

# Stratford Woods in Delaware, OH



Presented by

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**CENTURY 21**  
Excellence Realty

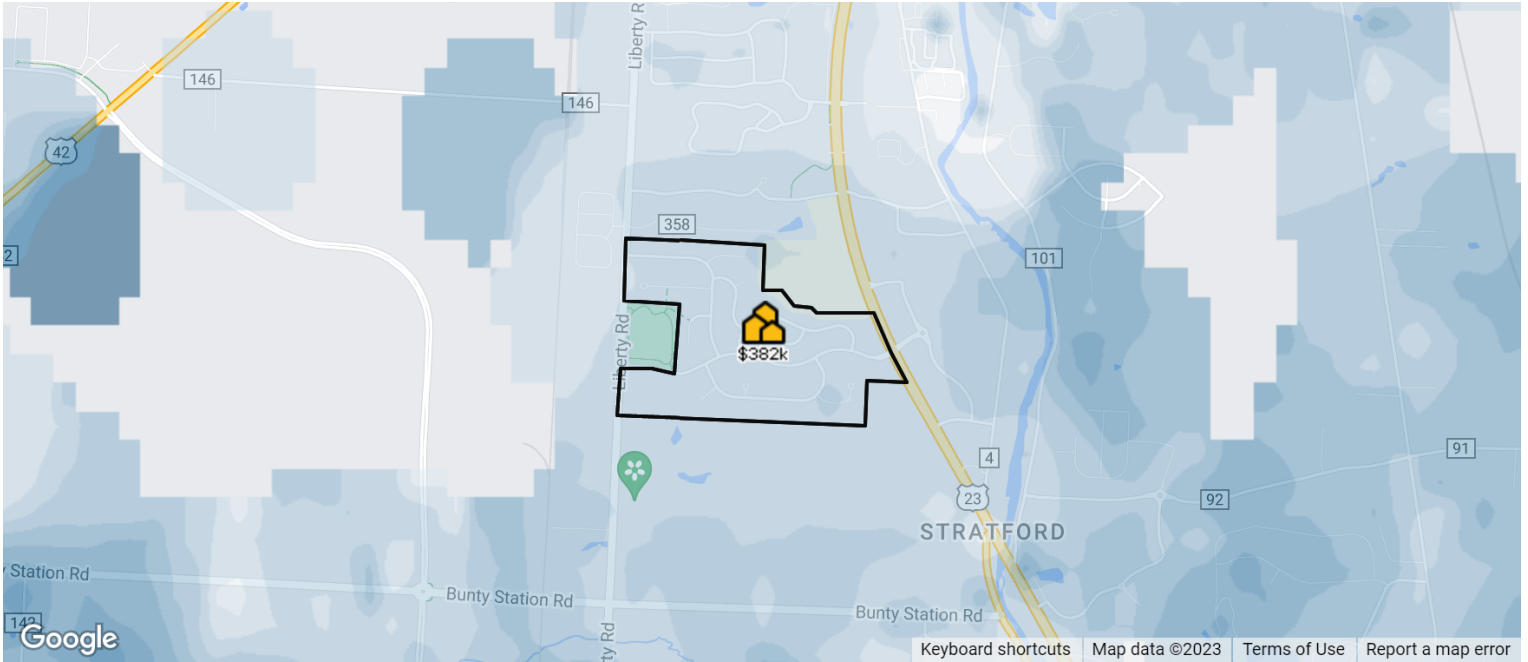
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# Stratford Woods in Delaware, OH

