CENTRAL OHIO RELOCATION GUIDE

The Ultimate Columbus Relocation & Neighborhood Matchmaker Guide

Your insider roadmap to Central Ohio — where to live, what it costs, and how to land the right home without a single wasted weekend.

PRESENTED BY

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WHAT'S INSIDE

You don't have to read this front to back. Start wherever you are.

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⏱️ **About 25 minutes cover to cover.** Ready to skip ahead? Section 4 is the one most people start with — six questions that narrow thirty-plus areas down to your top three.

A Quick Word Before You Dive In

Welcome to Columbus.

I've walked a lot of people through this move — from Chicago, from the coasts, from three states away, and from four hours down I-71. And here's the pattern I see every time: relocating buyers spend their first month researching the *city* when they should be researching the *seven-mile radius* they're actually going to live in.

Because Central Ohio isn't one market. It's about a dozen of them, stacked around a beltway, and they behave very differently. Two homes that look identical online — same square footage, same year built, same photos — can sit 20 minutes apart with different school districts, different property tax bills, different commutes, and a $90,000 gap in price. Nothing on Zillow tells you why.

That's what this guide is for.

Inside, you'll find the geography lesson locals take for granted, a Neighborhood Matchmaker built to narrow 30+ areas down to your top three, the money mechanics that catch out-of-state buyers off guard, and a realistic timeline from "we're thinking about it" to keys in hand.

Use it. Mark it up. Bring me your questions.

Welcome to the neighborhood — let's find out which one.

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HOW TO USE THIS GUIDE

You don't have to read it front to back. Here's the fast path:

IF YOU'RE...	START HERE
Totally new to Columbus	**Section 1** — Why Columbus, and **Section 2** — The Geography Lesson
Ready to narrow down areas	**Section 4** — The Neighborhood Matchmaker
Comparing two or three specific suburbs	**Section 5** — Neighborhood Deep Dives
Worried about the numbers	**Section 7** — The Money Section
Buying from out of state	**Section 9** — The Remote Buyer's Playbook
Ready to move	**Section 11** — Next Steps

⏱️ **Total read time:** about 25 minutes. Worth every one of them.

SECTION 1 — WHY COLUMBUS

The short version

Columbus is the largest city in Ohio and one of the largest in the country, anchoring a metro of roughly 2.2 million people across a wide, flat, easy-to-drive region. It's the state capital, home to The Ohio State University, and — unusually for a Midwest metro — it has been *growing* steadily rather than holding steady.

What actually drives the economy here

This is the part that matters for your job search and your home's long-term value. Columbus isn't a one-industry town, which is exactly why it's held up so well:

Finance & Insurance — Nationwide, JPMorgan Chase (one of the region's largest private employers, with major campuses on the north and east sides), Huntington Bancshares, Bread Financial, Root.

Healthcare & Research — The OSU Wexner Medical Center, Nationwide Children's Hospital, OhioHealth, Mount Carmel, and Battelle, the world's largest private nonprofit research institute.

Retail & Consumer Brands — Columbus is a legitimate national test market. Bath & Body Works, Victoria's Secret, Designer Brands (DSW), Abercrombie & Fitch, Wendy's, and White Castle all have roots or headquarters here. If a fast-food chain is testing a new sandwich, there's a good chance you can buy it in Columbus first.

Logistics & Distribution — Rickenbacker International Airport is a dedicated air-cargo hub, and the region sits within a day's drive of a huge share of the U.S. population. That's why the warehouse and distribution corridor on the south and east sides keeps expanding.

Advanced Manufacturing & Tech — Honda's Ohio operations northwest of the city (Marysville, East Liberty, Anna) have been a Union County anchor for decades. On the east side, the New Albany business park has drawn major data center and life-sciences investment. Intel's semiconductor project in Licking County has drawn enormous attention — worth knowing about, but its timelines have shifted more than once, so treat it as a long-horizon regional factor rather than a next-year event.

Government & Education — State government, Franklin County, the City of Columbus, and a deep bench of colleges: Ohio State, Columbus State, Otterbein (Westerville), Capital (Bexley), Ohio Wesleyan (Delaware), Denison (Granville), Ohio Dominican.

The lifestyle case

- **About 20 free Metro Parks** across the region — Highbanks, Sharon Woods, Blendon Woods, Battelle Darby Creek (yes, there are bison), Scioto Audubon. No entry fee, ever.

- **The Olentangy Trail** runs from downtown north through Clintonville and Worthington — one continuous multi-use path along the river.
- **Big-league everything:** Ohio State football at the Horseshoe, the Blue Jackets (NHL) at Nationwide Arena, the Columbus Crew (MLS) downtown at ScottsMiracle-Gro Field, and Clippers baseball in the Arena District.
- **Food** that punches above the metro's size — North Market downtown and its Dublin sibling, Budd Dairy Food Hall, Schmidt's in German Village, and Jeni's Splendid Ice Creams, which started here.
- **Culture:** COSI, the Columbus Museum of Art, the Wexner Center, Franklin Park Conservatory, the CAPA theatres, and Short North Gallery Hop on first Saturdays.
- **The Columbus Zoo and Aquarium** in Powell — consistently ranked among the best in the country.
- **Hocking Hills** is about an hour southeast. Real cliffs, real waterfalls, real cabins.
- **Easton Town Center** and **Polaris Fashion Place** cover the shopping bases at opposite ends of the metro.

The honest tradeoffs

I'd rather you hear these from me than find out in month three:

- **Winter is real but manageable.** Expect gray stretches from December through February and a moderate amount of snow. Central Ohio is not Cleveland; it's also not Charlotte.
- **Spring brings storms.** Severe weather season runs roughly March through June. Basements are standard here, which helps.
- **You will drive.** Transit is improving — Franklin County voters approved funding to expand COTA service and build bus rapid transit corridors — but for now, most households need a car.
- **It's flat.** If you're coming from mountains, you'll notice.
- **Ohio State home football Saturdays reshape the city.** Plan around them. Locals do.

SECTION 2 — THE COLUMBUS GEOGRAPHY LESSON

Learn this in ten minutes and you'll read every listing differently.

The Outerbelt

I-270 is a full circle around the city. Locals call it "the outerbelt," and it's the single most-used reference point in Central Ohio. "Inside 270" means the urban core and the inner ring. "Outside 270" means the suburbs and the growth edge.

When someone tells you a commute is "20 minutes," they're almost always measuring from a 270 on-ramp.

