

SafeLandings™ Neighborhood Cheat Sheet

Executive First-Pass Relocation Guide · Greater Cincinnati & Northern Kentucky

17 COMMUNITIES

Sorted by commute to Downtown Cincinnati

Neighborhood	State	Commute*	Median Home Value	School Rating	Best For / Vibe
Hyde Park	OH	~10 min	~\$594K	Strong CPS & private options (Cincinnati Country Day, Seven Hills nearby)	Cincinnati's most walkable urban neighborhood; in-town charm near hospitals & HQs
Bellevue	KY	~10 min	~\$249K	Improving — KY yellow rating 2024-25 (Bellevue Independent)	Artsy, eclectic & most affordable; walkable Fairfield Ave; no Ohio income tax. Families often explore Fort Thomas for K-12.
Fort Thomas	KY	~15 min	~\$379K	#3 in KY; 5-star rating — Fort Thomas Independent (SchoolDigger 2025)	Historic walkable KY town; strong value vs. Ohio; no Ohio income tax
Wyoming	OH	~18 min	~\$492K	5-star OH Report Card; #4 Cincinnati, #7 Ohio (Niche 2026) — Wyoming City	Elite schools + walkable Worthington Ave; highest civic pride
Montgomery	OH	~20 min	~\$685K	4.5-star OH Report Card (Sycamore Community Schools, 2024-25)	Walkable village charm meets top-tier suburban schools
Blue Ash	OH	~20 min	~\$451K	4.5-star OH Report Card (Sycamore Community Schools, 2024-25)	Corporate hub built around Summit Park; live-work-play
Madeira	OH	~20 min	~\$539K	5-star OH Report Card; #1 Ohio & Cincinnati (Niche 2026) — Madeira City	Quiet village polish; nationally acclaimed schools
Mariemont	OH	~20 min	~\$426K	5-star OH Report Card; #1 Ohio & Cincinnati (Niche 2026) — Mariemont City	National Historic Landmark village; legendary schools
Florence	KY	~20 min	~\$290K	Green rating (meets standards) — Boone County Schools (KY Dept. of Ed, 2024-25)	NKY's commercial hub; CVG Airport 10 min; most affordable here
Indian Hill	OH	~25 min	~\$1.69M	5-star OH Report Card; #6 Cincinnati (Niche 2026) - Indian Hill Exempted	Cincinnati's premier executive address; estates, privacy, equestrian
Terrace Park	OH	~25 min	~\$791K	5-star OH Report Card; #1 Ohio (Niche 2026) - Mariemont City Schools	Tiny idyllic village; legendary schools; very low turnover
Symmes Township	OH	~30 min	~\$450K†	5-star OH Report Card, all categories Loveland City Schools (2023-24)	New-construction luxury; larger lots; Little Miami trail lifestyle
Mason	OH	~30 min	~\$514K	5-star OH Report Card; #2 Ohio & Cincinnati (Niche 2026) — Mason City	Family destination living; Kings Island; top schools at scale
Loveland	OH	~30 min	~\$453K	5-star OH Report Card, all categories Loveland City Schools (2023-24)	Trail-town charm; Little Miami River lifestyle; historic downtown
Liberty Township	OH	~30 min	~\$499K	4.5-star OH Report Card (Lakota Local Schools, 2024-25)	Ohio's fastest-growing township; Liberty Center entertainment
West Chester	OH	~35 min	~\$427K	4.5-star OH Report Card (Lakota Local Schools, 2024-25)	Retail & corporate hub; Liberty Center; most inventory of any suburb
Springboro	OH	~40 min†	~\$436K	5-star OH Report Card Springboro Community City Schools	Historic downtown + dual metro access to Cincinnati AND Dayton

*Approx. drive time to Downtown in typical traffic. †Springboro: ~40 min to Cincinnati / ~25 min to Dayton. ‡Symmes Twp home value not independently re-verified against live data.

