

Stratford Woods in Delaware, OH



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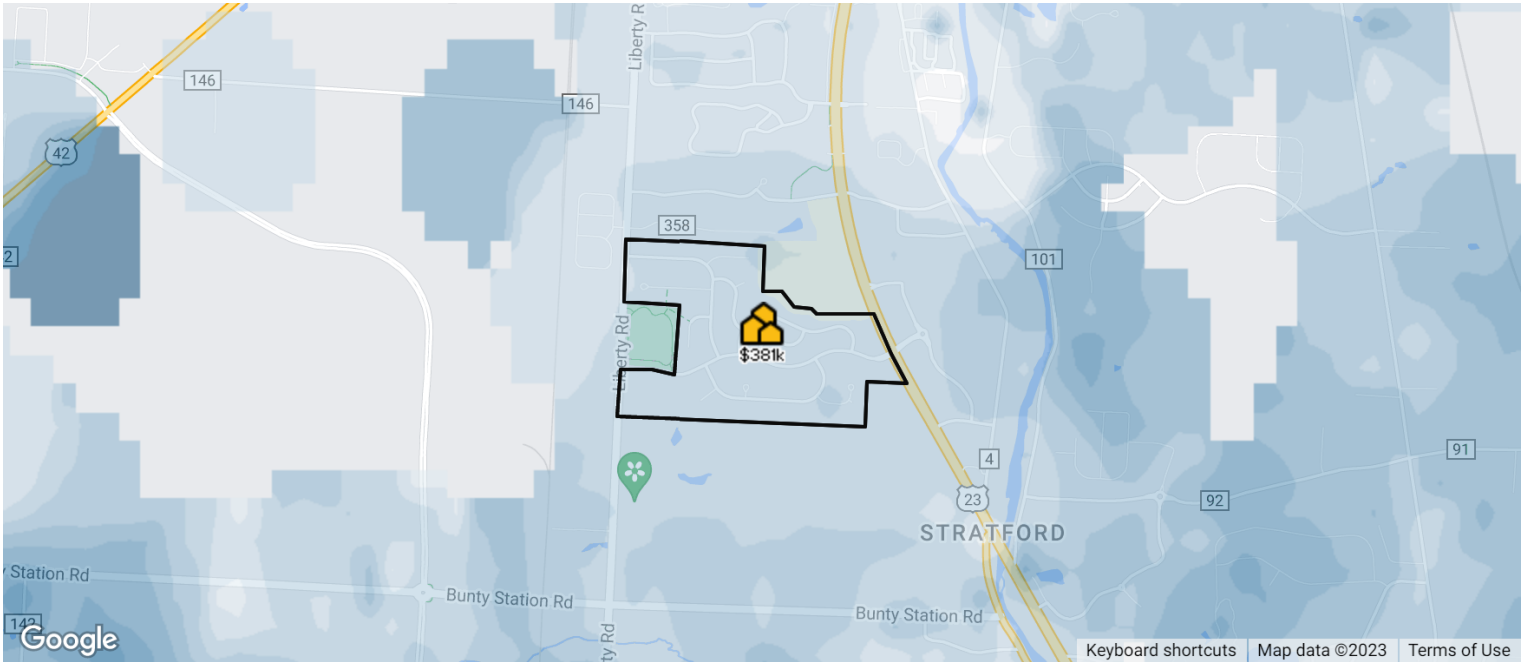
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Stratford Woods in Delaware, OH

