

WELCOME TO

# *Cincinnati, Ohio*

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AN INTRODUCTION TO THE QUEEN CITY AND ITS MAJESTY.

A REAL ESTATE EBOOK FROM



WELCOME TO ONE OF THE FASTEST  
GROWING REAL ESTATE MARKETS:

# *Cincinnati, Ohio*

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As a real estate education company, we make it our duty to explore different markets and uncover what makes them so attractive. For this report, we travelled to Cincinnati to uncover what is fueling this surprisingly unique and growing scene.

Here are our favorite neighborhoods in the great city of Cincinnati. Enjoy!



# Top 5 Neighborhoods in Cincinnati

## #5: CLIFTON *North Cincinnati*

This eclectic village known as the Gaslight District is exactly what you'd expect out of a '50s-style Main Street. The area centers around their independent coffee shops and stores and is lit by original gaslight lamps dating back to the 1800s. If you're looking for a low-key night out on the town, visiting this bohemian neighborhood is a fantastic choice.

Check out the nearby Cincinnati Zoo, Botanical Gardens, or the famous "Temple of Love" gazebo in Mount Storm Park. Once you're done exploring, head on over to the Esquire Theatre and watch your favorite classic flicks in style.

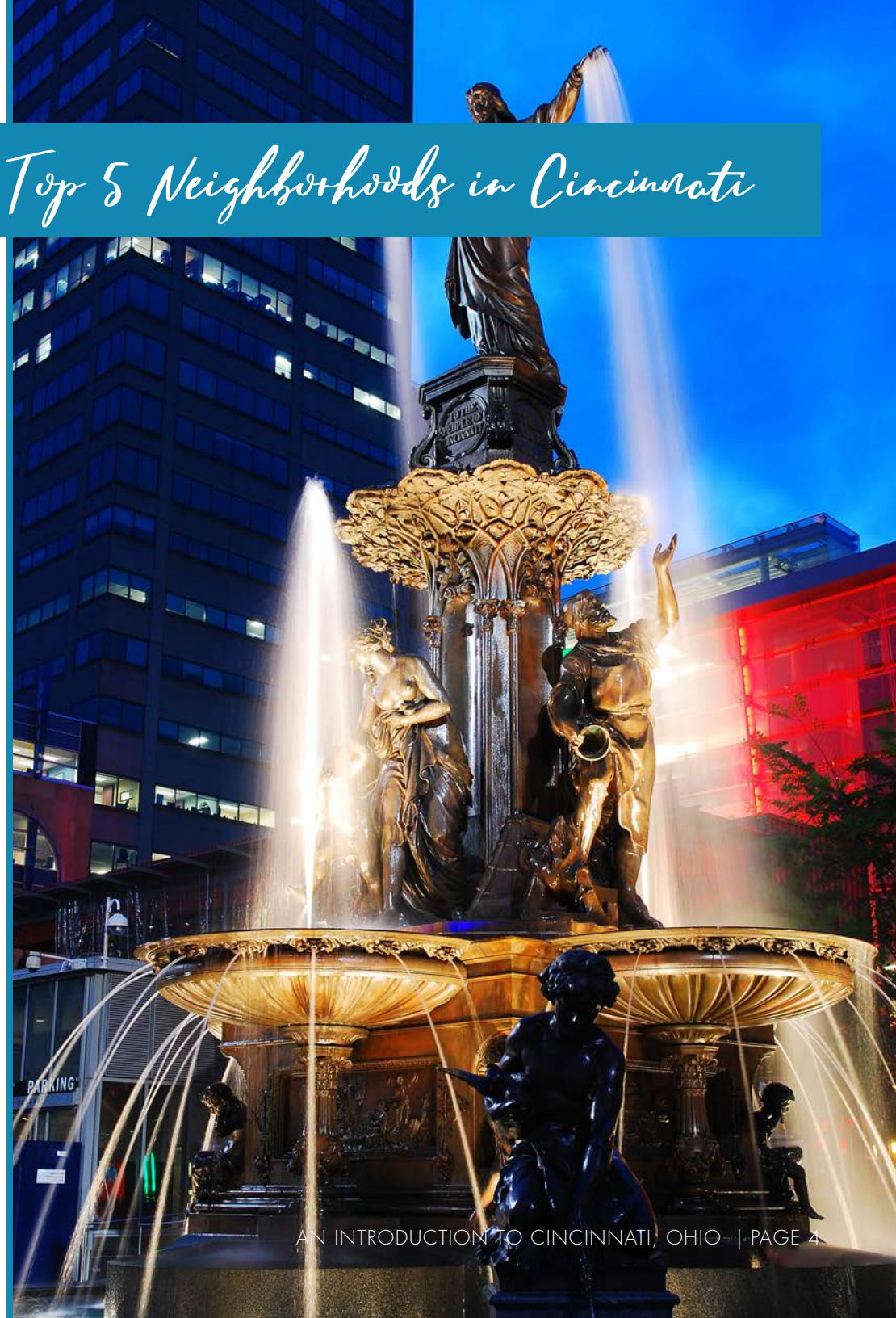


## Top 5 Neighborhoods in Cincinnati

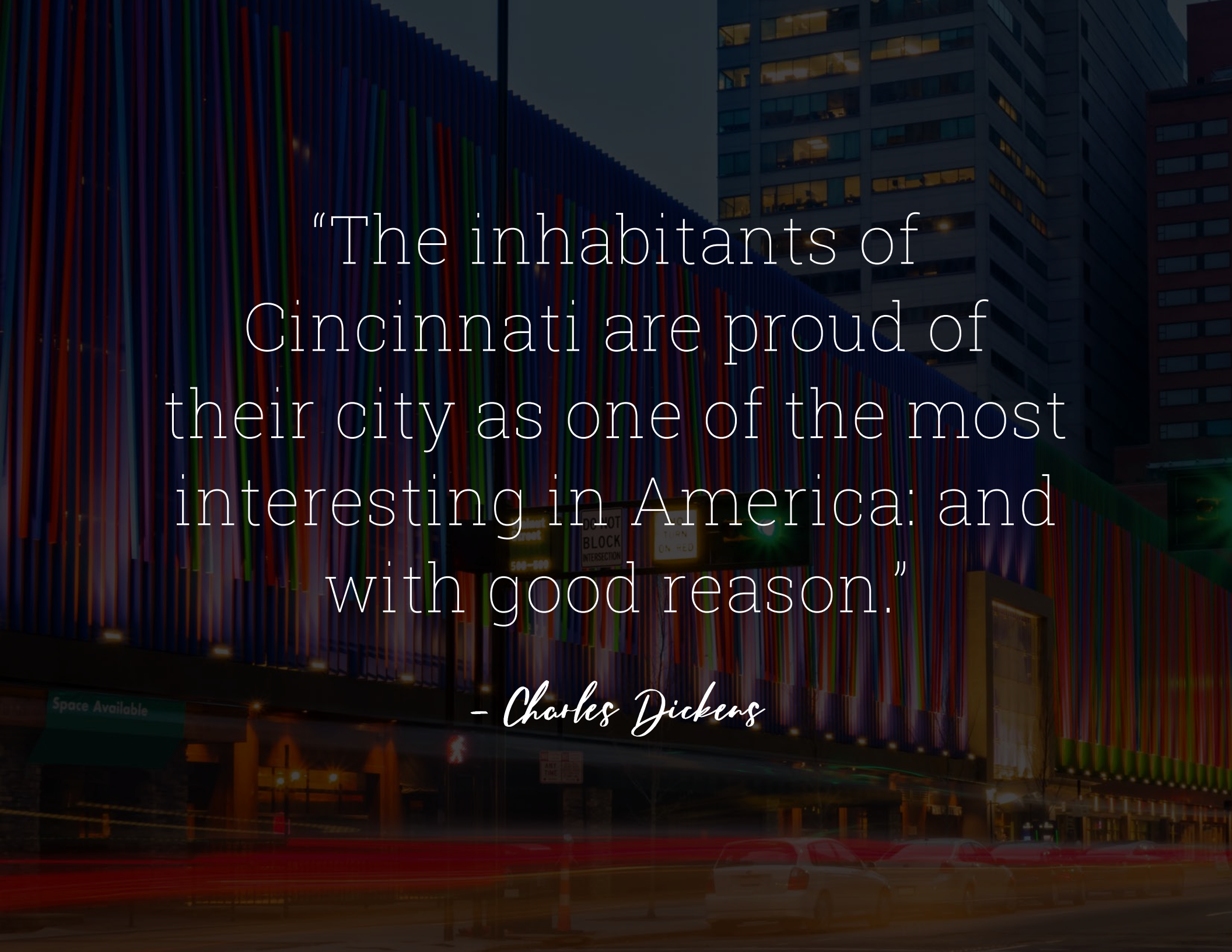
### #4: DOWNTOWN *South Cincinnati*

What happens when you take the most popular spot in Cincinnati and dedicate \$1.6 billion in capital investments? Downtown Cincinnati. Featuring what seems like an unlimited amount of fantastic restaurants, theater shows, and sport events, this area is one of our favorites in any city.

Make sure you take a tour of the Brewing Heritage Trail. There you'll witness one of the largest assemblages of pre-Prohibition items and architecture east of the Mississippi. Oh, and make sure you get a taste of the heavenly delicious food being served at the Crown Republic.







“The inhabitants of  
Cincinnati are proud of  
their city as one of the most  
interesting in America: and  
with good reason.”

*- Charles Dickens*





## Top 5 Neighborhoods in Cincinnati

### #3: HYDE PARK *Northeast Cincinnati*

Young professionals have been flocking to this neighborhood over the past five years. Considered one of the best places to live for young professionals, Hyde Park offers a healthy mix of quiet suburbia coupled with a vibrant nightlife. Tossing in its close proximity to downtown and other hangout areas, houses and apartments in Hyde Park are in high demand.

Pop on over to Dutch's if you're trying to satisfy your craft beer and charcuterie fix. Otherwise, Unwind Wine Bar and Light Fare is a beautiful date spot featuring great food and romantic courtyard seating.