## Market Snapshot: Estimated Home Values



<\$100k      \$450k      \$20m

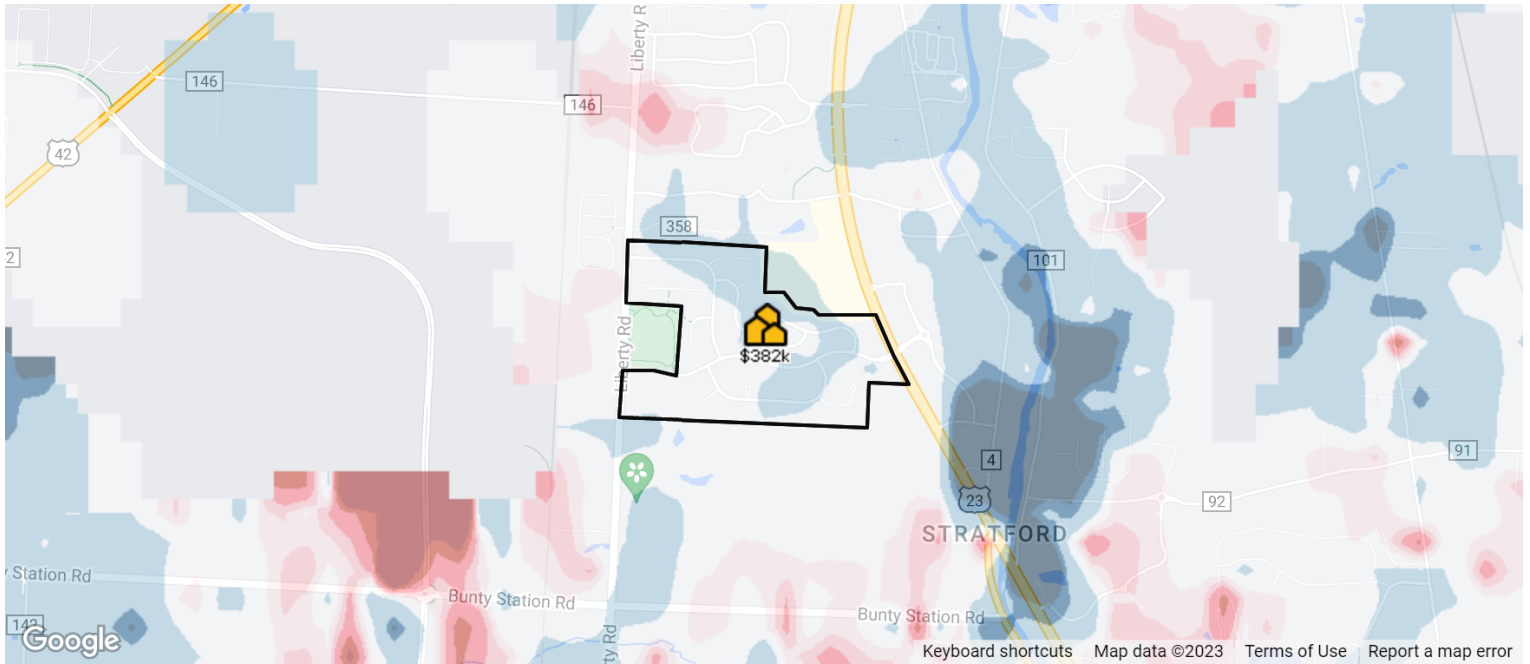
This map layer shows the average estimated home values, based on the AVMs and RVMs® for properties in an area. Source(s): Public records and MLS data where licensed.

<p>Median Est. Home Value</p> <p><b>\$382K</b></p> <p>Updated: 1/31/2023</p>	<p>Change Over Last Month</p> <p><b>↓ 0.51%</b></p>	<p>Change Over Last 3 Months</p> <p><b>↓ 1.64%</b></p>	<p>Change Over Last 12 Months</p> <p><b>↑ 8.16%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 28.26%</b></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