Market Snapshot: Estimated Home Values



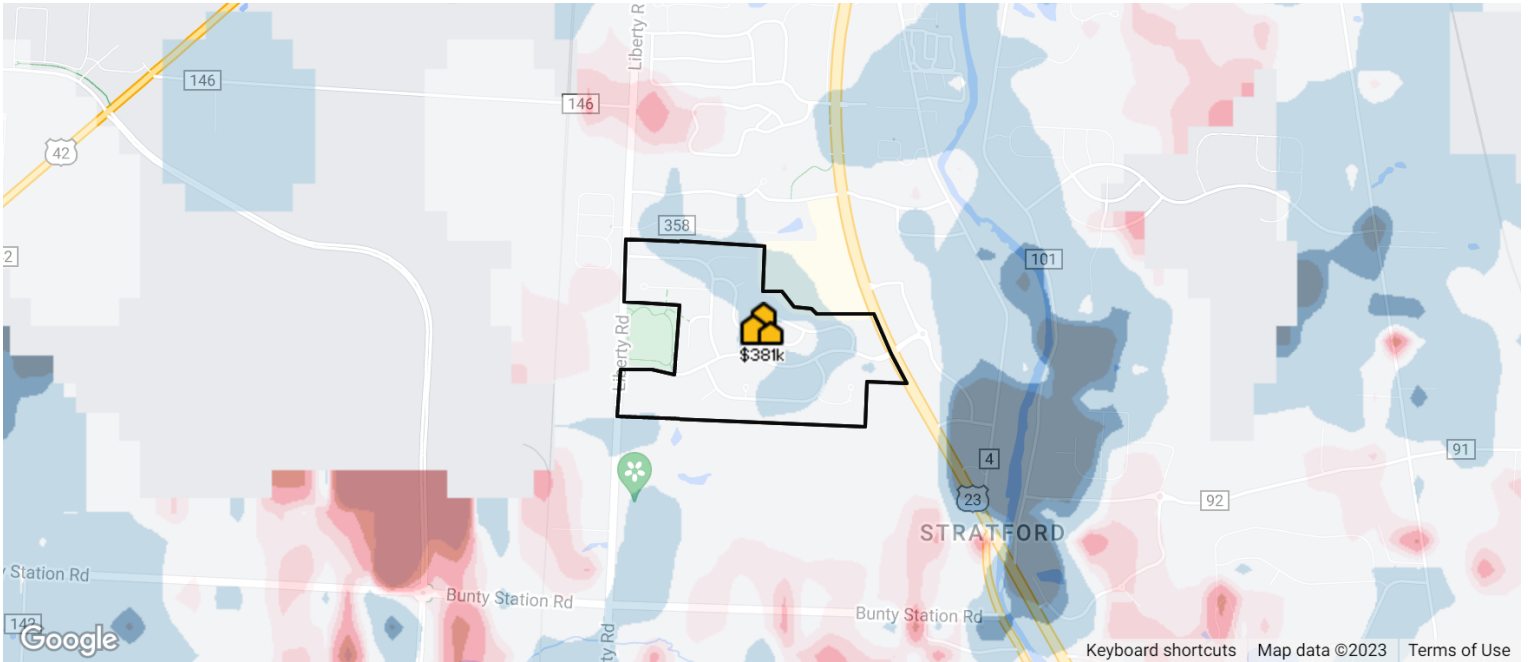
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed.

<p>Median Est. Home Value</p> <p>\$381K</p> <p>Updated: 3/31/2023</p>	<p>Change Over Last Month</p> <p>↑ 0.51%</p>	<p>Change Over Last 3 Months</p> <p>↓ 0.59%</p>	<p>Change Over Last 12 Months</p> <p>↑ 6.48%</p>	<p>Change Over Last 24 Months</p> <p>↑ 23.34%</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.

Stratford Woods in Delaware, OH

Market Snapshot: 12-Month Change in Estimated Value



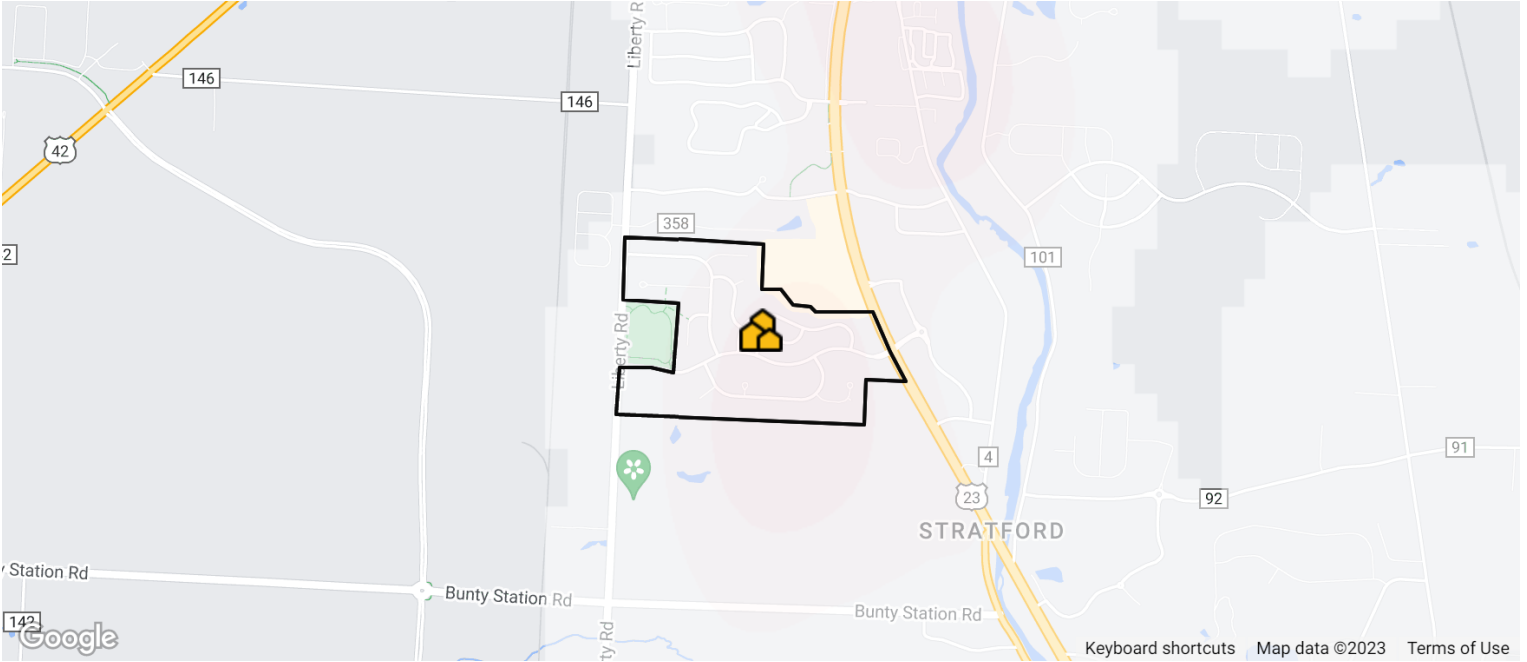
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed.