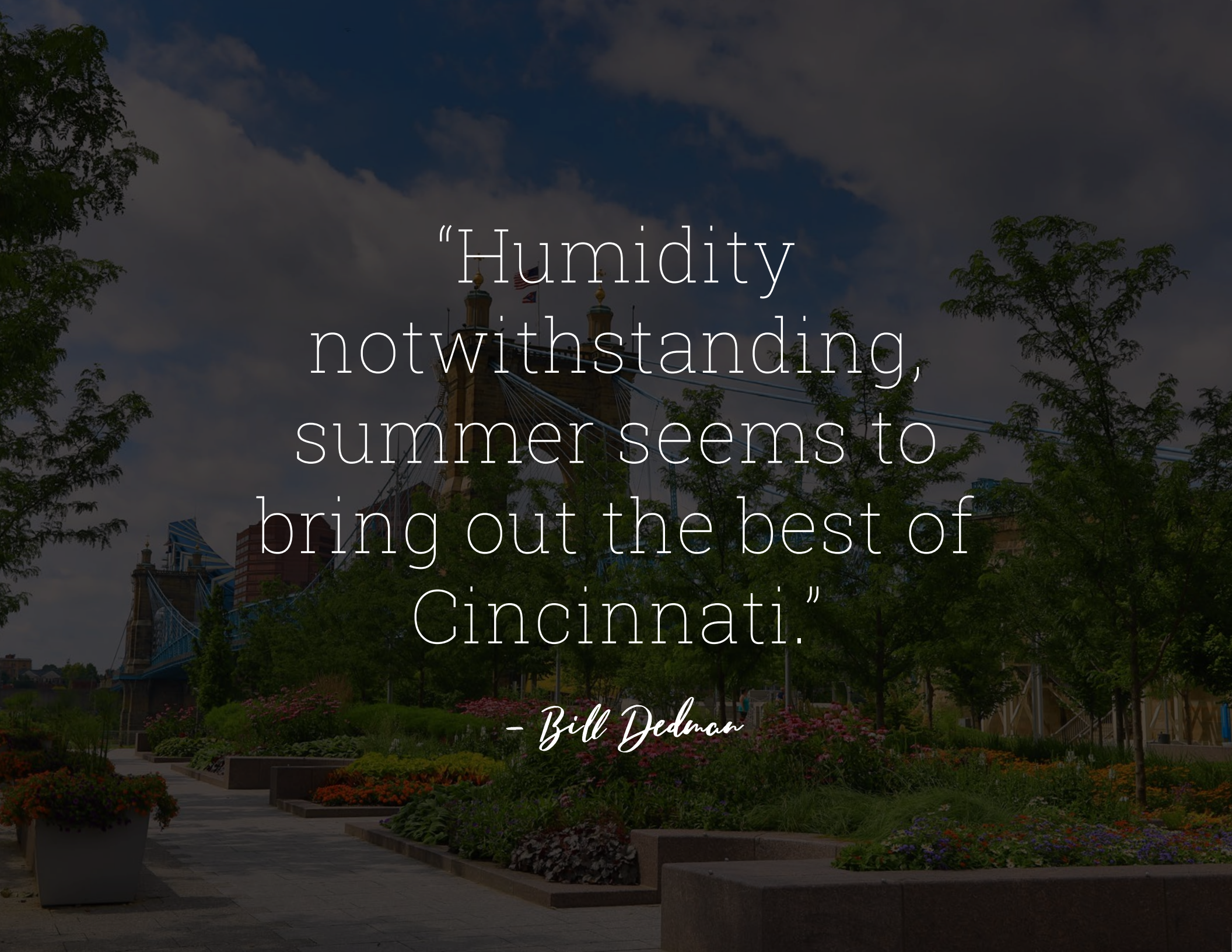
## *Top 5 Neighborhoods in Cincinnati*

### *#2:* MOUNT ADAMS - *Southeast Cincinnati*

If you're looking for one heck of a view, get on over to Mount Adams. The Celestial Street Overlook is undeniably one of the most majestic scenes there is to be had in Ohio, where you'll be able to take in the downtown skyline and Ohio River. Accompanying the view are the historic streets and architecture, followed by delicious high-end restaurants and Eden Park.

We can't stress enough that you should get over to Celestial Street and eat yourself into a food coma at the Mt. Adams Bar and Grill.



The background image is a composite of two scenes. The upper portion shows the Roebling Bridge in Cincinnati, a suspension bridge with a historic stone tower and modern blue cables, set against a dark, cloudy sky. The lower portion shows a modern urban park with a paved walkway, several large, rectangular concrete planters filled with colorful flowers, and young trees. The text is overlaid on the bridge portion of the image.