The spokes

- **I-71** — the north/south spine. North to Polaris, Westerville, Delaware and eventually Cleveland. South to Grove City and eventually Cincinnati.
- **I-70** — the east/west spine. West toward Hilliard/West Jefferson and Indianapolis. East toward Reynoldsburg, Pataskala and Wheeling.
- **I-670** — the short connector from downtown east to Easton and the airport. Enormously useful.
- **SR-315** — runs north from downtown along the Olentangy River past OSU, Upper Arlington, and Worthington. The fastest way into downtown from the northwest, and the reason those neighborhoods command what they do.
- **US-33** — northwest to Dublin, Marysville and Honda country; southeast to Canal Winchester, Lancaster and Athens.
- **US-23** — north to Lewis Center and Delaware; south to Circleville.
- **SR-161** — the New Albany corridor across the north/northeast.

The quadrants, in one line each

Urban Core — downtown and the historic neighborhoods ringing it. Walkable, older, denser, no yards to speak of.
Northwest — Upper Arlington, Dublin, Hilliard. Established, well-resourced, higher price point.
North — Worthington, Westerville, Powell, Lewis Center, Delaware. Newer as you go north; strong growth.
Northeast/East — New Albany, Gahanna, Blacklick, Reynoldsburg, Pataskala. Airport and business-park adjacency; heavy new construction.

South/Southeast — Grove City, Canal Winchester, Pickerington, Groveport. Strongest value per square foot; logistics job proximity.
West — Hilliard's south edge, Galloway, Prairie Township, West Jefferson. Affordability and quick 270 access.
Outer Counties — Delaware, Licking, Union, Fairfield, Madison, Pickaway. Land, newer builds, longer drives.

⚠️ The three things that trip up every relocating buyer

1. Your mailing address is not your city.
You can have a "Columbus, OH 43235" address and live in Dublin, Worthington, or unincorporated Perry Township. You can have a "Powell" address and never touch the City of Powell. Mailing address is a post office convenience. Your municipality determines your residence income tax, your police and fire service, your trash pickup, and your zoning.

2. School district lines don't follow city lines. At all.
This is the big one. A "Dublin" address can be in Hilliard or Worthington schools. A "Westerville" address can be in Columbus City Schools. Lewis Center addresses are usually Olentangy — but not always. Never assume the district from the city name in a listing. **Verify by parcel, every single time.** (Section 8 shows you exactly how.)

3. "Township" is a real answer.
Big chunks of Central Ohio are unincorporated township land — Orange, Liberty, Genoa, Jefferson, Prairie, Violet. Township addresses mean different service levels and, in outer areas, well and septic instead of city utilities.

One thing to be clear about up front, because people get this wrong constantly: a township address does *not* mean you skip city income tax. If you work in a city, that city withholds its income tax from your paycheck no matter where you sleep. What a township can save you is a *second* layer on top of that — a residence-based tax. Real money in some cases, but not the same thing as paying nothing. Section 7 walks through exactly how this works before you make any assumptions about it.

Townships aren't better or worse. Just different — and you should know which one you're in before you write an offer.

SECTION 3 — YOUR RELOCATION TIMELINE

A realistic sequence. Adjust the calendar to your situation.

90+ Days Out — Orient

- Get a mortgage pre-approval from a lender licensed in Ohio. Out-of-state lenders can absolutely work, but a lender who closes here every week knows the Columbus REALTORS® contract and its deadlines, knows the Ohio and Central Ohio down payment assistance programs you might qualify for, and picks up the phone when a listing agent calls to verify your approval on a Sunday afternoon. Listing agents recognize the local names, and in a multiple-offer situation that carries real weight. **I'm happy to share the lenders I've had the best experiences with — just ask.**
- Book a strategy call with me. Free, 30 minutes, no pressure. We'll define your search area before you waste weekends on the wrong side of town.
- Start a saved search — but treat the first two weeks of listings as *education*, not shopping.
- If you're selling first: get your current home's timeline nailed down. It drives everything else.

60 Days Out — Narrow

- Complete the Neighborhood Matchmaker in Section 4.
- Plan a scouting trip. Two days, three target areas, and at minimum one weekday-morning drive of your actual commute.
- Pull tax estimates for your target districts (Section 7).
- Decide: resale or new construction? They run on completely different timelines and contracts.

45 Days Out — Prepare to Compete

- Tighten your pre-approval into a fully underwritten approval if your lender offers it. In a multiple-offer situation it's a real advantage.
- Confirm your down payment funds are seasoned and accessible.
- Line up an inspector, and if you're going rural, a septic and well inspector too — those book out further than you'd think. **I'm glad to connect you with the ones I trust.**
- We'll sign a buyer representation agreement before we tour. This isn't optional and it isn't a Norby policy. As a REALTOR® and MLS participant, I'm required to have a signed agreement in place before I show you a home — and under Ohio law (House Bill 466, effective August 2024), a written agency agreement is required before I can write an offer on your behalf. It spells out exactly what I owe you and exactly how I'm paid. That's protection for you, not a hurdle.

30 Days Out — Go Time

- Tour in person or by video walkthrough.

- Write with a clear strategy: price, terms, timing, and inspection approach. **I won't hand you a menu of options and ask you to pick.** I'll tell you what I recommend and why — based on that specific seller's situation, that specific listing agent, how long the home has been sitting, and what the competition looks like right now. Then you make the call. Every situation calls for a different play, and figuring out which one is my job.
- Under contract? Ohio's inspection and remedy period moves fast. Be responsive.

> **💬 A standing offer**
>
> Lender, inspector, mover, title company, contractor, roofer, HVAC tech, electrician, cleaner, landscaper, handyman — **I have people for all of it, and I'm happy to share the names any time you ask.** You don't have to be under contract with me. You don't have to be buying at all.
>
> These are folks I've watched perform on real transactions, not paid placements — I'm not compensated for sending you their way, and you're free to hire anyone you like. I'll always recommend you get your own quotes and do your own vetting, since I can't warrant or guarantee anyone else's work. But you shouldn't have to start from a blank Google search in a city you just moved to.

Under Contract → Closing (typically 30–45 days)

- Inspections → remedy request → resolution
- Appraisal
- Title work, survey if applicable, and lender conditions
- Homeowner's insurance bound
- Utilities scheduled in your name for the closing date
- Final walkthrough
- Closing — in Ohio, typically at a title company

SECTION 4 — THE NEIGHBORHOOD MATCHMAKER 🧭

This is the heart of the guide. Answer six questions honestly, tally your letters, and you'll walk away with three areas to focus on — plus two wildcards most people never consider.

Grab a pen.

QUESTION 1 — WHERE IS THE JOB? (OR WHERE WOULD IT LIKELY BE?)