<p>Median Est. Home Value</p> <p>\$381K</p> <p>Updated: 3/31/2023</p>	<p>Change Over Last 12 Months</p> <p>↑ 6.48%</p>	<p>Change Over Last 24 Months</p> <p>↑ 23.34%</p>	<p>Change Over Last 36 Months</p> <p>↑ 38.49%</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.

Stratford Woods in Delaware, OH

Market Snapshot: Concentration of Distressed Properties



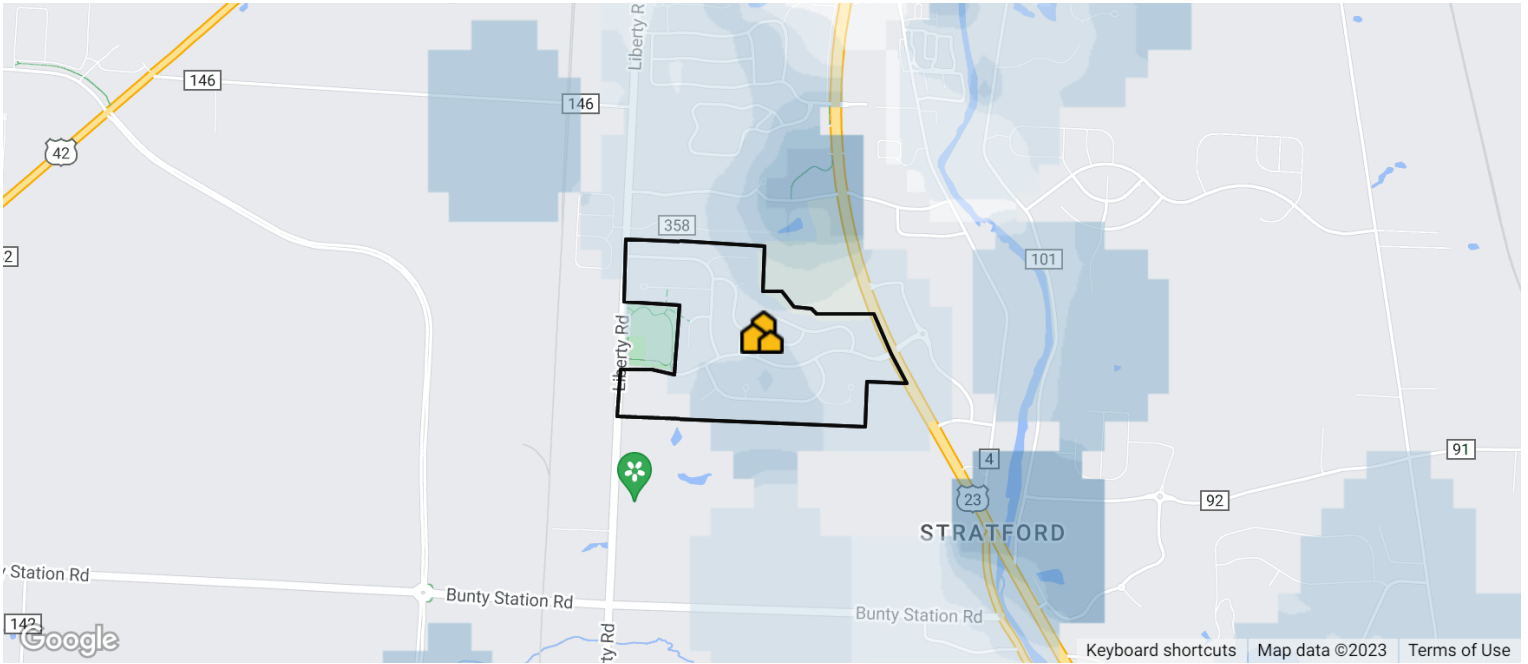
This map layer shows the concentration of distressed properties, in areas where RPR has MLS data. Source(s): MLS data.