-15%      2.5%      +20%

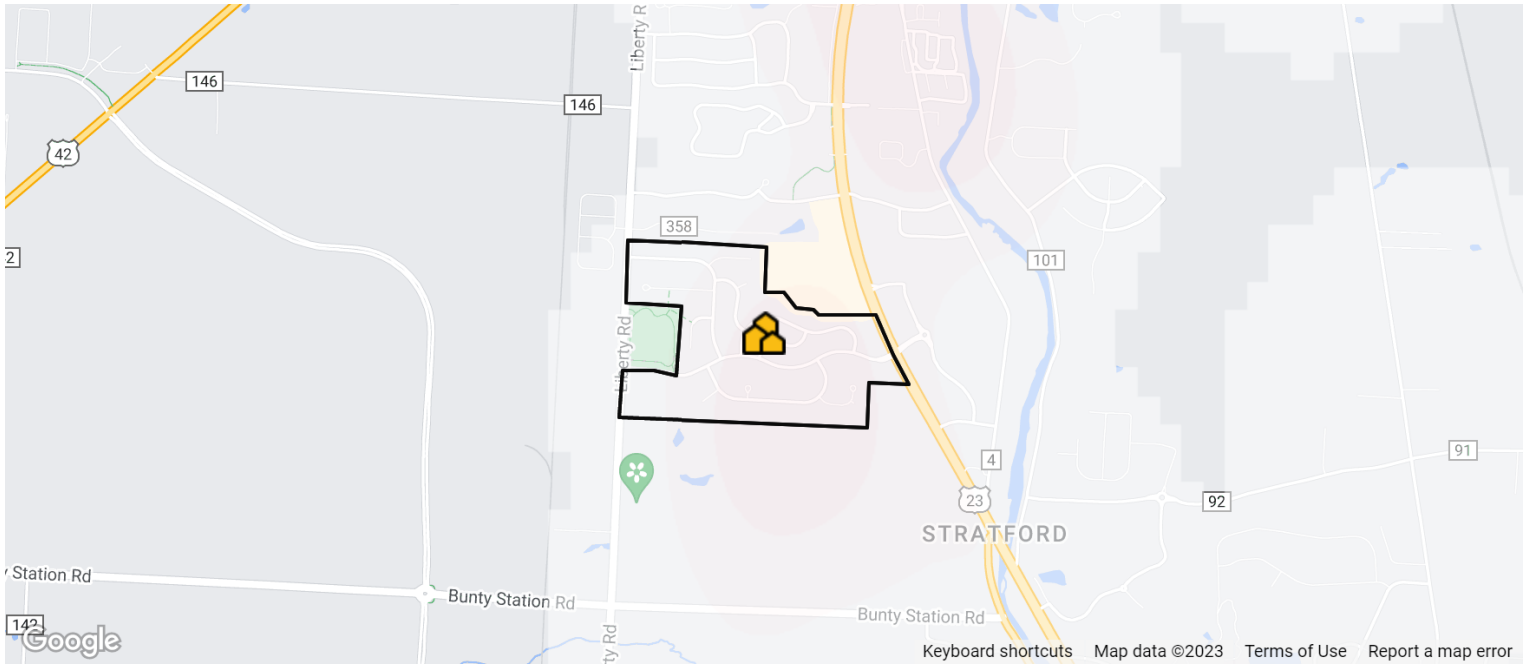
This map layer shows the change in estimated home values over the past 12 months, based on the AVMs and RVMS® for properties in an area. Source(s): Public records and MLS data where licensed.

<p>Median Est. Home Value</p> <p><b>\$382K</b></p> <p>Updated: 1/31/2023</p>	<p>Change Over Last 12 Months</p> <p><b>↑ 8.16%</b></p>	<p>Change Over Last 24 Months</p> <p><b>↑ 28.26%</b></p>	<p>Change Over Last 36 Months</p> <p><b>↑ 38.26%</b></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: 2/21/2023