- ☐ **A.** Downtown, the Arena District, OSU campus, or Grandview
- ☐ **B.** Northwest corridor — Dublin, Hilliard, Marysville
- ☐ **C.** North corridor — Polaris, Westerville, Delaware
- ☐ **D.** East corridor — New Albany, Easton, Gahanna, the Licking County growth zone
- ☐ **E.** South corridor — Grove City, Groveport, Rickenbacker, Obetz
- ☐ **F.** Fully remote — location is wide open

QUESTION 2 — WHAT SHOULD THE HOUSE *FEEL* LIKE?

- ☐ **A.** Historic character. Original woodwork, brick, front porch, a little charming imperfection.
- ☐ **B.** Established mid-century. 1950s–1980s. Solid bones, mature trees, room to update.
- ☐ **C.** Modern suburban. 1995–2015. Open plan, attached garage, predictable layout.
- ☐ **D.** Brand new. Nobody's lived here. Pick your finishes. Warranty included.
- ☐ **E.** Low-maintenance. Condo, townhome, or a ranch someone else mows.

QUESTION 3 — HOW MUCH LAND DO YOU ACTUALLY WANT?

- ☐ **A.** A postage stamp. I'd trade the yard for a sidewalk.
- ☐ **B.** A normal suburban lot — enough for a grill, a table, a dog.
- ☐ **C.** A half-acre to an acre. Room to breathe.
- ☐ **D.** Acreage. Outbuildings. A gravel driveway. Maybe a tractor.

QUESTION 4 — WHAT DOES A GOOD SATURDAY LOOK LIKE?

- ☐ **A.** Walk to coffee, walk to dinner, walk home. Never move the car.
- ☐ **B.** One drive to a town center — shops, restaurants, a park, a farmers market.
- ☐ **C.** Quiet street, garage projects, kids on bikes, neighbors waving.
- ☐ **D.** Out the back door and into the woods.

QUESTION 5 — WHERE'S YOUR BUDGET?

(Ranges shift with the market — ask me for current numbers before you set this in stone.)

- ☐ **A.** Entry range for the metro
- ☐ **B.** Middle of the market
- ☐ **C.** Above the metro median
- ☐ **D.** Luxury tier

QUESTION 6 — WHAT'S YOUR TIMELINE?

- ☐ **A.** Under 60 days — I need to land somewhere
- ☐ **B.** 3–6 months
- ☐ **C.** 6–12 months
- ☐ **D.** Exploring, no deadline

🔑 YOUR MATCH KEY

Tally your answers. Then find the profile that matches your dominant letters in Questions 2, 3, and 4 — those three carry the most weight. Question 1 tells you which *direction* from the core to look. Questions 5 and 6 set the guardrails.

PROFILE 1 — The Urban Walker

Mostly A's on Q2, Q3, Q4

You want a front door that opens onto a sidewalk that goes somewhere. Yard work is not a hobby you're pursuing.

> **START WITH:** German Village · Short North / Italian Village · Clintonville
>
> **WILDCARDS:** Grandview Heights · Olde Towne East
>
> **KNOW GOING IN:** Historic-district design review, street parking, smaller closets, and older mechanical systems are part of the deal. Price per square foot runs high; total square footage runs low.

PROFILE 2 — The Established Suburbanite

Mostly B's on Q2, B on Q3, B or C on Q4

You want mature trees, a town center you can drive to in six minutes, and a house that was built to last with room to make it yours.

> **START WITH:** Worthington · Westerville · Gahanna

> **WILDCARDS:** Upper Arlington · Bexley

> **KNOW GOING IN:** Inventory in the best pockets is genuinely tight. Renovation costs on 1950s–70s housing stock — electrical panels, windows, kitchens — should be part of your budget conversation, not a surprise.

PROFILE 3 — The New-Build Northsider

Mostly C or D on Q2, B or C on Q3, C on Q4

You want current, efficient, and predictable. You'd rather choose cabinets than tear out someone else's.

> **START WITH:** Lewis Center / Orange Township · Powell / Liberty Township · Sunbury / Galena

> **WILDCARDS:** Delaware (city) · Plain City / Jerome Township

> **KNOW GOING IN:** New construction contracts are the *builder's* contracts, not the standard Columbus REALTORS® form. Bring me to your very first model home visit — most builders require your agent to be registered on that first walk-in, and after that I usually can't represent you on that community.

PROFILE 4 — The East-Side Growth Buyer

C or D on Q2, B or C on Q3, Q1 = D

Your work anchor is on the east side and you want to be positioned for where the region is expanding.

> **START WITH:** New Albany · Blacklick · Pataskala

> **WILDCARDS:** Johnstown · Granville

> **KNOW GOING IN:** This corridor is absorbing a lot of growth at once. Road projects, school construction, and utility expansion are ongoing. Ask specifically about planned development near any address you love — I'll pull it for you.

PROFILE 5 — The Value Hunter

C on Q2, B on Q3, A or B on Q5

You want the most house and the most equity potential per dollar, and you're willing to be flexible on prestige.

> **START WITH:** Grove City · Reynoldsburg · Canal Winchester

> **WILDCARDS:** Groveport · Lancaster

> **KNOW GOING IN:** These markets have moved. "Affordable" is relative and shrinking. Come pre-approved and ready to act — the good listings here don't linger.

PROFILE 6 — The Land Seeker

D on Q3, D on Q4

You want distance, sky, and a barn or the room to build one.

> **START WITH:** Delaware County (Kingston, Berkshire, Berlin Townships) · Union County (Marysville, Milford Center) · Licking County (Alexandria, Homer, St. Louisville)

> **WILDCARDS:** Madison County (London, West Jefferson) · Morrow County

> **KNOW GOING IN:** Well, septic, propane, and private drives change the inspection list and sometimes the loan product. Confirm internet service *by address* before you fall in love — coverage maps lie. Budget more for snow and gravel than you think.

PROFILE 7 — The Low-Maintenance Mover

E on Q2, A or B on Q3

Someone else handles the roof, the lawn, and the snow. You handle the weekends.

> **START WITH:** Dublin (Bridge Park & Riverside area) · Worthington · Polaris/Lewis Center patio-home communities

> **WILDCARDS:** Downtown / Discovery District condos · Grandview Yard

> **KNOW GOING IN:** Read the HOA or condo documents like your closing depends on it — because it might. Reserve funds, special assessments, rental caps, and pet rules vary enormously. I'll help you interpret them, and I'll tell you when to get an attorney involved.

PROFILE 8 — The Remote-Work Free Agent

Q1 = F, and everything else is negotiable

Congratulations — you have the most options and the hardest decision.

