



Welcome to

CINCINNATI

real



THE GREATER CINCINNATI GUIDE
BY SAUGAT PRADHAN | REAL OF OHIO

WELCOME TO CINCINNATI

Cincinnati sits on the north bank of the Ohio River, where hillside neighborhoods look across the water to Northern Kentucky. The city itself is home to roughly 310,000 people. Most locals, though, mean the whole region when they say "Cincinnati": a three-state metro across Ohio, Kentucky and Indiana with an estimated 2.31 million residents, the 31st-largest metro in the country.

The economy is unusually diversified for a Midwest market. Eight Fortune 500 companies are headquartered here, including Kroger, Procter & Gamble, GE Aerospace, Fifth Third and Cintas. Other major employers include Cincinnati Children's, UC Health, TriHealth and the University of Cincinnati. Across the river, CVG airport anchors a growing logistics cluster with cargo hubs for both DHL and Amazon Air.

Daily life mixes big-city amenities with real neighborhood identity:

- The Bengals and Reds on the riverfront
- FC Cincinnati in the West End
- Findlay Market and Music Hall
- hilltop parks and dozens of walkable business districts



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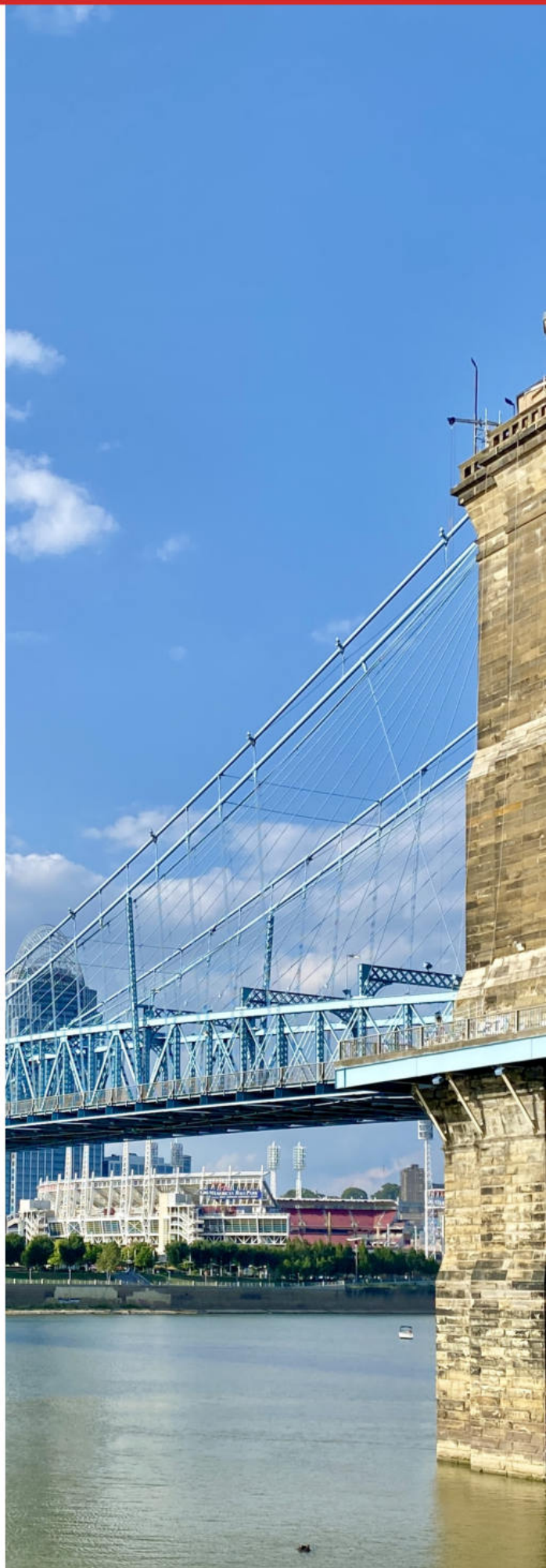
WHY PEOPLE CHOOSE CINCINNATI