**# of Pre-Foreclosures**

**0**

**# of Foreclosures**

**1**

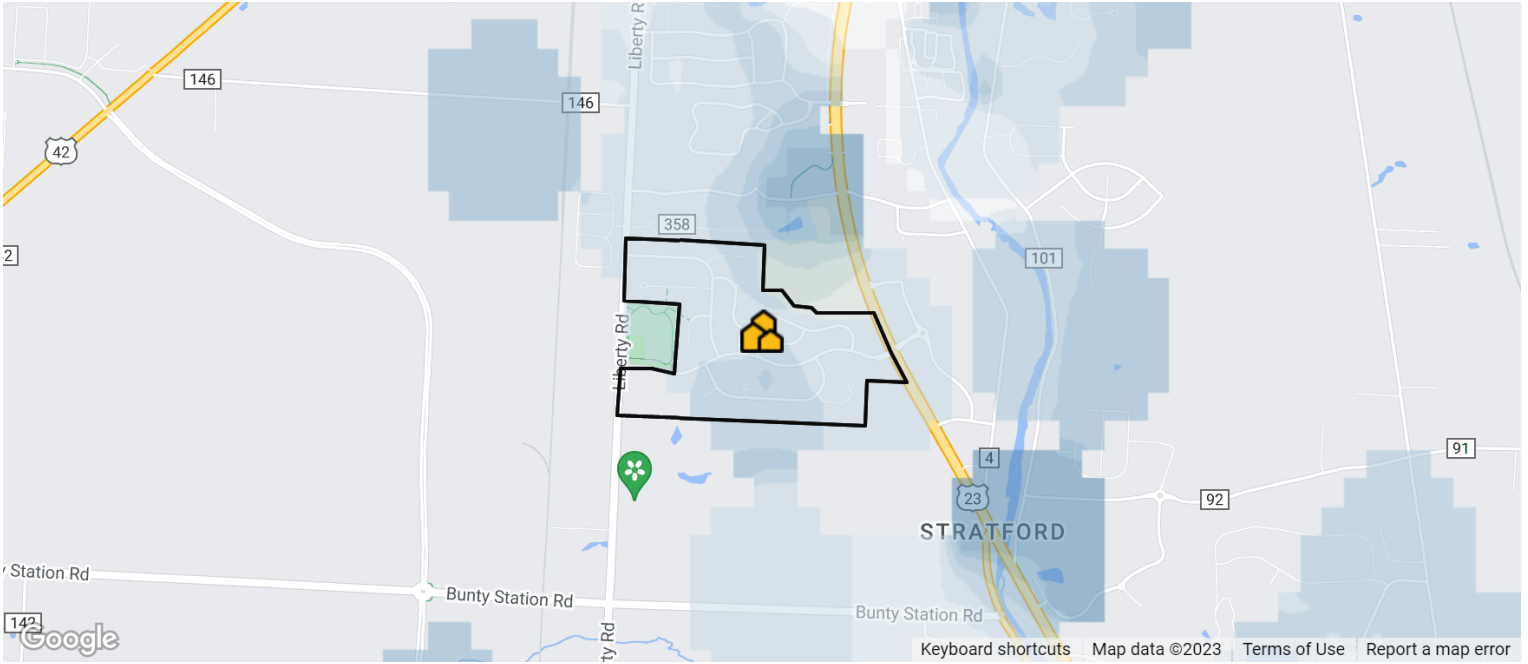
**# of Foreclosed**

**0**

About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 2/21/2023.

# Stratford Woods in Delaware, OH

## Market Snapshot: Sales Price

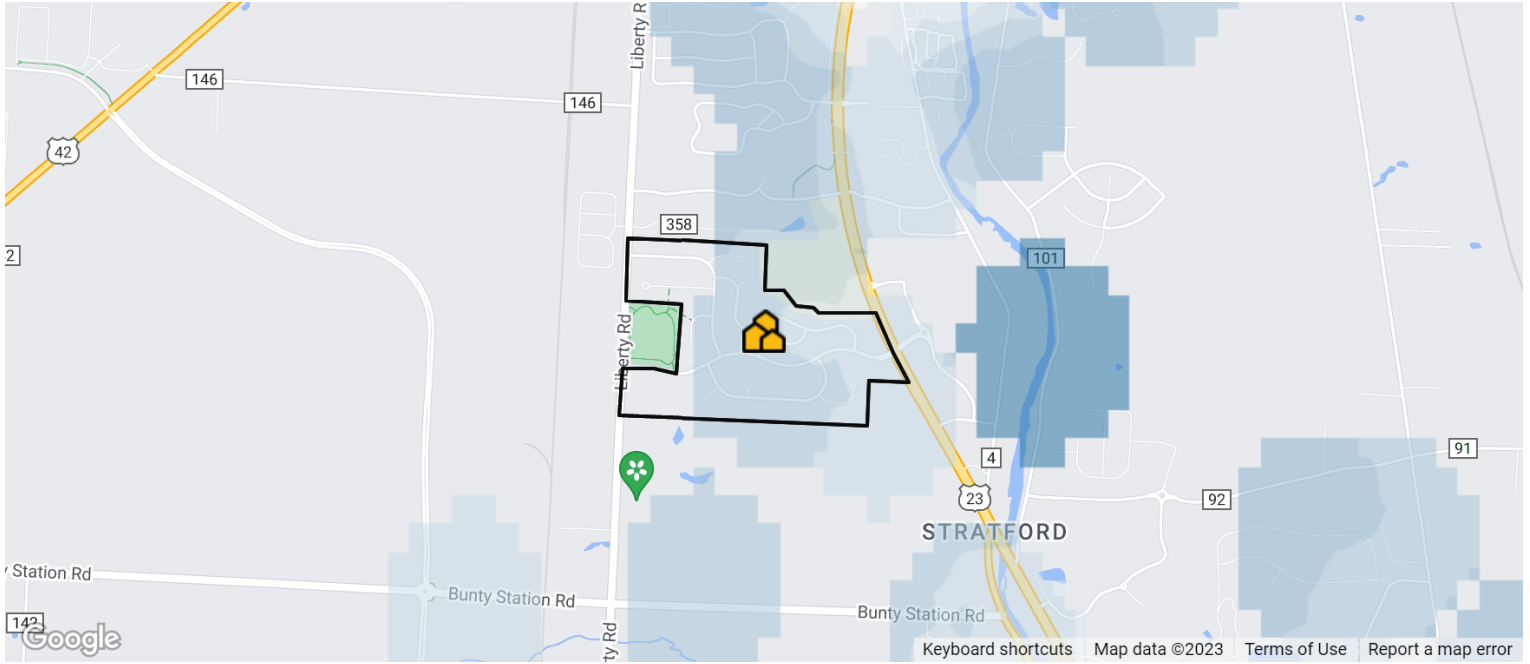


This map layer shows the average sales price for properties sold in the previous six months, in areas where RPR has MLS data. Source(s): MLS data.