Sources: OH Dept. of Education 2024-25 Report Cards · Niche 2026 · U.S. News 2024-25 · KY Dept. of Education 2024-25 · Zillow ZHVI Jul 2026 (home values) · SchoolDigger 2025

©The Dardzinski Team — SafeLandings™ Concierge Relocation Services | Cincinnati & Northern Kentucky | SafeLandingsVIP.com

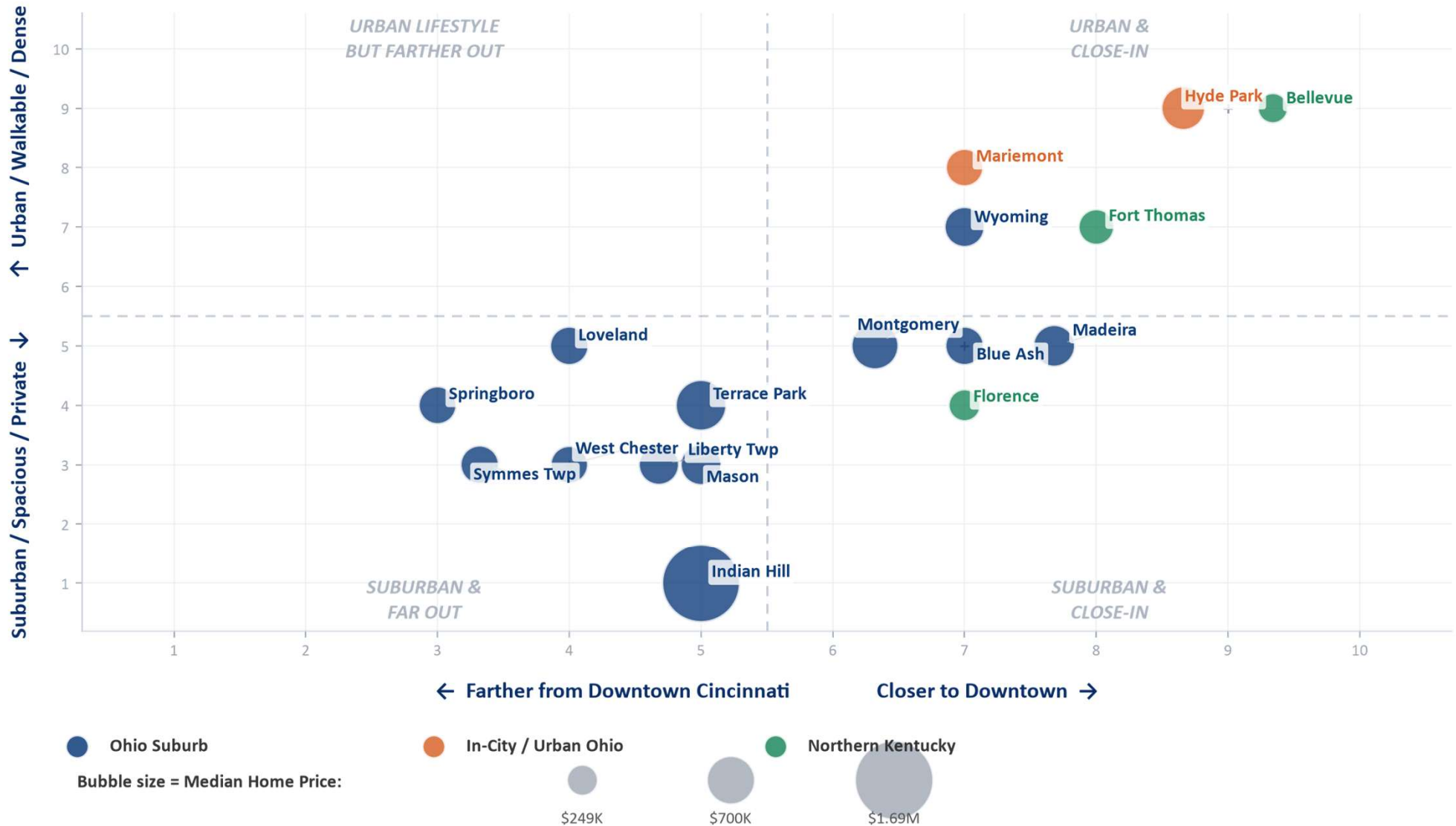
(513) 435-7740 (Jennifer) | (513) 464-4756 (Pete) | SafeLandingsCincy@gmail.com

Neighborhood Quadrant Map

Downtown proximity vs. urban lifestyle, at a glance — Greater Cincinnati & Northern Kentucky

17 COMMUNITIES

Positioned by proximity & lifestyle



X axis — Downtown Proximity (1=far, 10=close), based on typical drive time. Y axis — Urban Lifestyle (1=suburban/estate, 10=urban/walkable), a composite of walkability, density & street character. Bubble size = median home value. Neighborhoods sharing an identical proximity/lifestyle score are spread slightly apart for legibility — see Neighborhoods_Quadrant.xlsx for exact source scores. Home values match Page 1.

Source: SafeLandings composite scoring model (axis positions); home values per Zillow ZHVI, Jul 2026 (see Page 1). Executive First-Pass Relocation Guide — Greater Cincinnati & Northern Kentucky