Total # of Distressed Properties 1 Updated: 4/11/2023	# of Pre-Foreclosures 0	# of Foreclosures 1	# of Foreclosed 0
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About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 4/11/2023.

Stratford Woods in Delaware, OH

Market Snapshot: Sales Price



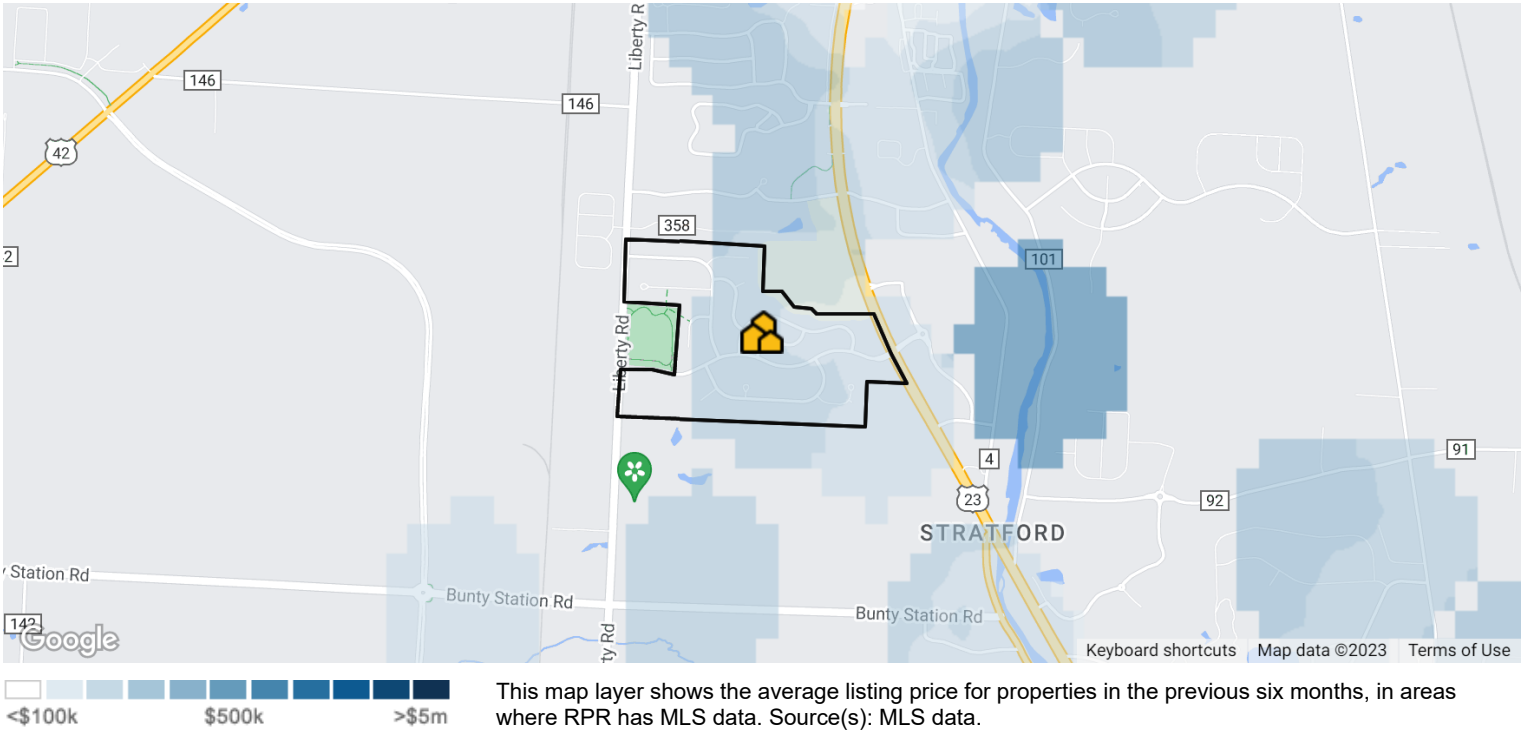
<\$100k \$500k >\$5m

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.