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

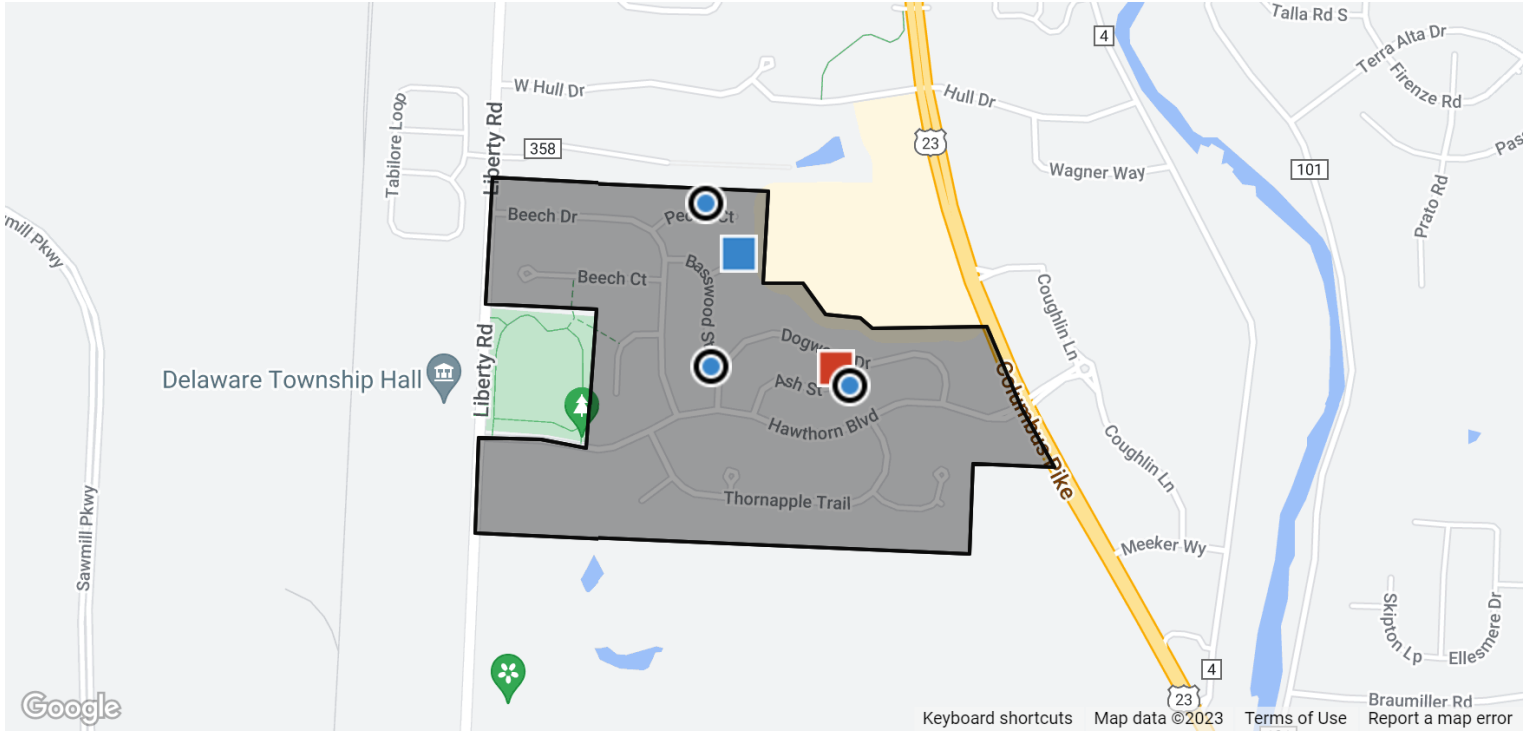


<\$100k    \$500k    >\$5m

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.