- Real value: Greater Cincinnati homes sold for a median of \$329,000 in August 2026, about 23% below the U.S. median of \$429,100.
- A deep job market: Eight Fortune 500 headquarters, plus major hospital, university, aerospace and logistics employers.
- Manageable commutes: Most featured areas are about 15–30 minutes from downtown off-peak via I-71, I-75, I-471 or I-275.
- Neighborhood choice: Walkable historic squares, strong suburban school districts.
- A true sports town: Bengals, Reds, FC Cincinnati, Cyclones, UC and Xavier, plus the Cincinnati Open tennis tournament in Mason.
- Food with personality: Cincinnati chili, goetta and Graeter's, alongside acclaimed restaurants like Boca, Wildweed and Sotto.
- Parks and river life: Smale Riverfront Park, Eden Park, Ault Park and the Little Miami Scenic Trail.
- Easy travel: CVG offers 55+ nonstop destinations. Dayton, Lexington, Columbus, Louisville and Indianapolis are all within about two hours.
- Four real seasons: July highs average 86°F, falls are colorful and winters bring occasional snow.

Cincinnati is the kind of place where you can walk Findlay Market in the morning, catch a Reds game in the afternoon and be home on a quiet, tree-lined street by dinner.

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CINCINNATI AT A GLANCE

A quick reference to how the region is laid out, where people work and what the housing market looks like right now.

- Metro population: 2.31 million, the 31st-largest metro in the U.S.
- City of Cincinnati: 52 neighborhoods and about 310,000 residents.
- Three states: Ohio, Northern Kentucky and southeast Indiana form one regional economy.
- Employment centers: Downtown · Uptown (UC, Cincinnati Children's, UC Medical Center) · Blue Ash · Mason / West Chester · Evendale (GE Aerospace) · CVG / Hebron, KY.
- Airport: CVG in Hebron, KY, with 55+ nonstop destinations and cargo hubs for DHL and Amazon Air.
- Getting around: I-71, I-75, I-74, I-471 and the I-275 beltway; Metro and TANK buses; the Connector streetcar.
- Lifestyle: Bengals, Reds, FC Cincinnati, Findlay Market, riverfront parks, Oktoberfest Zinzinnati and BLINK.
- Housing: Greater Cincinnati median sold price \$329,000 in August 2026, with 3,098 active listings and 10 median days on market.

MAJOR AREAS IN THIS GUIDE:

- Hyde Park · Oakley · Mount Lookout · Over-the-Rhine
- Mason · West Chester & Liberty Twp. · Blue Ash · Montgomery
- Indian Hill · Madeira · Mariemont · Anderson Twp. · Fort Thomas, KY

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NEIGHBORHOODS, HOW TO CHOOSE YOUR AREA?

Cincinnati is not a one-neighborhood city. Buyers usually choose based on commute, school district, budget and home style. They also weigh whether they want a walkable square, a new-construction suburb or a quiet historic street.

"Cincinnati" can mean the city itself, the Ohio suburbs or Northern Kentucky across the river, and each has different taxes and school systems. The right fit depends less on the name and more on how you want to live day to day.

*ASK
YOURSELF*



Do I want to walk to dinner, have a big yard, buy new construction, or have the shortest commute?

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NEIGHBORHOODS

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HYDE PARK

Hyde Park is a longtime favorite for buyers who want historic homes, tree-lined streets and a walkable lifestyle. Hyde Park Square offers boutiques, restaurants and a seasonal farmers market, about 15 minutes from downtown. Typical home value: about \$604K.

OAKLEY

Oakley appeals to young professionals and growing families who want energy and walkability at a lower price point. Bungalows, renovated older homes and newer townhomes surround Oakley Square's restaurants and bars. Typical home value: about \$408K.



MOUNT LOOKOUT

Mount Lookout offers a quieter village feel with larger historic homes, hillside lots and easy access to Ault Park. Its small square and close-knit community make it popular with move-up families. Typical home value: about \$745K.

