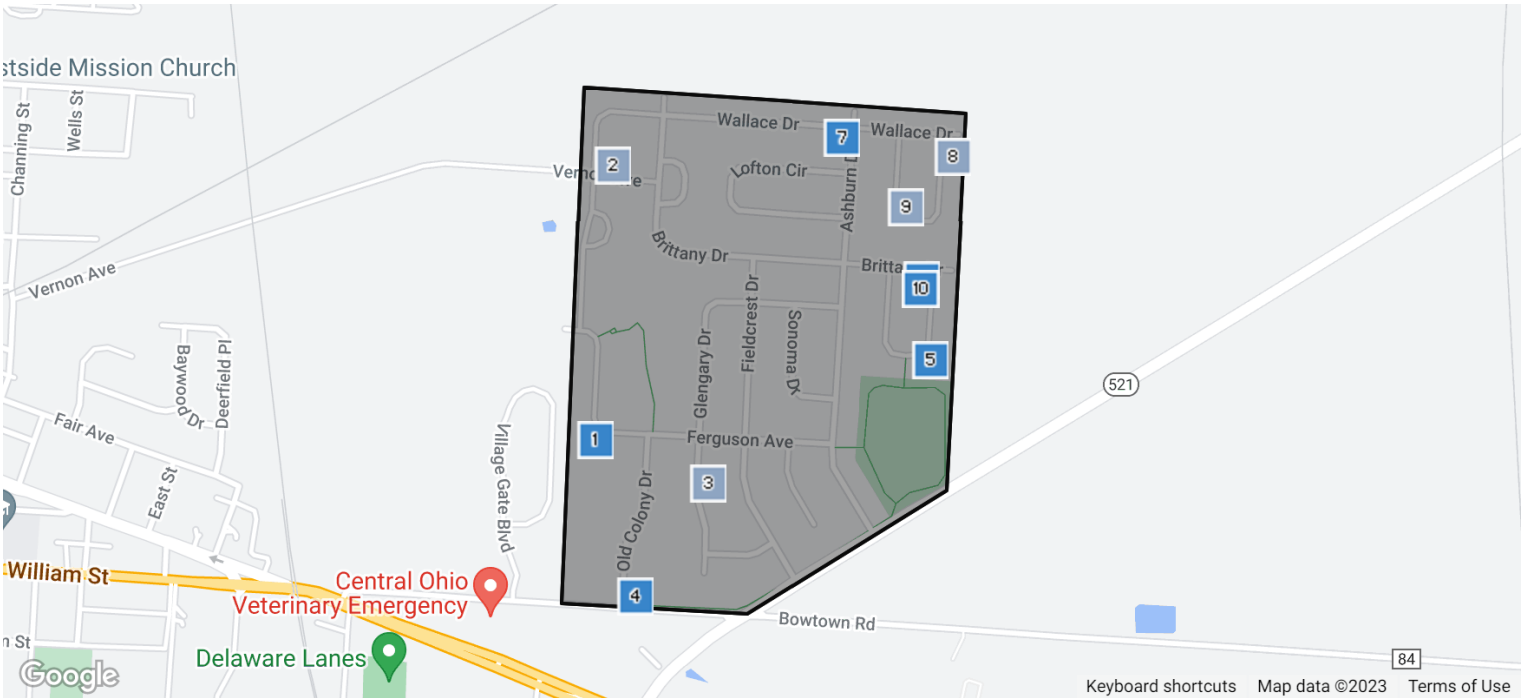
	New New Listings	■ Closed
Number of Properties	2	10
Low Price / Value	\$319,900	\$341,110
Median Price / Value	\$334,900	\$367,500
High Price / Value	\$349,900	\$465,000
Average Price / Sq. Ft.	\$193	\$197
Median Price / Sq. Ft.	\$193	\$192
Average Days in RPR	18	38
Median Days in RPR	18	37
Total Volume	\$669,800	\$3,836,110

Kensington Place in Delaware, OH






New Listings: 2





	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>1 ● Active Under Contract • Contingent as of 3/20/2023 <i>MLS ID: 223007240</i></p> <p>1863 Ashburn Dr</p> <p>Welcome Home to this beautifully maintained 4 bedroom home in Delaware. This home offers many recent updates throughout. Enter into the home with a home office to your right and straight ahead is the updated eat-in kitchen with granite counter tops, farmhouse sink and stainless steal appliances. The main level also offers a large cozy living room and laundry room with a folding shelf and storage. Upstairs you'll find the master bedroom offering two closets and a fully renovated dreamy bathroom with heated floors and stone shower. Down the hall is 3 bedrooms and a full bath. This home is loaded with entertainment with a pool table in the basement and swimming pool, and swing set out back. Close proximity to shopping, camping, and downtown Delaware. You don't want to miss out on this home!</p> <p><i>Listing Courtesy of EXP Realty, LLC</i></p>	Single Family	4/3	1,958	7,840	2001	3/20/2023	\$349,900	\$179
 <p>2 ● Active Under Contract • Contingent as of 4/1/2023 <i>MLS ID: 223008190</i></p> <p>38 Fieldcrest Dr</p> <p>Delaware for under 320k! Showings will start on Saturday April 1 on this beautiful home on the east side of town, minutes away from shopping, restaurants yet tucked away in the sought after Kensington neighborhood. Plenty of space on the main floor to entertain and unwind. With mechanicals and kitchen appliances being less than 7 years old, including a new water heater in 2022, This well maintained home is perfect for those looking to live outside Columbus while being 30 minutes to the heart of the city for work and play.</p> <p><i>Listing Courtesy of 43 Homes</i></p>	Single Family	3/3	1,540	7,405	1999	3/28/2023	\$319,900	\$208