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

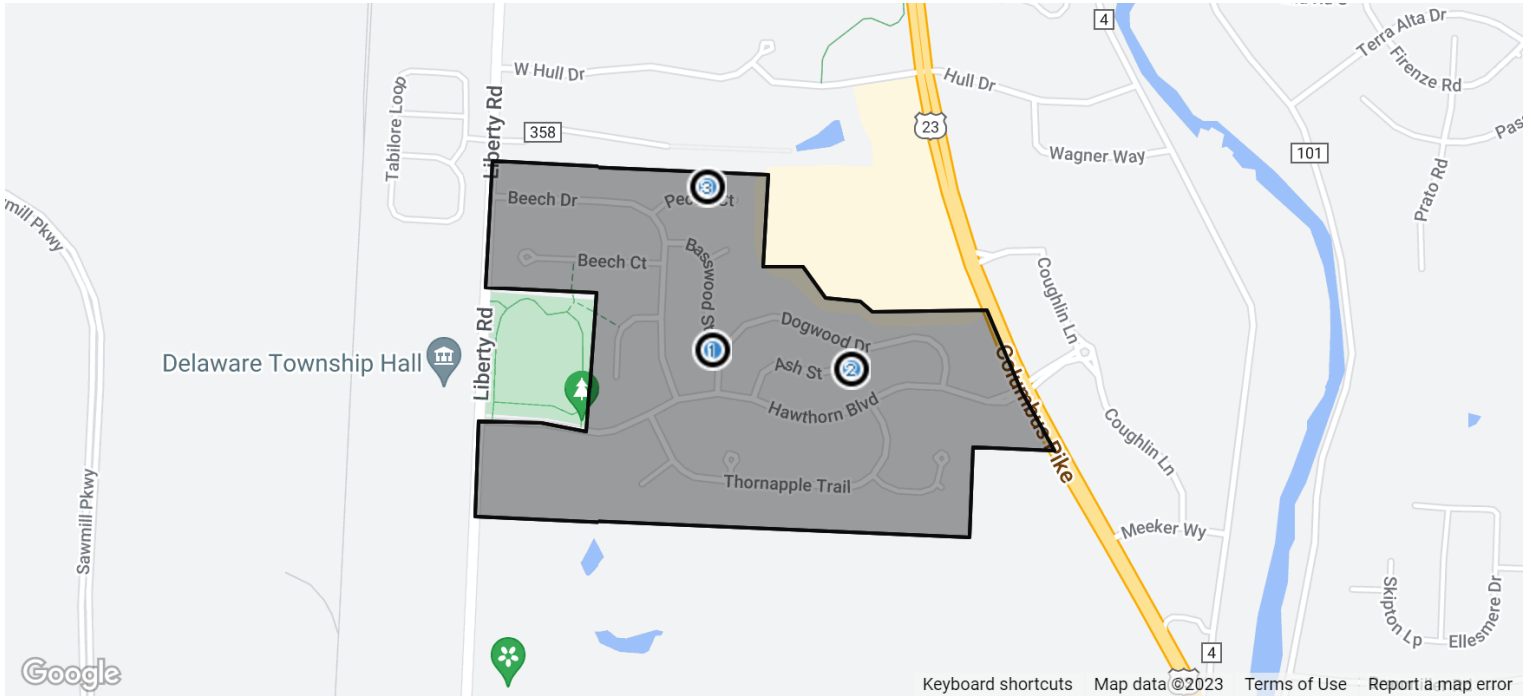
# Market Activity Summary Stats





**Search Criteria** | **Location:** Stratford Woods in Delaware, OH; **Date:** Changes in the Last 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:** Recently updated

	<span>New</span> New Listings	<span>■</span> Closed	<span>■</span> Distressed
Number of Properties	3	1	1
Low Price / Value	\$349,900	\$350,000	\$366,750
Median Price / Value	\$359,900	\$350,000	\$366,750
High Price / Value	\$374,900	\$350,000	\$366,750
Average Price / Sq. Ft.	\$193	\$186	\$184
Median Price / Sq. Ft.	\$207	\$186	\$184
Average Days in RPR	40	36	—
Median Days in RPR	40	36	—
Total Volume	\$1,084,700	\$350,000	\$366,750

# Stratford Woods 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</b> ● <b>Active Under Contract</b> • <i>Contingent as of 2/18/2023</i> <small>MLS ID: 223003973</small></p> <p><b>307 Basswood St</b></p> <p>Incredible opportunity in the ever-popular Stratford Woods subdivision is this fantastic M/I built &amp; very popular Landon model with 3 bed, 2.5 bath with flex space loft &amp; 1st floor owners suite with custom walk-in closet &amp; updated owners suite bathroom! Dramatic 2-story Great Room has a beautiful transom window, white-washed brick fireplace &amp; huge windows in formal dining area. Great bay window within dine-in kitchen that has white cabinetry, SS appliances &amp; granite countertops! Huge yard with party-size deck &amp; fully fenced backyard, perfect for entertaining &amp; 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 &amp; schools!</p> <p><i>Listing Courtesy of Keller Williams Capital Ptnrs</i></p>	Single Family	3/3	1,668	12,632	1996	2/16/2023	\$359,900	\$216
 <p><b>2</b> ● <b>Active Under Contract</b> • <i>Contingent as of 1/15/2023</i> <small>MLS ID: 223000896</small></p> <p><b>114 Ash St</b></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>Listing Courtesy of Cutler Real Estate</i></p>	Single Family	4/4	2,248	8,276	1995	1/12/2023	\$349,900	\$156