NEIGHBORHOODS

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MASON

Mason attracts families and relocating professionals with newer homes, planned subdivisions, Mason City Schools and nearby Kings Island. Typical home value: about \$511K.



BLUE ASH

Blue Ash is a central suburb near major office parks, with Summit Park, a popular rec center and a mix of ranches and updated homes. Typical home value: about \$456K.



WEST CHESTER & LIBERTY TOWNSHIP

These communities offer more space for the money, new construction, Liberty Center shopping and quick I-75 access. Most homes are in Lakota schools. Typical home value: about \$425K.



MONTGOMERY

Montgomery blends a historic, walkable town center with established streets and generous lots. It suits move-up buyers who want Sycamore schools. Typical home value: about \$685K.



INDIAN HILL

Indian Hill is the region's luxury address, known for estates, acreage, bridle trails and privacy, about 25 minutes from downtown. Typical home value: about \$1.69M.



ANDERSON TOWNSHIP

Anderson Township suits families who want parks, trails, wooded lots and Forest Hills schools on the east side. Typical home values run about \$339K to \$371K.



MADEIRA & MARIEMONT

These neighbors offer small-town charm and walkable centers, from Madeira's mid-century homes to Mariemont's 1920s English-style village. Typical home values: about \$539K and \$597K.



FORT THOMAS, KY

Fort Thomas offers historic hilltop streets, a walkable town center and a 15-minute commute downtown, with lower average property taxes. Typical home value: about \$373K.

NEIGHBORHOOD COMPARISON

Every area fits a different lifestyle and budget. Use this quick comparison to build your shortlist, then compare recent sales together.

Area	Typical Value	Style	Best For
Hyde Park	\$604K	Historic, walkable	Professionals
Oakley	\$408K	Lively, walkable	Young buyers
Mount Lookout	\$745K	Village, parks	Move-up families
Mason	\$511K	Newer suburban	Families
West Chester	\$425K	Suburban value	Families
Blue Ash	\$456K	Central suburb	Commuters
Montgomery	\$685K	Historic town	Move-up buyers
Indian Hill	\$1.69M	Estates	Luxury buyers
Madeira / Mariemont	\$539K / \$597K	Small-town	Families
Anderson Twp.	\$339K–\$371K	Parks, space	Families
Fort Thomas, KY	\$373K	Hometown	Kentucky-side buyers

Typical home values show what a mid-range home in each area is worth, not an asking price. Individual homes vary widely by street, size and condition.

CITY NEIGHBORHOODS WORTH MENTIONING

If you want Cincinnati character beyond the suburbs, the city has several neighborhoods worth a serious look. These areas are often chosen for walkability, restaurants, architecture and a strong sense of local culture.

Over-the-Rhine: Historic architecture, Findlay Market, Washington Park and the city's best dining scene.

Downtown & The Banks: High-rise living near the stadiums and the riverfront.

Mount Adams: Steep, charming streets with skyline views next to Eden Park.

Columbia-Tusculum: Cincinnati's oldest neighborhood, known for colorful Victorian homes.

Northside: Eclectic shops, music venues and an artsy local vibe.

Clifton: Gaslight District charm near UC and the Uptown hospitals.

If you want historic homes, local restaurants and a shorter commute, city living in Cincinnati may be a great fit.

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Cincinnati offers more variety than many newcomers expect. The area is home to standout attractions like the Cincinnati Zoo & Botanical Garden, Museum Center at Union Terminal, the Freedom Center, the Cincinnati Art Museum and Newport Aquarium.