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: 4/4/2023, MLS Listing 223004928: 2/26/2023 MLS ID: 223004928</p> <p>700 Ferguson Ave</p> <p>Nestled in the highly desirable Old Colony Estates is this beautifully executed one story property! Built in 2016 this property offers numerous high end finishes that truly makes living easy. You'll love entertaining your family and friends in the gorgeous gourmet kitchen that opens to the spacious family room with gas log fireplace! The dining room opens to your back yard oasis extending your entertaining to the patio with fire pit. The one story offers 3 bedrooms, a den that can be a 4th bedroom, 3 full baths, finished lower level that sets the BAR for entertaining! We cannot forget about the 3 car garage that has been drywall and insulated! Showings start 02/28/2023!</p> <p><i>Courtesy of Better Homes & Gardens Bighill</i></p>	Single Family	3/3	1,580	11,325	2016	4/4/2023	\$465,000	\$294
 <p>2 Closed • Sold Date: 12/10/2022, MLS Listing 222041001: 11/4/2022 MLS ID: 222041001</p> <p>770 Wallace Dr</p> <p>SPECTACULAR describes this practically new 2-story in Delaware's Old Colony Estates. You will love the open floor plan! The entry greets you with access to the den with french doors. Jaw dropping kitchen with 42" espresso cabinets, center island, built in oven & microwave, gas range, and granite counters. Separate eating space. Great room with floor to ceiling stone fireplace. Primary bedroom feats: en-suite full bathroom with double vanity and walk in shower and CUSTOM designed DREAM closet. 2 additional bedrooms with ample closet space and access to a full bathroom. Flexible loft. Finished lower level rec room plumbed for a wet bar! Additional bedroom with egress window and full bathroom - perfect teen or inlaw suite. Oversized corner lot! A must see! Nothing to do but move in!</p> <p><i>Courtesy of RE/MAX Partners</i></p>	Single Family	4/4	2,505	14,374	2019	12/10/2022	\$435,000	\$174
 <p>3 Closed • Sold Date: 10/24/2022, Public Record MLS ID: -</p> <p>74 Glengary Dr</p>	Single Family	4/3	1,924	-	1998	10/24/2022	\$407,500	\$198