> **MY ADVICE:** Pick your *lifestyle* first, then your price band, then your area. Remote workers who choose by price alone tend to move again within three years. Come do the strategy call — this is exactly the conversation it's built for.

📌 **Landed between two profiles?** That's normal, and it's usually the most productive place to be. Send me both — the gap between them tells me more about what you actually want than either one alone.

SECTION 5 — NEIGHBORHOOD DEEP DIVES

How to read these: Every entry covers housing stock, commute anchors, a standout feature, and honest watch-outs.

A note on price: The $ symbols show *relative positioning* across the metro — not current pricing. Markets move; this guide doesn't. Ask me for live numbers on any area and I'll pull them the same day.

A note on what you won't find here: I don't rate school districts and I don't characterize neighborhoods as "safe" or "unsafe." That's not evasion — it's Fair Housing law and it's good practice. What I *will* do is show you exactly where to get objective data yourself. See Section 8.

🏛️ THE URBAN CORE

German Village & Schumacher Place — $$$$

HOUSING: 19th-century brick cottages and rowhouses on brick streets. Slate roofs, wrought iron, walled gardens.

COMMUTE: Walking or 5 minutes to downtown.

STANDOUT: Schiller Park, the Book Loft's 32 rooms, Katzinger's, and some of the best-preserved historic streetscape in the country.

WATCH-OUTS: The German Village Commission reviews exterior changes — windows, doors, paint, fencing, additions. Budget time and money for approvals. Off-street parking and garages are scarce. Square footage is modest and basements are often low-ceilinged.

Short North, Italian Village & Victorian Village — $$$$

HOUSING: Restored Victorians, converted doubles, and a heavy dose of new infill construction — modern townhomes and condos dropped between 1890s homes.

COMMUTE: Walk to downtown or OSU; SR-315 is minutes away.

STANDOUT: The High Street corridor — galleries, restaurants, Gallery Hop the first Saturday of each month. Goodale Park anchors Victorian Village.

WATCH-OUTS: Victorian Village and Italian Village both have their own historic commissions with design review. Parking is permit-based and tight. Nightlife noise is a feature or a bug depending on the block — visit on a Friday night before you decide.

Downtown & Discovery District — $$$

HOUSING: Condos, loft conversions, and newer mid-rise rental-to-condo product.

COMMUTE: You're already there.

STANDOUT: Scioto Mile riverfront, Columbus Commons, the Columbus Museum of Art, Topiary Park, and the CAPA theatres.

WATCH-OUTS: Condo association financials matter more than the unit. Review reserves, assessments, and lender approval status — some buildings have financing restrictions that will surprise you at underwriting.

Franklinton $$

HOUSING: Older frame homes, extensive rehab activity, and new construction in the East Franklinton arts district.

COMMUTE: Minutes to downtown across the river.

STANDOUT: A genuine arts and maker district — Idea Foundry, studios, breweries, and the Scioto Peninsula development.

WATCH-OUTS: Historic flooding shaped this area. A floodwall protects a portion of it. Pull the FEMA flood map and get a flood insurance quote *before* you're emotionally invested. Condition varies dramatically block to block — inspections are non-negotiable.

Olde Towne East $$

HOUSING: Large Victorians and Queen Annes, many mid-restoration.

COMMUTE: Minutes to downtown.

STANDOUT: One of the most architecturally significant collections of historic homes in the city, and Franklin Park Conservatory is right there.

WATCH-OUTS: Renovation scope varies wildly. Get contractor bids during your inspection period, not after closing.

🌳 THE INNER RING

Clintonville $$$

HOUSING: 1920s–1950s bungalows, capes, and colonials. Alleys, sidewalks, detached garages, huge trees.

COMMUTE: 10–15 minutes downtown via 315 or High Street.

STANDOUT: The High Street corridor of independent shops and restaurants, Whetstone Park and the Park of Roses, and direct access to the Olentangy Trail.

WATCH-OUTS: Original knob-and-tube wiring, galvanized plumbing, and one-and-a-half-bath floor plans are common. Verify the school district by parcel — the area is not uniform. Detached garages and narrow driveways don't suit every vehicle.

Grandview Heights & Marble Cliff $$$$

HOUSING: 1920s–1940s homes on tight lots, plus newer construction in Grandview Yard.

COMMUTE: 5–10 minutes downtown. Among the best commutes in the metro.

STANDOUT: Grandview Avenue's walkable strip, and its own small city government and school district.

WATCH-OUTS: Very small inventory. When something good lists, it goes fast — you need to be fully approved and ready. Lots are compact and expansion options are limited.

Upper Arlington

$$$$

HOUSING: 1920s Tudors and colonials in the south, mid-century ranches and splits in the north, plus significant teardown-and-rebuild activity throughout.

COMMUTE: 10–15 minutes downtown via 315.

STANDOUT: Mature tree canopy, its own city services and school district, extensive parks and rec programming.

WATCH-OUTS: Property tax rates and municipal income tax should be confirmed for your exact address — they're a real line item here. Many original homes have small kitchens and one-car garages; renovation costs add up. New-build and gut-renovation product sits at an entirely different price tier than original stock.

Bexley

$$$$

HOUSING: Brick colonials, Tudors, and center-hall homes from the 1910s–1940s. Wide streets, deep lots.

COMMUTE: 10 minutes downtown via Main Street or Broad Street.

STANDOUT: Capital University, the Drexel Theatre, the Main Street shops, and Jeffrey Park.

WATCH-OUTS: Small city, small inventory. Older systems and larger square footage mean higher maintenance and utility budgets than a comparable newer home.

🌲 THE NORTH & NORTHWEST

Worthington

$$$$

HOUSING: Historic homes around the Village Green, 1950s–60s ranches and splits in Colonial Hills, larger homes in Worthington Hills and Worthington Estates.

COMMUTE: 15–20 minutes downtown via 315 or High Street.

STANDOUT: Old Worthington's walkable village center, the Saturday farmers market, McCord Park, and a designated historic district.

WATCH-OUTS: "Worthington" mailing addresses extend well past the city and the school district. Verify both. Historic district properties carry design review. Many mid-century homes still have original windows and single-pane glass.

Dublin

$$$$

HOUSING: Everything from Historic Dublin cottages to Muirfield Village estates to Bridge Park condos and townhomes.

COMMUTE: 20–30 minutes downtown via 33 or 270. Very short to the northwest job corridor.

STANDOUT: Bridge Park and the Dublin Link pedestrian bridge, Historic Dublin, the Memorial Tournament at Muirfield Village, and over 100 miles of bike paths.