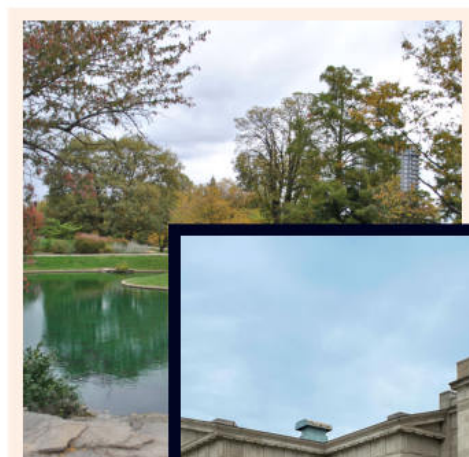
The region also shines in sports and festivals. Bengals and Reds games, FC Cincinnati matches, Oktoberfest Zinzinnati and BLINK all help make Cincinnati feel active year-round.

Popular Categories

- Museums and history
- Pro and college sports
- Parks, trails and the riverfront
- Family attractions
- Festivals, theater and live music

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THINGS TO DO

FAMILY FUN & WEEKENDS

Cincinnati is a great place for family weekends. Local favorites include the Cincinnati Zoo, Kings Island, the Children's Museum at Union Terminal, Newport Aquarium and Smale Riverfront Park.

A typical weekend here might mean a morning at Findlay Market, an afternoon at the Zoo, a Reds game, or a bike ride on the Loveland Bike Trail. That mix of easy, family-friendly outings is part of what makes Cincinnati so livable.

Weekend Ideas

- Cincinnati Zoo & Botanical Garden
- Kings Island
- Smale Riverfront Park
- Findlay Market Saturday
- Loveland Bike Trail

*Location information is based on public sources and may change.
Please do your own research and verify details independently.*



WEEKENDS

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Cincinnati's food scene blends polished date-night restaurants, casual neighborhood favorites and one-of-a-kind local classics. It also has craft breweries, cocktail bars and one of the best historic public markets in the Midwest.

DATE NIGHT SPOTS

- Boca
- Sotto
- Wildweed
- Nolia Kitchen
- Mita's

CASUAL FAVORITES

- Taft's Ale House
- Arnold's Bar & Grill
- Zip's Cafe
- Eli's BBQ
- Dewey's Pizza

LOCAL CLASSICS & MARKET STOPS

- Skyline and Gold Star Chili
- Graeter's Ice Cream
- Findlay Market

COCKTAILS & NIGHTLIFE

- Sundry and Vice
- Longfellow
- Ghost Baby
- Over-the-Rhine rooftops

BREWERIES

- Rhinegeist
- MadTree
- Braxton Brewing
- Fifty West

BEST FOR: DATE NIGHTS, CHILI & GOETTA, CRAFT BEER, LOCAL FOOD.

Disclaimer: Food and restaurant information is based on public sources and may change. Please do your own research and verify details independently.