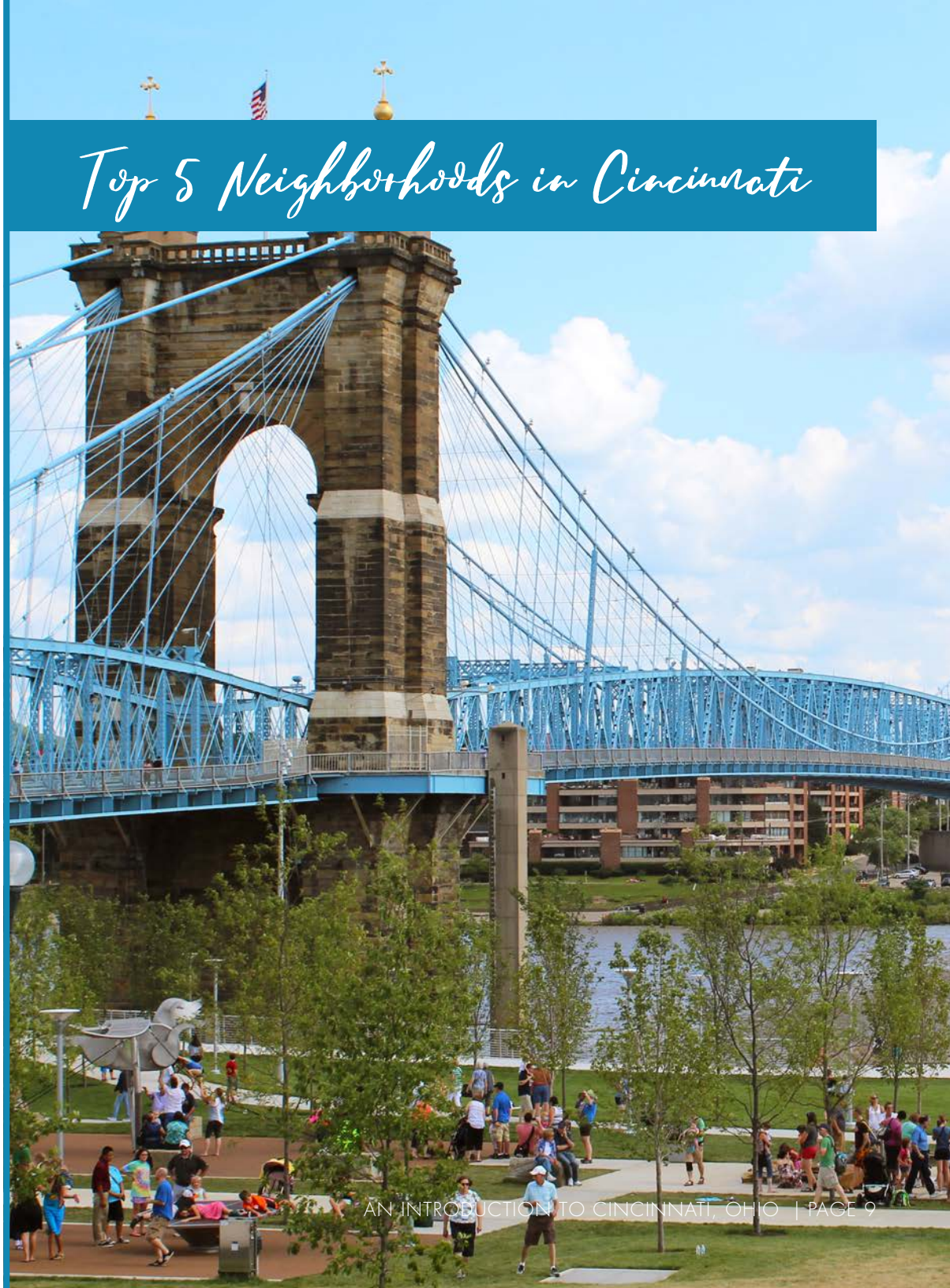
“Humidity  
notwithstanding,  
summer seems to  
bring out the best of  
Cincinnati.”

*- Bill Dedeman*



#1:  
OAKLEY  
*East Cincinnati*

Trying to go off the beaten path? Check out the suburban neighborhood of Oakley. Known for its early 20th-Century feel, this neighborhood is on the up and up when it comes to combining suburban living with nightlife. If you happen to be in Cincy between the months of May through October, check out their monthly “Final Fridays” street festival. Held on the second Friday of each month, this festival is a community party where shops and restaurants stay open into the night, offering specials on goods and drinks while accompanied by local live music.



