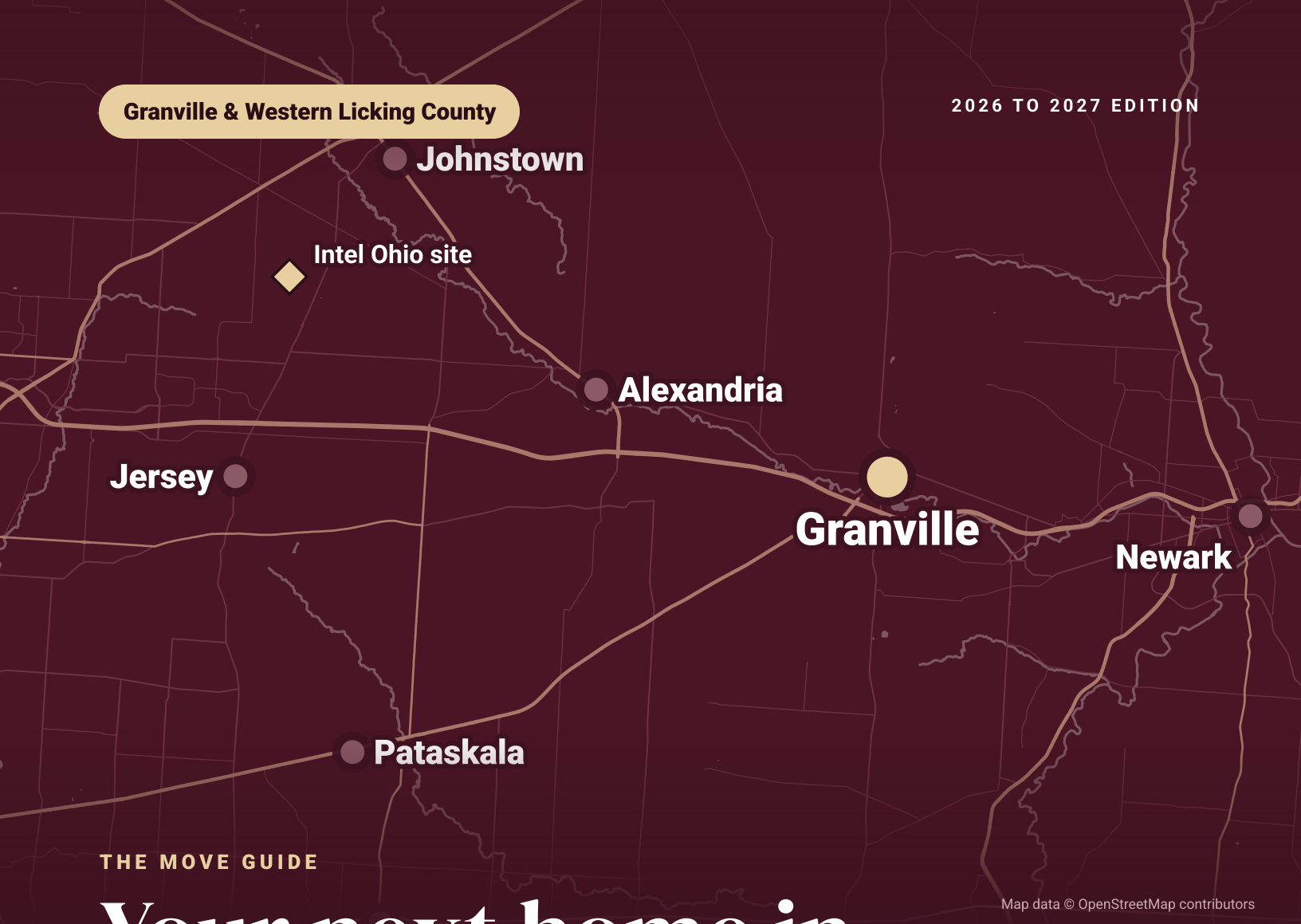


2026 TO 2027 EDITION

THE MOVE GUIDE

Your next home in Western Licking County.

Granville · Johnstown · Alexandria · Pataskala & Etna · Jersey Twp · Newark

PRICES
What homes sold for in each area this year

DRIVE TIMES
To Columbus, Easton, the airport and the Intel site

TIMING
Buying your next home while you sell this one

KNOW BEFORE YOU BUY
Radon, property taxes and school district income tax



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12 years
helping buyers and sellers as a REALTOR®

100+
homes sold

Since 2014
working in radon testing and mitigation in Licking County

Fathom Realty
Jodi Reitz, REALTOR®

A NOTE FROM JODI

Your next move is really two moves.