WATCH-OUTS: Dublin spans Franklin, Delaware, and Union counties — your county affects your tax bill and your auditor. Muirfield and many other communities have active HOAs with architectural review. Tournament week changes traffic patterns significantly.

Hilliard $$$

HOUSING: Heavy concentration of 1990s–2020s subdivisions, plus older homes near Historic Hilliard.

COMMUTE: 20–25 minutes downtown; excellent access to 270 west and I-70.

STANDOUT: Historic Hilliard's revitalized center, the Heritage Rail Trail, Homestead Park, and one of the metro's better values for newer square footage.

WATCH-OUTS: "Hilliard" addresses can fall in Columbus City Schools depending on the parcel — this catches people constantly. Verify. Some late-90s subdivisions are hitting the roof-and-HVAC replacement window; check ages during inspection.

Powell & Liberty Township $$$$

HOUSING: Larger homes from the 1990s forward, plus custom builds and estate lots on the west side.

COMMUTE: 30–35 minutes downtown; short to Polaris and the Dublin corridor.

STANDOUT: Historic downtown Powell, the Columbus Zoo and Aquarium, Highbanks Metro Park, and Scioto Reserve.

WATCH-OUTS: The Powell Road / Sawmill Parkway corridor genuinely backs up at peak times — drive it before you buy. Delaware County tax bills should be estimated for your exact parcel. Some estate lots are on well and septic.

Lewis Center & Orange Township $$$

HOUSING: Predominantly 2000s-forward construction, with active new development including traditional-neighborhood communities like Evans Farm.

COMMUTE: 25–35 minutes downtown via 23 or 71; minutes to Polaris.

STANDOUT: Polaris shopping and dining, Alum Creek State Park access, and one of the fastest-growing corners of the metro.

WATCH-OUTS: Growth means construction — new schools, road widening, and utility work are ongoing. HOA structures vary by community; read the docs. Township parcels here may carry no residence-based municipal income tax — but if you work in a city, that city still withholds. Confirm both your parcel and your work location (Section 7).

Westerville $$$

HOUSING: Historic homes near Uptown, 1960s–80s established neighborhoods, and newer construction toward the east and north.

COMMUTE: 20–30 minutes downtown via 71 or Cleveland Avenue.

STANDOUT: Uptown Westerville's walkable State Street, Otterbein University, Hoover Reservoir, Alum Creek Trail, and Highlands Park.

WATCH-OUTS: Westerville straddles Franklin and Delaware counties — big difference in tax bills. Some Westerville-addressed parcels are in Columbus City Schools. Verify both, always.

Delaware (City) $$$

HOUSING: Historic homes downtown, mid-century neighborhoods, and substantial new construction on the edges.

COMMUTE: 35–45 minutes downtown via 23 or 71.

STANDOUT: One of the most intact historic downtowns in the region, Ohio Wesleyan University, Delaware State Park, and Alum Creek.

WATCH-OUTS: US-23 is the primary artery south and it slows at peak. Historic downtown homes may have original systems. Confirm whether an address is in the city or an adjacent township.

Sunbury & Galena $$$

HOUSING: Newer construction, larger lots, some acreage.

COMMUTE: 35–45 minutes downtown.

STANDOUT: Hoover Reservoir, Sunbury's town square, and more land per dollar than closer-in options.

WATCH-OUTS: Rapid growth is straining roads and school capacity. Some parcels are on well and septic. Confirm internet service by address.

🌅 THE EAST & NORTHEAST

New Albany $$$$$

HOUSING: Georgian-style architecture, white fences, planned communities, and estate properties. Highly coordinated design.

COMMUTE: 25–35 minutes downtown via 161 and 670; minutes to the business park.

STANDOUT: Rose Run Park, an extensive leisure trail network, the New Albany business park, and a genuinely walkable village center.

WATCH-OUTS: HOA and architectural standards are strict by design — that's the product. Read the covenants carefully. The surrounding Licking County growth corridor is changing quickly; ask about planned development near any address.

Gahanna $$$

HOUSING: Mix of 1960s–1990s established neighborhoods and newer infill, with wooded lots along Big Walnut Creek.

COMMUTE: 20 minutes downtown via 670; 10 minutes to John Glenn Columbus International Airport; minutes to Easton.

STANDOUT: Creekside's riverfront district, the Big Walnut Trail, Gahanna Woods, and the herb gardens the city is named for.

WATCH-OUTS: Airport flight paths affect some neighborhoods — visit at different times of day. School district lines don't match city lines here either.

Blacklick & Jefferson Township $$$

HOUSING: Heavy 2000s-forward subdivision construction, plus some older homes on larger parcels.

COMMUTE: 25 minutes downtown; strong access to 270 east and Easton.

STANDOUT: Blacklick Woods Metro Park, Blacklick Creek Greenway Trail, and newer housing at a friendlier price than New Albany.

WATCH-OUTS: Multiple school districts serve this area. Verify by parcel. Some communities have HOAs with meaningful fees.

Reynoldsburg & Pataskala $$

HOUSING: 1960s–1990s established neighborhoods in Reynoldsburg; substantial new construction pushing east into Pataskala.

COMMUTE: 25–35 minutes downtown via I-70 or Broad Street.

STANDOUT: Strong value, Blacklick Woods access, and proximity to the eastern job corridor.

WATCH-OUTS: Reynoldsburg's housing stock is aging into major-systems replacement territory. Pataskala is in Licking County — different auditor, different tax structure, and rural utilities in some areas.

Johnstown & Licking County North $$$

HOUSING: Small-town historic homes and a wave of new construction.

COMMUTE: 40+ minutes downtown.

STANDOUT: Small-town scale with major regional investment nearby.

WATCH-OUTS: This is the most rapidly changing corner of the metro. Infrastructure, schools, and services are working to catch up. Buy with a long horizon and clear eyes.

Granville $$$$

HOUSING: Historic New England-style village homes, plus newer construction and rural acreage.

COMMUTE: 45+ minutes downtown.

STANDOUT: Denison University, a picture-perfect village center, and rolling terrain that's rare for Central Ohio.

WATCH-OUTS: Small market, limited inventory, premium pricing. Village historic guidelines apply in the core.

🚜 THE SOUTH, SOUTHEAST & WEST

Grove City $$

HOUSING: Wide range — mid-century ranches, 1990s subdivisions, and significant new construction including the Beulah Park redevelopment.

COMMUTE: 20 minutes downtown via 71 or 62; minutes to Rickenbacker and the south logistics corridor.

STANDOUT: A revitalized Town Center, Fryer Park, Gantz Park's herb garden, and strong value per square foot.