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

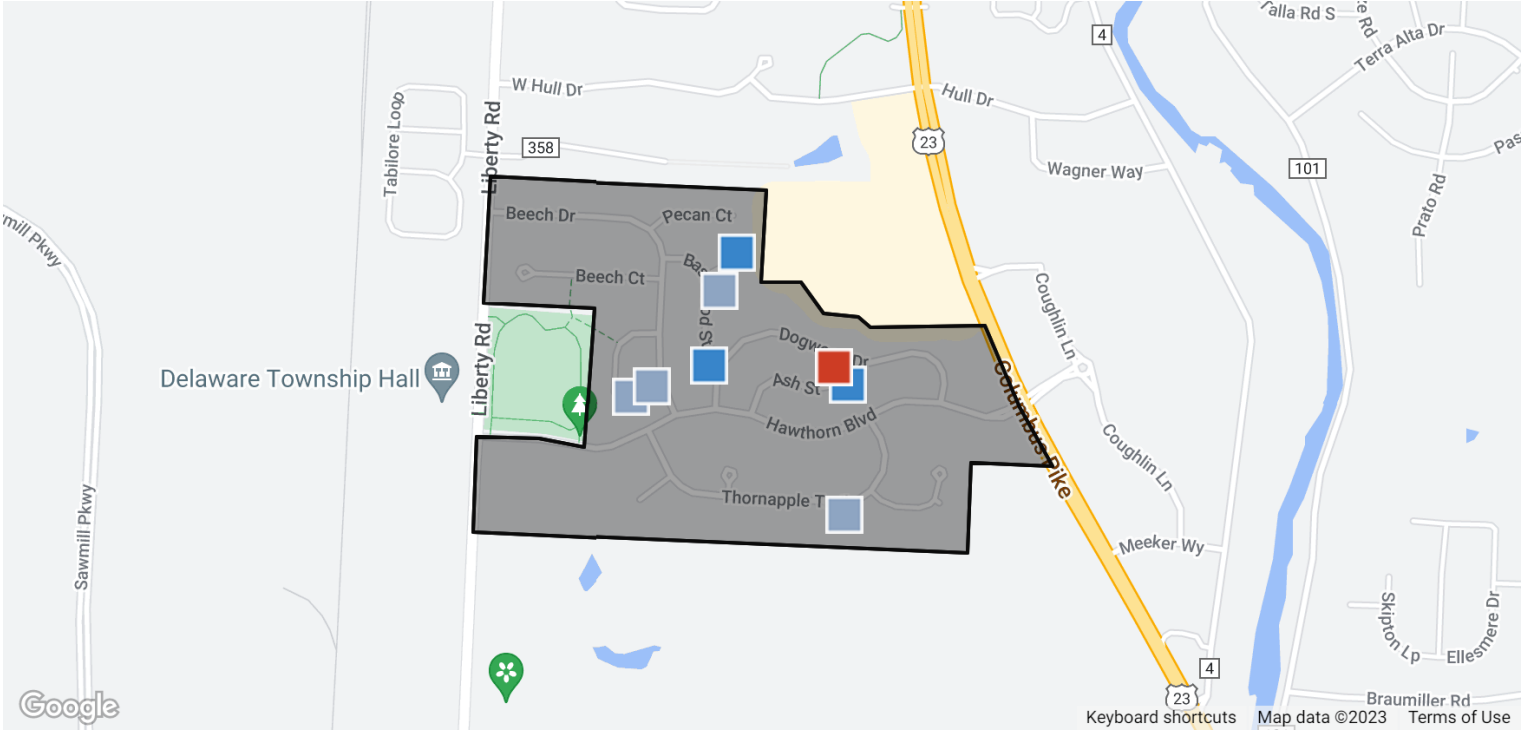
Stratford Woods in Delaware, OH

Market Snapshot: List Price




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

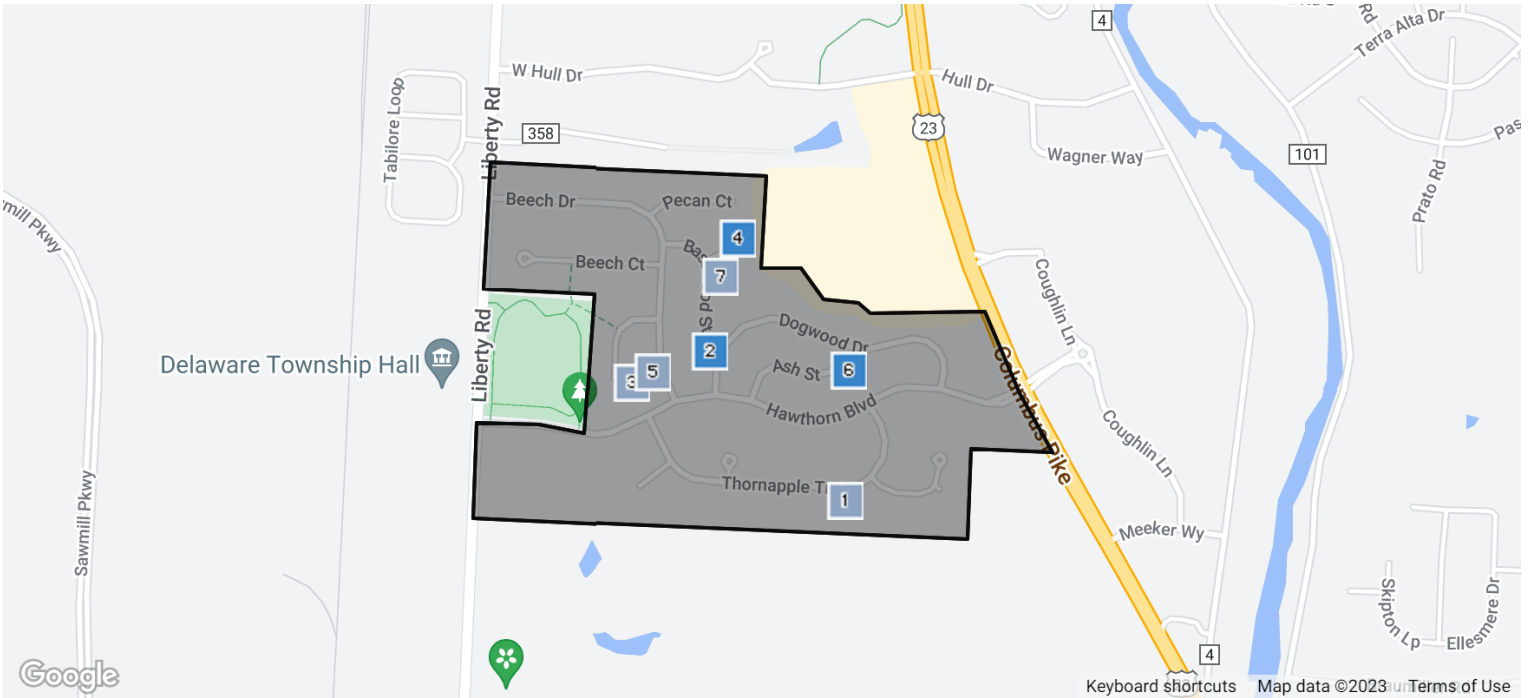
Market Activity Summary Stats



Search Criteria | **Location:** Stratford Woods 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

	 Closed	 Distressed
Number of Properties	7	1
Low Price / Value	\$340,000	\$362,030
Median Price / Value	\$350,000	\$362,030
High Price / Value	\$391,000	\$362,030
Average Price / Sq. Ft.	\$191	\$181
Median Price / Sq. Ft.	\$194	\$181
Average Days in RPR	37	—
Median Days in RPR	34	—
Total Volume	\$2,502,500	\$362,030

Stratford Woods in Delaware, OH



Closed: 7

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
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1 Closed • Sold Date: 11/7/2022, MLS Listing 222037131: 10/4/2022 MLS ID: 222037131

151 Thornapple Trl Single Family 4/3 1,987 19,602 1999 11/7/2022 \$391,000 \$197

Extraordinary kitchen in this four bedroom home with a new roof that backs up to the peaceful fields of the Stratford Ecological Center. Situated just south of downtown Delaware in the desirable Stratford Woods community with easy access to US-23 and SR-315, this home provides a peaceful retreat in its wooded backyard on a nearly half-acre lot, while still convenient to shopping