LOCAL FAVORITES



THINGS LOCALS LOVE GREATER CINCINNATI

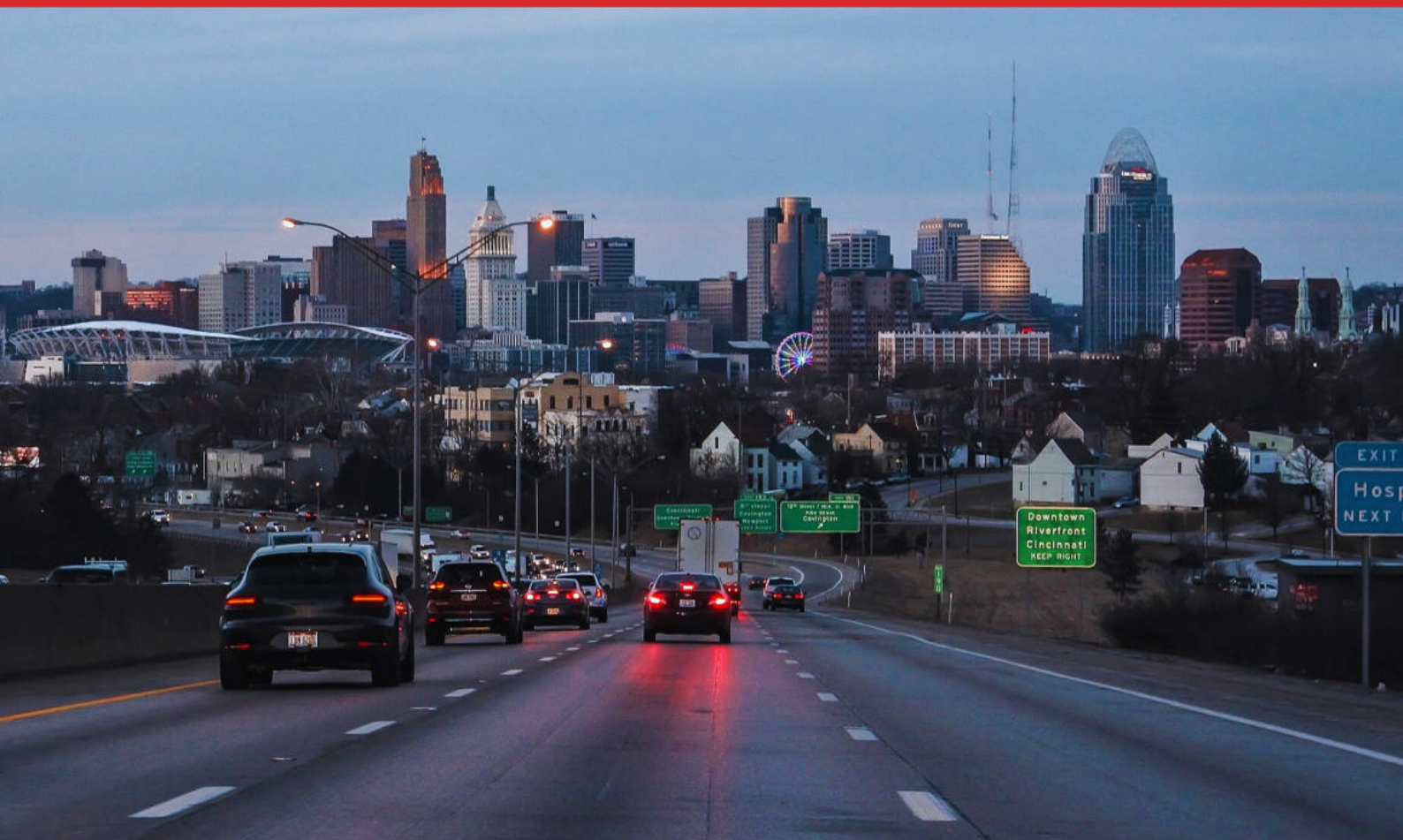
Some of Cincinnati's best experiences aren't in tourist guides. Locals head to the Devou Park overlook in Covington for the best skyline view, and to Eden Park for sunset over the river. Ault Park's gardens make a favorite morning walk, and Over-the-Rhine is the go-to for date night.

For visitors, the classic combo is Findlay Market followed by a Reds game. Hidden gems include the American Sign Museum, the Cincinnati Observatory and Spring Grove Cemetery & Arboretum. During the holidays, the Zoo's Festival of Lights is a family tradition.

BEST FOR: SKYLINE VIEWS, HIDDEN GEMS, DATE NIGHTS, SHOWING VISITORS AROUND.

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One of Cincinnati's biggest advantages is how easy it is to get around. Major routes include:

- I-71 toward Blue Ash and Mason
- I-75 toward West Chester and Kentucky
- I-471 toward Newport and Fort Thomas
- I-275, which loops the whole region

For air travel, CVG airport in Northern Kentucky offers 55+ nonstop destinations and is about 20 minutes from downtown. Metro and TANK buses serve both sides of the river, and the Connector streetcar links downtown and Over-the-Rhine. A new Brent Spence companion bridge is under construction, targeted to open in 2031.

Whether you live in Hyde Park, Mason or Fort Thomas, map your real commute at rush hour before you choose. The side of town you work on will shape your daily life more than most newcomers expect.