WATCH-OUTS: Growth has been fast — traffic on Stringtown and Broadway reflects it. Verify school district by parcel.

Canal Winchester & Lithopolis $$$

HOUSING: Historic homes near the old downtown plus a lot of 2000s-forward construction.

COMMUTE: 25–35 minutes downtown via 33.

STANDOUT: A charming, walkable historic main street, Slate Run Metro Park nearby, and newer housing at reasonable pricing.

WATCH-OUTS: Split between Franklin and Fairfield counties. Confirm your county, your school district, and your township.

Pickerington $$$

HOUSING: Predominantly 1990s–2020s subdivisions, plus older homes in Olde Pickerington Village.

COMMUTE: 30 minutes downtown via 70 or 33.

STANDOUT: Olde Pickerington Village, Sycamore Creek Park, and consistent newer inventory.

WATCH-OUTS: Fairfield County taxes and services differ from Franklin. I-70 eastbound at rush hour is a real consideration.

Groveport & Obetz $$

HOUSING: Older homes near the historic centers and newer builds around them.

COMMUTE: 20–25 minutes downtown; extremely close to Rickenbacker.

STANDOUT: Strong affordability and a short drive to the logistics job base.

WATCH-OUTS: Warehouse and truck traffic is part of the landscape. Drive the route at shift-change times.

Lancaster $$

HOUSING: Historic homes in Square 13 and the downtown core, plus mid-century and newer neighborhoods.

COMMUTE: 40–50 minutes downtown via 33.

STANDOUT: Rising Park and Mount Pleasant, a genuinely historic downtown, and easy access to Hocking Hills.

WATCH-OUTS: The longest commute on this list. Older housing stock needs thorough inspection.

Galloway, Prairie Township & the West Side $$

HOUSING: Mid-century ranches, splits, and 1990s–2000s subdivisions.

COMMUTE: 20 minutes downtown; fast access to 270 west and I-70.

STANDOUT: Some of the shortest commutes for the price anywhere in the metro, plus Battelle Darby Creek Metro Park.

WATCH-OUTS: Multiple districts serve this area — verify. Township versus city status varies parcel to parcel.

Marysville, Plain City & Union County

$$$

HOUSING: New construction subdivisions, small-town historic homes, and rural acreage.

COMMUTE: 35–45 minutes downtown via 33; minutes to the Honda campuses.

STANDOUT: Land, newer builds, and a genuine small-town center in Marysville — also home to ScottsMiracle-Gro's headquarters, whose name now sits on the Crew's stadium downtown. Plain City sits close to Dublin at a different price point.

WATCH-OUTS: US-33 is the lifeline and it does back up. Rural parcels mean well, septic, and propane — factor the inspections and the operating costs.

SECTION 6 — WHAT CENTRAL OHIO HOMES ARE ACTUALLY LIKE

Things that are normal here and might not be where you're coming from.

Basements are standard. Full basements — finished or unfinished — are the regional default. They're storage, they're rec rooms, and they're where you go when the sirens sound. **Important:** finished lower-level space is *not* counted as above-grade living area under measurement standards, and it doesn't appraise the same way. If a listing's square footage looks suspiciously generous for the price, that's usually why. I check this on every home I show you.

Radon testing is worth it. Much of Ohio sits in an elevated radon potential zone. Testing is inexpensive and mitigation systems are common and effective. I recommend testing on essentially every purchase here.

Sump pumps are common, and so are the questions about them. A working sump pump isn't a red flag — an unused one with a dry, cracked pit sometimes is.

Clay soil moves. Foundation and drainage inspection matters. So does grading away from the house.

Well and septic show up faster than you'd expect once you're outside 270 — especially in Delaware, Licking, Union, and Madison Counties. These require their own inspections, and county health districts have their own rules. Book those specialists early.

HOAs range from nonexistent to highly involved. Newer suburban communities frequently have them. Older inner-ring neighborhoods usually don't. Historic districts don't have HOAs but *do* have design review commissions, which can be stricter.

New construction is its own sport. Builder contracts differ substantially from the standard Columbus REALTORS® purchase contract. Deposits, change-order policies, warranty terms, and lot premiums vary by builder. **Bring me to your first model visit** — most builders require agent registration on that initial walk-in, and if you tour alone, I typically can't represent you there afterward. It costs you nothing to have me there and it can save you a great deal.

Utilities: AEP Ohio for electric and Columbia Gas of Ohio for natural gas across most of the region. Ohio is an energy-choice state, so you can shop your supplier — the PUCO's "Apples to Apples" comparison tool is the neutral place to do it. Water and sewer are municipal in the cities and often well/septic outside them.

SECTION 7 — THE MONEY SECTION 💰

> **Please read this first:** I'm a REALTOR®, not an attorney, lender, or tax professional. Everything below is general education to help you ask better questions. Confirm specifics with your lender, your tax professional, an attorney, and the county auditor for your exact address.

📊 What The Market Is Doing Right Now

I left the numbers out of this guide on purpose.

Any median price or days-on-market figure printed here would be out of date within weeks — and a stale number is worse than no number, because it anchors you to a market that no longer exists.

So here's what I actually track, and what each one tells *you*:

Median sale price — the middle transaction over a given period. Useful as a snapshot, but it moves with the *mix* of homes that happened to sell, which means it can shift without any individual home changing value. Treat it as a data point, not a trend line.

Average days on market — how long homes are taking to go under contract. This is the number that tells you how fast you'll need to be ready to move.

Months of inventory — how long it would take to sell every active listing at the current pace. The single clearest read on whether buyers or sellers hold the leverage.

Sale-to-original-list-price ratio — what homes actually close for versus what they first asked. This tells you whether to expect to negotiate or expect to compete.

👉 Want the current numbers? Just ask.

I pull them straight from the Columbus REALTORS® MLS, and I can run them for the whole metro or narrow them to a single ZIP code, school district, or price band — which is far more useful to you than a regional average.

Here's why that matters: Grove City and Upper Arlington are not the same market. Neither are Powell and Reynoldsburg. A metro-wide median tells you almost nothing about the ten square miles you're actually going to buy in.

It takes me about five minutes, and it costs you nothing.

Property Taxes — the thing that surprises people most

Ohio property taxes are levied at the *district* level, and effective rates vary meaningfully from one school district and municipality to the next. Two homes at the same price a few miles apart can carry noticeably different annual bills.