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: 3/1/2023, MLS Listing 223001271: 1/17/2023 MLS ID: 223001271</p> <p>102 Old Colony Dr</p> <p>Single Family 4/3 2,294 8,712 2017 3/1/2023 \$395,000 \$172</p> <p>Gorgeous 2 Story Delaware home in a perfection location! It features 4 bedrooms, 2.5 baths and over 2294 sqft PLUS a full, poured-wall basement, custom paver patio and fenced backyard! Covered entry. Living Room currently used as a play room but could be an office, too! Large Family Room open to the Eat-in Area & Large Kitchen with pantry, island, gas range and white cabinetry! Mud room off of Kitchen to garage! Upstairs, you'll find the huge Owner's Suite w/large walk-in closet and full bath with double vanity! 2nd floor laundry with storage space, too! 3 generously-sized additional bedrooms and full bath! Full poured-wall basement ready to be finished! Awesome paver patio for entertaining and fenced backyard! Right next to walking path! Lots of shopping/amenities nearby! Sold As-Is</p> <p><i>Courtesy of The Harrison Co. Real Estate Group</i></p>								
 <p>5 Closed • Sold Date: 4/7/2023, MLS Listing 223006138: 3/9/2023 MLS ID: 223006138</p> <p>184 Harvard Loop</p> <p>Single Family 3/3 1,920 20,473 2003 4/7/2023 \$375,000 \$195</p> <p>Welcome to 184 Harvard Loop! This is truly a one of a kind home! Featuring 3 generously sized bedrooms, 2.5 baths. Updates starts as soon as you walk in the front door featuring Hand scraped engineered hardwood floors throughout the entire first floor. Bright white kitchen w/ stainless steel appliances, cozy fireplace in the dining room, laundry on first floor. Large primary suite boasting double closet & en suite bath that has been completely remodeled w/dual sinks, walk-in clear glass shower, beautiful soaking tub & new flooring. 2nd floor bonus room could be 4th bedroom. Back yard offers a large deck backing to a park. Home has been meticulously maintained and cared for... Nothing to do but move in!</p> <p><i>Courtesy of The Raines Group, Inc.</i></p>								
 <p>6 Closed • Sold Date: 3/7/2023, MLS Listing 223002598: 2/1/2023 MLS ID: 223002598</p> <p>237 Harvard Loop</p> <p>Single Family 3/3 2,287 10,018 2003 3/7/2023 \$360,000 \$157</p> <p>SHOWING FOR BACKUP OFFERS. Open floor plan with 2 story Foyer. Living Rm is open to large Family Rm, wired for surround sound, with gas fireplace. Eating Area with slider to yard. Kitchen with eating bar, 2 pantries & newer black stainless appliances. Flex Rm could be a Den, Dining Rm or 1st flr Bedroom. New 1st fl Full Bath with walk-in shower. Upstairs is a Loft area with closet. Owner's Suite with vaulted ceiling, walk-in closet, 2 sink vanity, Jacuzzi tub & shower. 2 more bedrooms with walk-in closets & a hall bath with tub/shower. 2nd for Laundry includes washer & dryer. New carpet, LVP flooring, paint & most lighting. Full Basement with new furnace & newer hot water tank & sump pump. Pool table can transfer. Large .23ac corner lot w/ new back steps & newer A/C. New garage door opener</p> <p><i>Courtesy of Howard HannaRealEstateServices</i></p>								
 <p>7 Closed • Sold Date: 2/17/2023, MLS Listing 223000960: 1/12/2023 MLS ID: 223000960</p> <p>964 Wallace Dr</p> <p>Single Family 4/4 1,780 10,890 2005 2/17/2023 \$359,000 \$202</p> <p>Beautiful two-story home located in Kensington Place. Vaulted great room with a gas log fireplace and mantle. First floor primary suite with en-suite bath and large walk-in closet. First floor laundry. Three additional bedrooms on the second level. A really nice finished lower level with a second half bath and spacious storage area. New 4' fence with self closing gates. The 16' semi-permanent Intex pool (with upgraded sand filter) can remain. Owners have upgraded the air conditioning unit and have installed smart light switches in owners' suite, entry way, front porch and garage along with a Google Nest doorbell. A great community with playground, park, walking path and sidewalks. Don't wait, it won't last long!</p> <p><i>Courtesy of Coldwell Banker Realty</i></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.
 <p>8 Closed • Sold Date: 11/16/2022, MLS Listing 222035498: 9/21/2022 <i>MLS ID: 222035498</i></p> <p>238 Stockard Loop Single Family 3/3 2,144 7,405 2006 11/16/2022 \$356,000 \$166</p> <p>Welcome home! Walk in to a large 2 story open foyer. New LVP flooring and trim throughout the first floor, 9 foot ceilings and multi eating spaces makes this the perfect home to entertain. This home features 3 generously sized bedrooms with a large loft the could very easily be converted into a 4th bedroom, a second floor laundry, 2.5 baths, and a finished basement! There is a large owner's suite with a walk-in closet, bathroom w/ dual vanity, tub, and shower. The back yard offers a larger deck with open space and no homes behind it offering a beautiful view. New roof July 2021, Water power sump back up, and new hot water heater in March 2019.</p> <p style="text-align: right;"><i>Courtesy of LifePoint Real Estate, LLC</i></p>								
 <p>9 Closed • Sold Date: 12/12/2022, MLS Listing 222038578: 10/14/2022 <i>MLS ID: 222038578</i></p> <p>159 Stockard Loop Single Family 3/3 1,824 11,325 2006 12/12/2022 \$342,500 \$188</p> <p>Do not miss this beautiful home that is located on a corner lot in Kensington Place! This home is a 3 bedroom, 2.5 bath set up. Updates include upstairs bedroom closets and two of the bathrooms. It has a nice size yard with a deck and pergola to enjoy time outside. There was a new roof placed in 2022. Smart home technology available! Make this home yours! Schedule a showing today!!</p> <p style="text-align: right;"><i>Courtesy of Rise Realty</i></p>								
 <p>10 Closed • Sold Date: 3/14/2023, MLS Listing 223002004: 1/24/2023 <i>MLS ID: 223002004</i></p> <p>231 Harvard Loop Single Family 3/2 1,630 8,712 2004 3/14/2023 \$341,110 \$209</p> <p>Online only public real estate auction, the RESERVE (or minimum bid) is \$250,000. Bidding starts Tuesday, January 24, 2023, on Auction Ohio's website. Bidding begins to close at 8:30 PM, Tuesday February 21, 2023. Agents please see 'A2A' for auction terms and conditions. A ranch home in Delaware, Ohio. Close to major shopping, restaurants, and parks. Conveniently located close to US 23 and I-71. This home features 3 bedrooms, 2 bathrooms, 2 car attached garage, large fenced back yard, full basement and so much more. This is a great home for you and your family.</p> <p style="text-align: right;"><i>Courtesy of Auction Ohio</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

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



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