## New Listings: 3 (cont.)



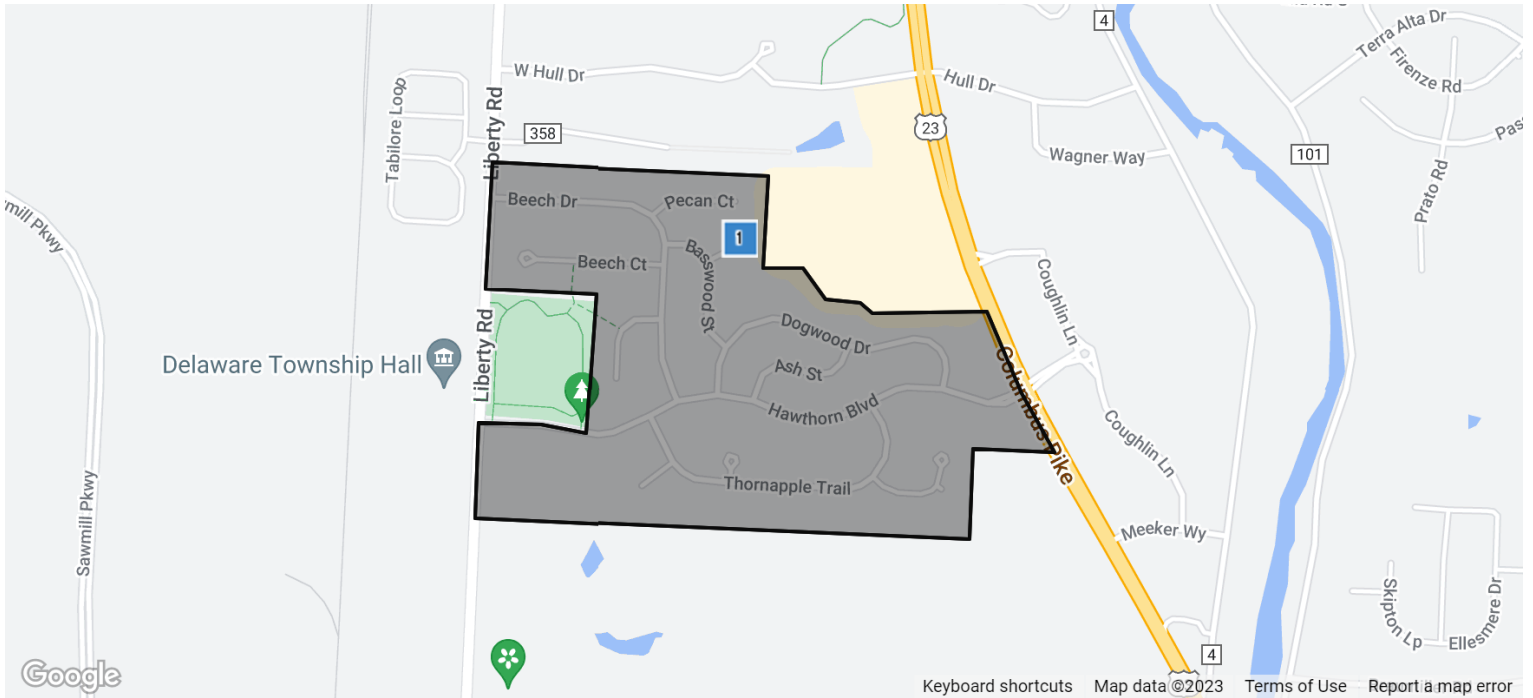
3 ● **Active Under Contract** • *Contingent as of 2/15/2023* *MLS ID: 222043846*

**329 Pecan Ct**

Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
Single Family	3/3	1,812	11,325	1998	12/7/2022	\$374,900	\$207

Welcome to Stratford Woods! A stunning 1-owner home being offered for sale for the 1st time since being built: featuring sun-filled rooms, gleaming hardwood floors, & soaring ceilings; ideally located on a premium cul-de-sac lot backing to woods with scenic views year-round + privacy! Newly remodeled kitchen with granite counters, white shaker cabinets & new stainless steel appliances! Meticulously maintained & freshly painted throughout, this home has too many updates to list including new: roof, HVAC, LVP floors, carpet, fixtures, ceiling fans & more! Finished lower level and custom closets in 1st floor master-suite. Clean lines, well-appointed finishes, & a fantastic location, your options for entertainment, food, and shopping are endless nearby while keeping the peace & quiet at home!