What you need to know:

- Taxes are billed by the **county auditor** and collected by the **county treasurer**, typically in two installments per year, and they're paid **in arrears**.
- Counties conduct periodic reappraisals and updates. Recent reappraisal cycles moved a lot of values, so **do not assume the current owner's tax bill will be your tax bill.**
- Owner-occupied homes may qualify for a **2.5% owner-occupancy credit**, and Ohio's **Homestead Exemption** may reduce taxable value for qualifying homeowners. Eligibility rules apply — confirm with the county auditor.
- Some areas offer **residential tax abatements** for new construction or renovation in designated zones. These are location- and program-specific and they expire. If a listing advertises an abatement, get the term, the remaining years, and the post-abatement estimate in writing.

👉 **Action step:** Every county auditor in Ohio publishes a property search and most offer a tax estimator. Look up any address before you write an offer. I do this for my clients as a matter of course — but you should know how to do it too.

Central Ohio auditors: **Franklin · Delaware · Licking · Fairfield · Union · Madison · Pickaway**

Municipal Income Tax — the one nobody warns you about

Most Ohio cities levy a **municipal income tax**, and Columbus is no exception. Here's the part that surprises out-of-state buyers:

Both where you live and where you work matter — and most people only think about the first one.

Here's the mechanic: the city where you **work** generally withholds its income tax from your paycheck regardless of where you live. The city where you **live** may also levy a tax on your income, and it typically offers a credit for what you already paid your work city — but the size of that credit varies. Some cities grant a full credit. Some grant a partial credit. Some cap it.

⚠️ Important: "No municipal income tax" in a township does not mean you pay no city income tax.

This is the single most misunderstood point in Central Ohio relocation. If you live in an unincorporated township and commute into Columbus, **Columbus still withholds its income tax from your paycheck.** What the township saves you is the *second* tax layer on top of that — a residence tax on your income. That can absolutely be meaningful money. But it is not the same as paying nothing.

The people who genuinely may owe no municipal income tax at all are those who both **live and work** in an unincorporated township — which in practice mostly means fully remote workers.

For a household earning a solid income, the difference between two addresses ten minutes apart can run into thousands of dollars a year. **This belongs in your home-search conversation, not your April conversation.**

👉 **Action step:** Once you have a target address and a job location, run the numbers with a tax professional. I'll flag it every time it's relevant.

Closing Costs & Transaction Basics

Ohio closings are typically handled by title companies, not attorneys. You may absolutely hire an attorney — and the standard purchase contract even includes an attorney approval provision — but it isn't required.

Two title policies. Two different payers.

This one surprises nearly every buyer coming from another state, because the split here isn't the national norm:

- **Owner's title insurance** protects *your* ownership of the property. Under the standard Columbus REALTORS® purchase contract, the **seller** furnishes and pays for it in Central Ohio.
- **Lender's (mortgagee) title insurance** protects *your lender's* interest, and the **buyer** pays for it whenever the lender requires one — which is essentially always if you're financing.
- Buyers also pay for any **additional endorsements** or extended coverage they request beyond the base policy, and for a survey if the buyer or lender wants one.

Everything in a contract is negotiable and the executed contract governs — but that's the customary Central Ohio split, and it's a real dollar advantage for buyers here versus many other markets.

Conveyance fees (Ohio's version of a transfer tax) are set by county and are customarily a seller cost in Central Ohio. I'll confirm the exact figure for your county.

Earnest money is held in the listing broker's trust account or with the title company. The amount is negotiable, and it counts toward your purchase — but it leaves your bank account right after acceptance, so plan your cash flow accordingly.

💵 Money at the closing table vs. money out of pocket before it

These are two different buckets, and confusing them is how buyers get caught short.

Paid at closing (rolled into your settlement statement):
Lender fees — origination, underwriting, credit · the lender's title policy · title search, escrow, and closing fees · recording fees · prepaid property taxes and homeowner's insurance · escrow reserves

your lender requires

Your lender's **Loan Estimate** is the document that actually governs this bucket. Read every line and make your lender walk you through it.

Paid upfront, out of pocket, before closing:

- **Inspections.** You pay the home inspector directly, at the time of service — usually within days of going under contract. Same for radon, sewer scope, septic, well, mold, structural, or any specialty inspection you order.
- **The appraisal**, which many lenders collect upfront or shortly after application. Ask yours.
- **Earnest money**, as noted above.

⚠️ **Inspection costs are not part of your closing costs, and they are not refundable if the deal falls apart.** Budget for them separately — and budget for the real possibility of walking away from a home you've already paid to inspect. That isn't wasted money. That's the cheapest bad news you will ever buy.

How I get paid

I write every offer with the seller covering my commission. The current Columbus REALTORS® purchase contract has a dedicated section for exactly that, and that's how I structure it — every time, on every offer.

The seller can accept it, counter it, or decline it. That's their decision to make, not mine. So we'll agree on my compensation in writing in your buyer representation agreement *before* we ever tour a home — no surprises, nothing buried. And if a seller ever pushes back, you'll hear it from me the same day with a recommended plan, not at the closing table.

Insurance

Get quotes early — **before** you're under contract if you can. Prior claims history on the property, roof age, and electrical panel type all affect insurability. Homes in flood-prone areas need a separate flood policy; standard homeowner's policies don't cover flood.

SECTION 8 — SCHOOLS: HOW TO VERIFY (NOT HOW TO RANK)

Let me be direct about this.

I don't rate school districts, and I won't tell you which one is "better." That's not a dodge and it's not false modesty — it's Fair Housing law, and it's also just honest. Every family defines a good fit differently, and it isn't my call to make for you.

What I *will* do is make sure you never buy in the wrong district by accident. Here's the process:

✅ The Four-Step District Verification

1. Never trust the mailing address. Ever. "Dublin, OH" does not mean Dublin City Schools. This is the single most common relocation mistake in Central Ohio.

2. Never trust the listing. MLS district fields are entered by humans and occasionally entered wrong. It's not malice, it's data entry — but the consequences are yours.

3. Look up the parcel with the county auditor. The auditor's property record shows the taxing school district for that specific parcel. This is the authoritative source and it's public and free. I pull it for every home I show.

4. Confirm directly with the district. Call or use the district's own address lookup tool. School attendance boundaries can differ from taxing district boundaries, and boundaries do get redrawn. If the district matters to you, get confirmation from the district itself — in writing when possible.

Where to get objective information

- **Ohio School Report Cards** — the state's official public data on every district and building, published by the Ohio Department of Education and Workforce.
- **District websites** — enrollment procedures, boundary maps, calendars, program offerings.
- **Tour the buildings.** Call the district and ask. Most will accommodate you, and nothing on a website substitutes for walking a hallway.