BEST FOR: COMMUTE PLANNING, AIRPORT ACCESS, EVERYDAY CONVENIENCE.

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GETTING AROUND

SCHOOLS & HIGHER EDUCATION

School district is often the first filter for families here. In Greater Cincinnati, district lines don't always match city names or mailing addresses, so school planning should happen before you narrow your neighborhood list.

SCHOOL DISTRICTS TO KNOW

- Mason City Schools
- Lakota Local Schools
- Sycamore Community Schools
- Indian Hill Schools
- Fort Thomas Independent Schools

HIGHER EDUCATION

- University of Cincinnati
- Xavier University
- Miami University
- Northern Kentucky University
- Cincinnati State

School fit should always be checked by exact address using current district boundaries, because one street can split between two districts.

**BEST FOR: FAMILIES, STUDENTS,
PROFESSIONALS, LONG-TERM ROOTS.**

Disclaimer: School and location information is based on public sources and may change. Please verify details independently.

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LIVING IN CINCINNATI



HOUSING MARKET SNAPSHOT

Cincinnati remains one of the more affordable major metros, with steady prices and more homes for sale than a year ago.

GREATER CINCINNATI, AUGUST 2026

- Median sold price: \$329,000 (+4.5% year over year)
- About 23% below the U.S. median of \$429,100
- Homes sold: 1,741 (+1.9%)
- Active listings: 3,098 (+6.8%)
- New listings: 2,278 (+2.6%)
- Median days on market: 10
- Year-to-date median: \$322,161 (+4.9%)

SOURCES AND DATA NOTES ON THE FINAL PAGE.

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Cincinnati is a true four-season city, and each season brings a different side of local life. Summers are warm with July highs around 86°F, falls are colorful, and winters bring occasional snow.

SEASONAL HIGHLIGHTS

- Winter: Festival of Lights at the Zoo, Cyclones hockey
- Spring: Reds Opening Day, Flying Pig Marathon
- Summer: riverfront concerts, Cincinnati Music Festival
- Summer: Labor Day fireworks on the river
- Fall: Bengals football, Oktoberfest Zinzinnati
- Fall: BLINK light and art festival

The best way to enjoy Cincinnati weather is to embrace every season, plan for spring storms, and take full advantage of festival season.

BEST FOR: FOUR-SEASON LIVING, FESTIVALS, FALL FOOTBALL, OUTDOOR PLANS.



YEAR-ROUND IN CINCINNATI

Cincinnati's calendar stays full all year:

- Bockfest in March
- Reds Opening Day and the Findlay Market Parade in spring
- Taste of Cincinnati in May
- Riverfest fireworks on Labor Day weekend
- Oktoberfest Zinzinnati in September
- BLINK in October (October 8-11, 2026)

DAY TRIPS

WITHIN TWO HOURS

Kings Island is about 30 minutes away. The Air Force Museum in Dayton and Yellow Springs are about an hour. Lexington horse country, Louisville's bourbon distilleries and Hocking Hills make easy weekend getaways within two hours.

MOVING TIPS FOR NEWCOMERS

Relocating to Cincinnati is easier when you compare neighborhoods based on daily life, not just listing photos. A historic home in Hyde Park, a new build in Mason and a hilltop house in Fort Thomas can all suit the same budget and feel like three different cities.

AREAS WORTH COMPARING IN PERSON

- Hyde Park
- Oakley
- Mason
- West Chester
- Montgomery
- Fort Thomas

SMART THINGS TO CHECK

- School district by exact address
- Property taxes by county
- Commute at rush hour
- Sewer line and radon inspection
- HOA fees and rules
- Flood zones near rivers and creeks

COMMUTES TO MAP

- Downtown and Uptown
- CVG airport
- Blue Ash and Mason office parks
- Your children's school

BEST FOR: RELOCATION PLANNING, NEIGHBORHOOD COMPARISONS, SMARTER DECISIONS.

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WHO THIS GUIDE IS FOR ?