and dining. This offering includes a four-bedroom, two-car, two and a half bath home, which had the kitchen, half-bath, and great room recently professionally remodeled with exquisite features and Bosch appliances. Full unfinished walk-out basement with roughed-in plumbing ready for the creation of additional bedrooms or entertaining areas. Plans were approved for a new deck and will be left with the new owner.

Courtesy of Berkshire Hathaway HS Pro Rlty







2 Closed • Sold Date: 3/21/2023, MLS Listing 223003973: 2/16/2023 MLS ID: 223003973

307 Basswood St Single Family 3/3 1,668 12,632 1996 3/21/2023 \$371,000 \$222


Incredible opportunity in the ever-popular Stratford Woods subdivision is this fantastic M/I built & very popular Landon model with 3 bed, 2.5 bath with flex space loft & 1st floor owners suite with custom walk-in closet & updated owners suite bathroom! Dramatic 2-story Great Room has a beautiful transom window, white-washed brick fireplace & huge windows in formal dining area. Great bay window within dine-in kitchen that has white cabinetry, SS appliances & granite countertops! Huge yard with party-size deck & fully fenced backyard, perfect for entertaining & watching beautiful sunsets. Newly finished basement Rec Room-2020, H2O heater New-2023, Furnace new-2020, Radon mit.-2020. Conveniently located to nearby Parks, bike trails, shopping, entertainment & schools!