The same principle applies to safety questions

I can't and won't characterize an area as "safe" or "unsafe." What I can point you to:

- The relevant police department or county sheriff — most publish public crime data or dashboards
- Public records requests, which anyone can file
- **Your own eyes.** Drive your target streets on a weekday morning, a weekday evening, and a Saturday night. Sit in a coffee shop. Walk the block. Nothing beats it, and no guide can replace it.

SECTION 9 — THE REMOTE BUYER'S PLAYBOOK

Buying from 500 miles away is completely doable. I do it regularly. Here's how we make it work.

Before you fly in

- Strategy call to define target areas — this is where we kill the bad options early
- Ohio-licensed lender pre-approval in hand
- Signed buyer representation agreement so I can tour and advocate for you
- I send you live listings, plus off-market and coming-soon inventory as I hear about it

The scouting trip — make it count

Two days is usually enough if we plan it. My standard structure:

- **Day 1 AM:** Drive the actual commute during actual rush hour. Not at 11 a.m. Not on a Sunday.
- **Day 1 PM:** Tour 6–8 homes across your two strongest areas
- **Day 1 evening:** Eat dinner where you'd actually eat dinner. Walk the town center.
- **Day 2 AM:** Revisit the top two or three, slowly
- **Day 2 PM:** Debrief, refine criteria, and set the offer strategy

If you can't come in person

- Live video walkthroughs — I'll go where you point, open what you ask, and hold the camera on the water heater serial number if that's what you need
- Detailed photo sets of the things listings never show: the electrical panel, the furnace label, the roof from the back, the neighbor's fence line, the actual street
- A candid verbal read from me. If I wouldn't want it, I'll tell you so.

Protecting yourself in a remote purchase

- Never skip the inspection. Ever.
- Add a wire-fraud verification step with your title company — call a known number to confirm wiring instructions, every time, no exceptions
- Understand remote closing options: mail-away packages and remote online notarization are available in many cases. Confirm what your specific lender and title company will accept *early*.
- Plan for a physical final walkthrough — mine or yours

SECTION 10 — RELOCATION LOGISTICS CHECKLIST

🚗 Vehicles & License

- New Ohio residents are generally expected to obtain an Ohio driver's license and register vehicles within a set window after establishing residency. Confirm the current requirements and document list at **bmv.ohio.gov** before you go — bring proof of identity, Social Security number, and Ohio residency.
- Central Ohio counties are not currently part of Ohio's E-Check emissions program (that program covers a set of northeast Ohio counties) — but confirm with the BMV for your county.
- Update your insurance to Ohio coverage on the vehicles.

🏠 Utilities to Set Up

- Electric — AEP Ohio
- Natural gas — Columbia Gas of Ohio
- Water & sewer — your municipality, or well/septic if applicable
- Trash — municipal in most cities; private hauler in many townships
- Internet — **verify service by exact address**, not by coverage map
- Consider shopping your energy supplier via the PUCO's Apples to Apples comparison tool

📋 Administrative

- Register to vote — Ohio Secretary of State
- Update your address with USPS, banks, employer, and the IRS
- Transfer or establish medical, dental, and veterinary records
- Update auto and life insurance
- Review your state tax withholding with a tax professional

🧭 Getting Settled

- Get a Columbus Metropolitan Library card — it's excellent and it's free
- Explore the Metro Parks. All of them. Also free.
- Find your grocery rhythm: Kroger, Giant Eagle, Meijer, Aldi, Trader Joe's, Whole Foods, and the Saturday farmers markets
- Learn one shortcut around the outerbelt. You'll feel like a local immediately.

SECTION 11 — NEXT STEPS

You've just done more homework than most buyers do in their entire search.

Here's what I've learned after guiding a lot of people through this move: the buyers who end up happiest aren't the ones who found the best deal. They're the ones who picked the right *area* first — and then let the right house show up inside it.

That's the whole game. Everything in this guide has been building toward it.

And here's the thing about Columbus that I genuinely believe: there is a version of this city that fits almost anybody. Historic brick streets or a barn on five acres. A walkable village center or a cul-de-sac with a basketball hoop at the end of it. A ten-minute commute or a hundred acres of Metro Park out your back door. It's all here, and it's all within about forty minutes of the same downtown skyline.

You just have to find your version.

That's my job. Let's go find it.

BOOK YOUR 30-MINUTE COLUMBUS RELOCATION STRATEGY CALL

No pressure. No sales pitch. No obligation.

Thirty focused minutes where we:

- ✓ Map your commute anchors and rule out entire regions you'd otherwise waste weekends on
- ✓ Match your priorities to three specific target areas — plus the wildcards worth a look
- ✓ Pull live pricing, inventory, and days-on-market for those exact areas
- ✓ Estimate real property tax and municipal income tax exposure by address
- ✓ Build a timeline that actually fits your move date
- ✓ Connect you with lenders, inspectors, and movers if you need them

BOOK YOUR CALL HERE

cal.com/norbysellsohio/schedule

Or — skip the call and get homes instead

Prefer to just start looking? Tell me your must-haves and I'll build you a **customized listing feed** — including new inventory the moment it hits the market, plus coming-soon and off-market opportunities as I hear about them. No portal spam. No fake listings. Just real homes that fit what you told me.

REQUEST YOUR CUSTOM HOME LIST

norbyfischer@epique.me

Or just reach out. I answer my phone.

📞 614-230-1117
📧 **norbyfischer@epique.me**
🌐 **norbysellsohio.com**
▶️ **YouTube:** Norby Fischer | Columbus Ohio Real Estate
📱 **TikTok:** Norby | Columbus REALTOR®
📘 **Facebook:** Norby Fischer - Real Estate Agent

Neighborhood tours, market updates, and the stuff nobody puts in the listing.

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Not a solicitation. This guide is not intended as a solicitation of property already listed for sale or of buyers or sellers already under a written representation agreement with another brokerage.

Fair Housing. It is illegal, pursuant to the Ohio Fair Housing Law, Division (H) of Section 4112.02 of the Revised Code, and the Federal Fair Housing Law, 42 U.S.C.A. 3601, as amended, to refuse to sell, transfer, assign, rent, lease, sublease or finance housing accommodations; refuse to negotiate for the sale or rental of housing accommodations; or otherwise deny or make unavailable housing accommodations because of race, color, religion, sex, familial status as defined in Section 4112.01 of the Revised Code, ancestry, military status as defined in that section, disability as defined in that section, or national origin, or to so discriminate in advertising the sale or rental of housing, in the financing of housing, or in the provision of real estate brokerage services.

🏠 EQUAL HOUSING OPPORTUNITY ⚖️

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