This guide is built for people who want more than just listings. It's designed to help buyers understand how Cincinnati actually lives from neighborhood to neighborhood.

THIS GUIDE IS FOR

- Relocating professionals
- First-time buyers
- Families comparing schools
- Move-up buyers
- Downsizers
- Out-of-state buyers

LIFESTYLES PEOPLE OFTEN COMPARE

- Walkable city life in Hyde Park
- New construction in Mason
- Suburban value in West Chester
- A historic village in Mariemont
- Acreage in Indian Hill
- Kentucky-side living in Fort Thomas

BEST FOR: ANYONE TRYING TO FIND THE RIGHT FIT IN GREATER CINCINNATI.

RELOCATION



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WORK WITH SAUGAT

Moving to a new city is easier when you have local guidance beyond listings. The real advantage is understanding neighborhoods, school districts, commutes, taxes, resale value and daily lifestyle.

We help people move to Greater Cincinnati with more than just listings. Led by Saugat Pradhan, a licensed agent with Real of Ohio, we cover the city every day across Instagram, TikTok, and YouTube, which gives our clients an edge most agents can't offer: a real, on-the-ground read on where to live and why. With over four years in real estate, we specialize in relocation, guiding you through neighborhoods, school districts, commutes, and market strategy so you land in the right home, and the right community.

HOW WE HELP

- Neighborhood consultation
- Personalized home search
- Area tours
- Relocation planning
- School-area guidance
- Market analysis and offer strategy

**BEST FOR: PERSONALIZED GUIDANCE,
RELOCATION SUPPORT,
NEIGHBORHOOD EXPERTISE.**



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THINKING OF SELLING INSTEAD?

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WELCOME HOME TO CINCINNATI

Cincinnati offers a mix of lifestyle, personality and long-term value that continues to attract newcomers. You might picture yourself on a walkable square, in a new home with a yard, on a quiet historic street or just across the river in Kentucky. Wherever it is, the region gives you real options and a strong sense of place.

A CINCINNATI LIFE CAN INCLUDE

- Saturday mornings at Findlay Market
- Summer nights at a Reds game
- Coffee on Hyde Park Square
- Biking the Loveland Bike Trail
- Oktoberfest Zinzinnati in September
- Family days at the Cincinnati Zoo
- Sunset from the Devou Park overlook
- Dinner in Over-the-Rhine, then a walk home

**YOUR DREAM HOME AND DREAM
COMMUNITY ARE WAITING.**

Ready to start?

Book your free consultation → meetings-na2.hubspot.com/saugat

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A NEW JOURNEY BEGINS

SOURCES & NOTES

All data in this guide was compiled in September 2026. Market conditions, business details, schools and event dates change, so please verify anything you plan to act on.

Housing market: MLS / REALTOR® Alliance of Greater Cincinnati, August 2026 (Butler, Clermont, Clinton, Hamilton, Warren counties). U.S. median: NAR Existing-Home Sales, August 2026.

Home values: Zillow Home Value Index, May to July 2026. Shows a typical home's value, not a list price. Anderson Township has no township-wide figure, so the range covers Fruit Hill and Forestville.

Population and economy: U.S. Census Bureau (2025 metro estimate, 2020 city count); Fortune 500, 2026 list.

Transportation: CVG Airport; Ohio DOT and Kentucky Transportation Cabinet (Brent Spence, 2031 target).

Weather: National Weather Service, 1991 to 2020 normals at CVG.

Events: Organizer sites and the Cincinnati Regional Chamber. Dates shift yearly.

Schools: District websites. No rankings here, so check Ohio School Report Cards and the Kentucky School Report Card for current ratings and boundaries.

Food and attractions: Public listings and local coverage, including Cincinnati Magazine's Best Restaurants 2026. Confirm hours before you go.

Cincy Report reach: Instagram, TikTok and YouTube analytics.

This guide is general information, not tax, legal or investment advice. Market data is deemed reliable but not guaranteed.

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