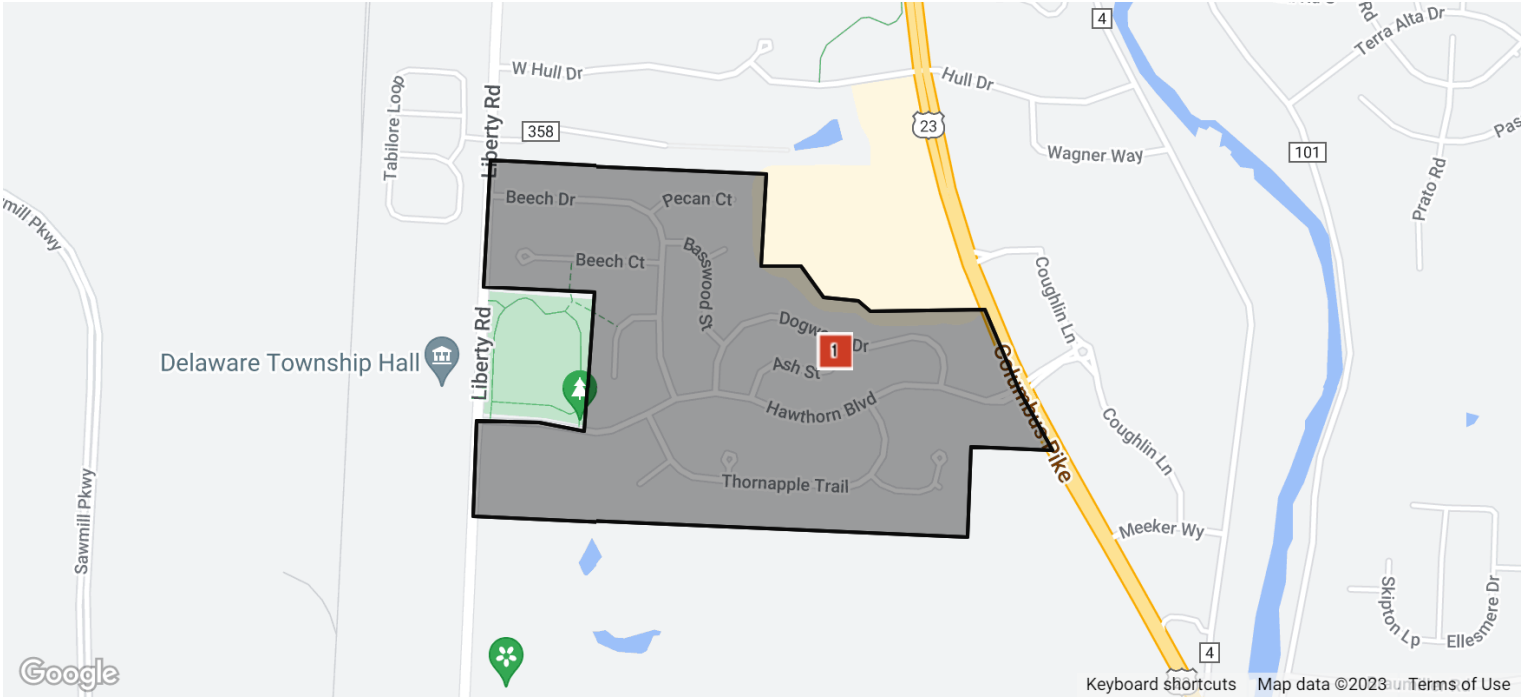
Courtesy of Keller Williams Capital Ptnrs

Closed: 7 (cont.)