*Listing Courtesy of Plum Tree Realty*



Closed: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Close Date	Close Price	Price per sq. ft.
1	Single Family	4/3	1,885	10,890	1998	2/17/2023	\$350,000	\$186

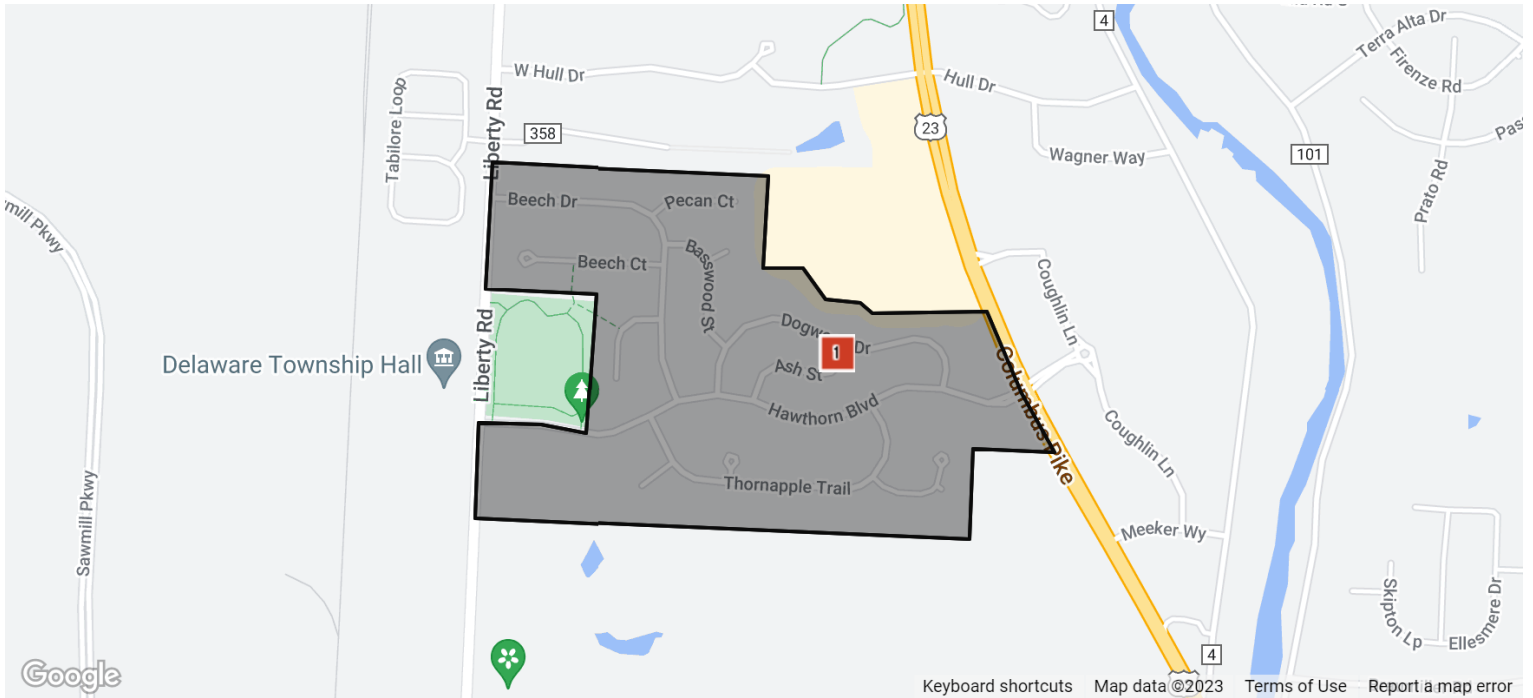


1 Closed \* Sold Date: 2/17/2023, MLS Listing 223000981: 1/12/2023 MLS ID: 223000981


**215 Plum Ct**

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.

*Courtesy of Keller Williams Excel Realty*



Distressed: 1

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Price	List Date	Distressed Date	Status
 <p>1 <span style="color: red;">■</span> <b>Off Market</b> * Notice of Foreclosure Sale <i>MLS ID: -</i></p> <p><b>100 Ash St</b></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

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