# Top 5 Neighborhoods in Cincinnati



# *Our Top Cincinnati Recommendations*

WE ASKED CINCINNATI LOCALS FOR THEIR FAVORITE  
RECOMMENDATIONS FOR RESTAURANTS AND ACTIVITIES.

HERE IS WHAT THEY HAD TO SAY.

## BEST RESTAURANTS

1. Sotto
2. Nicola's Ristorante
3. Dewey's Pizza
4. A Tavola
5. Embers
6. Bakersfield OTR
7. Nada
8. Pontiac
9. Montgomery Inn
10. Sweets & Meats BBQ

## BEST BARS

1. Sundry and Vice
2. Overlook Lodge
3. The Video Archive
4. Bit Bar + Arcade
5. Knockback Nats
6. LouVino OTR
7. O'Malleys In The Alley
8. Ladder 19
9. Social OTR
10. Blind Lemon

## BEST ACTIVITIES

1. Gilded Brew Tour
2. Great American Ball Park
3. National Underground Railroad Freedom Center
4. Carew Tower
5. Cincinnati Playhouse in the Park
6. Taft Theatre
7. Cincinnati Zoo and Botanical Gardens
8. Best Bites and Sites Tour
9. Riverwalk
10. Cincinnati Brewery and Barbeque Tour





# Why Cincinnati Real Estate?

With the recent additions of FC Cincinnati and other quickly developing real estate projects, Cincinnati is starting to sprout beyond its Iron Belt origins and into an emerging major metropolis.

## Quick Stats - CINCINNATI, OHIO

YEAR/YEAR MEDIAN HOME PRICES (MAY 2018-MAY 2019):	<b>7.9%</b>
MEDIAN HOME VALUE:	<b>\$143,400</b>
MEDIAN PRICE PER SQUARE FOOT:	<b>\$118</b>
MEDIAN RENT PRICE:	<b>\$1,295</b>
AVERAGE DAYS LISTED:	<b>63</b>
HOMES WITH NEGATIVE EQUITY:	<b>10.6%</b>
DELINQUENT MORTGAGES:	<b>1.5%</b>

## MARKET OUTLOOK

The market in Cincinnati is red hot right now. There should be a cooling off period over the next year, but do not expect or be surprised by skyrocketing home prices as the development of lower-income areas continues. Zillow considers this a "Sellers' Market" with a moderate short-term slowdown in median home prices. Be on the lookout for a significant uptick in home and rental prices with the introduction of FC Cincinnati's \$250 million West End stadium in 2021.

# THERE'S NEVER BEEN A BETTER TIME TO BECOME A *Cincinnati Real Estate Agent*

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With so many amazing restaurants and fun activities, Cincinnati has become a premier relocation destination for many families. This new growth opens up a fantastic opportunity for real estate agents. For instance, did you know there were **over 2,638 homes sold last month in Cincinnati**, some selling north of \$400,000? When you consider that Indeed.com reports **the average full-time real estate agent in Cincinnati makes around \$80,000—which is about triple the national average**—it's pretty obvious there's never been a better time to become a real estate agent.

If you want to learn more about how you can easily get your license and join the ranks of Ohio real estate agents, visit us at [TheCEShop.com/Ohio/Cincinnati](https://TheCEShop.com/Ohio/Cincinnati). There you'll be able to find out what exactly you'll need to do to become an agent and how The CE Shop can help you achieve your goals through our award-winning real estate education.



# About Us

Founded in 2005, The CE Shop has become the leading provider of online real estate education through an encyclopedic knowledge of the real estate industry.

Our ever-expanding course catalog of Pre-Licensing, Exam Prep, Post-Licensing, and Continuing Education products are trusted throughout the industry and offer agents across the country the education they rely on.

With courses available in all 50 states and D.C., we're driven by a desire to constantly improve, both for ourselves and our students.