	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
 <p>3 Closed • Sold Date: 11/14/2022, MLS Listing 222039335: 10/20/2022 MLS ID: 222039335</p> <p>161 Persimmon Ct</p> <p>Single Family 3/3 1,654 6,098 1996 11/14/2022 \$358,500 \$217</p> <p>Prepare to be impressed! This 3 Bedroom + Loft, 2-story home is well designed & beautifully appointed throughout. Featuring a wonderful, open floor plan, and 3 finished levels of living space, this residence has the style you've been dreaming about. Set on a quiet cul-de-sac, with a large, fenced yard, paver Patio & attractive landscaping. Front entry opens to the 2-story Great Rm with Living & Dining & pass thru window to the Eat-in Kitchen with bay window, lots of cabinets & ss appliances. 1st flr Primary Ste with walk-in closet & ensuite Bath. 2 additional BRs + Loft & Full Bath on upper level. Fabulous finished Lower Level multi-purpose Rec Room with built-ins, lots of flex use space & separate Storage/Utility Rm. 1st flr Laundry. Close to Stratford Woods Park, SR 23 & more!</p> <p><i>Courtesy of Coldwell Banker Realty</i></p>								
 <p>4 Closed • Sold Date: 2/17/2023, MLS Listing 223000981: 1/12/2023 MLS ID: 223000981</p> <p>215 Plum Ct</p> <p>Single Family 4/3 1,885 10,890 1998 2/17/2023 \$350,000 \$186</p> <p>Nestled in the back of one of the areas most sought after subdivisions sits this perfect four bedroom two-story at the end of a quiet cul-de-sac with a large private backyard. Many recent updates, including leathered granite counters in kitchen with farm sink, all new carpet throughout second floor, all white woodwork and trim. Ceramic tile floors in entry and baths, and an incredible fireplace feature wall with bookcases and shiplap siding. (No carpet on the first floor) Stainless steel gas range, microwave and dishwasher. Vaulted master suite with soak tub bath, double vanity, and huge walk-in closet. Spacious first floor laundry, flexible floor plan with dining room/den, and attractive paver patio.</p> <p><i>Courtesy of Keller Williams Excel Realty</i></p>								
 <p>5 Closed • Sold Date: 10/19/2022, MLS Listing 222035334: 9/19/2022 MLS ID: 222035334</p> <p>290 Beech Dr</p> <p>Single Family 4/3 1,790 9,583 1997 10/19/2022 \$347,000 \$194</p> <p>Rare find in Stratford Woods, Delaware Schools! 4 bedrooms, 2.5 baths, on a quiet Cul-de-Sac! Open kitchen has dark blue cabinets and stainless steel appliances New in 2021, stone backsplash and neutral Corian countertops. New light fixtures, and faucets throughout. White trim and doors with brushed nickel handles. Nest, Wi-Fi lighting, Freshly painted with Benjamin Moore paint- Revere Pewter, Classic grey and Alabaster! Front Living room, family room in rear. First floor laundry/ pantry and a finished basement with family room and home office space! The Large backyard, has a gorgeous paver patio with outdoor lighting! Owners suite with walk in closet, cathedral ceilings, and private bath with double bowl sinks. Large guest beds w/ceiling fans. Professionally cleaned and move in Ready</p> <p><i>Courtesy of ValEquity Real Estate</i></p>								
 <p>6 Closed • Sold Date: 2/28/2023, MLS Listing 223000896: 1/12/2023 MLS ID: 223000896</p> <p>114 Ash St</p> <p>Single Family 4/4 2,248 8,276 1995 2/28/2023 \$345,000 \$153</p> <p>Look no further as this well maintained property is move in ready! Plenty of room for everyone as this home has a living room, dining room and an open concept for the family room and spacious kitchen with sunlit eating area. Hosting large or small events are a breeze with the huge back deck overlooking the ample back yard space lined with mature trees. First floor laundry is located conveniently just off the entry from the oversized 2 car garage and large enough for additional storage. Four bedrooms upstairs, including a large primary with en suite boasting a new double vanity. New furnace in 2022, A/C three years old, roof 10 years old. This home is nestled in the Stratford Woods community boasting mature trees, a community walking path and play area. Schedule your personal tour today</p> <p><i>Courtesy of Cutler Real Estate</i></p>								

Closed: 7 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
	7	Closed	*Sold Date: 11/18/2022, MLS Listing 222036496: 9/28/2022 <i>MLS ID: 222036496</i>					
336 Basswood St	Single Family	3/3	2,028	12,632	1999	11/18/2022	\$340,000	\$168
<p>Move-in ready home in Stratford Woods, Delaware Schools! 3 bedrooms, 2.5 baths, large loft, and full basement. Large eat-in kitchen with ample counter space and pantry. First floor primary bedroom with en suite bathroom and walk in closet. First floor laundry. Two generous bedrooms upstairs with a loft. Professionally cleaned and ready for the next owner. 1 year home warranty in place through IGS - Total Home Plus. Roof, HVAC, and HWT all replaced within the past 2 years.</p> <p><i>Courtesy of Best Homes Real Estate Ltd.</i></p>								



Distressed: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p>1 ■ Off Market * Notice of Foreclosure Sale <i>MLS ID: -</i></p> <p>100 Ash St</p>	Single Family	4/3	1,996	-	-	2/7/2023	Notice of Foreclosure Sale	-

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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