This guide is for people who aren't buying their first home. You're selling one and buying the next, either to get more space or to get everything on one floor. That means two sets of decisions at once: what your home will sell for, what the next one should cost, and how to line up the dates.

I live in Western Licking County, and this guide is the information I'd want if I were making that move: what homes have sold for this year in each area, how long the drives really are, and the things that are easy to miss out here, like radon and school district income tax.

Use it however it helps. If you want a list of homes that fit what you're looking for, I'll put one together for you and keep it current.

Jodi Reitz **Fathom Realty**
REALTOR®

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1 AREAS AT A GLANCE

Six areas, one county, very different prices.

Granville's school-district report shows $252 per square foot, against $208 for Licking County as a whole. Johnstown and Jersey Township are the closest drives in this guide to the Intel site.



AREA	MEDIAN SALE PRICE JAN TO OCT 2026	VS. SAME MONTHS 2025	HOMES SOLD	DAYS ON MARKET	AVG PRICE PER SQ FT
Granville Granville schools area	$549,900	−4.4%	130	31	$252
Johnstown Johnstown-Monroe schools area	$430,000	+2.1%	111	43	$247
Northridge schools area Northridge Local School District	$437,500	−0.6%	84	42	$238
Pataskala City of Pataskala	$381,000	+1.5%	198	39	$201
Newark Newark City schools area, whole district	$236,900	−2.1%	494	29	$176
New Albany-Plain schools area Mostly Franklin County; includes the New Albany side of Jersey Twp	$725,000	+13.9%	238	22	$291
Licking County all of it, for comparison	$340,000	+2.1%	1,750	36	$208

No report for your town?

Alexandria, Etna and Jersey Township have no sales report of their own. Zillow's estimates (a model, not sale prices), October 2026: Alexandria $495,300, Etna $343,500.



JODI'S TAKE

A median is only a starting point. Prices follow the street and the house. I can pull the recent sales on your street.

Sources: Columbus REALTORS® Local Market Updates, October 2026, year-to-date (residential listing data; does not account for sale concessions and/or downpayment assistance). Areas are school districts unless noted, and some cross county lines. Zillow Home Value Index, October 2026 (modeled typical value, not a sale price). Read November 26, 2026.

2 THE AREAS

Granville and Johnstown

Granville

Village and Granville Township

$549,900	$252	31	97.8%
median sale price, Jan to Oct 2026, Granville schools area report	average price per sq ft, Granville schools area report	days on market, Jan to Oct 2026, Granville schools area report	of original list price received, same report

- Set in the Welsh Hills, about 35 miles east of Columbus and 7 miles west of Newark. The village center sits among College Hill, Sugarloaf and Mt. Parnassus, with the Raccoon Creek flood plain to the south.
- Settled in 1805. Historic buildings include the Buxton Inn (1812), Bancroft House (1834), the Avery-Downer House, the Granville Inn (1924) and Bryn Du Mansion.
- The T.J. Evans Trail runs through town, with parking at Bicentennial Park, Wildwood Park and 460 S. Main St.
- The Granville schools area report shows a $624,950 median list price for new listings, with 180 new listings from January through October.

DRIVE TIMES, LIGHT TRAFFIC, MINUTES

43	31	21	38	11	3
Downtown Columbus	Easton	Intel site	CMH airport	Downtown Newark	Denison

Johnstown

City in northwestern Licking County

$430,000	+2.1%	43	111
median sale price, Jan to Oct 2026, Johnstown-Monroe schools area report	vs. the same months of 2025, same report	days on market, Jan to Oct 2026, same report	homes sold, Jan to Oct, same report

- Laid out by Dr. Oliver Bigelow, who donated the streets, alleys and the town square. A nearly complete mastodon skeleton was found here in 1926.
- The western end of the T.J. Evans Trail, with parking at 157 E. Jersey St. and 9245 Concord Rd. NW.
- About 9 minutes from the Intel Ohio site in light traffic.

DRIVE TIMES, LIGHT TRAFFIC, MINUTES

35	24	9	31	21	17
Downtown Columbus	Easton	Intel site	CMH airport	Downtown Newark	Denison

Drive times: light-traffic estimates from OpenStreetMap routing (OSRM), from one point in each community, run November 26, 2026. Allow extra time at rush hour. Actual times vary by route and conditions.

Prices: Columbus REALTORS® October 2026 reports for the Granville and Johnstown-Monroe school districts (Johnstown-Monroe reaches into Delaware County). Area history: Wikipedia, Granville, Ohio and Johnstown, Ohio. Trail: Licking Park District.

3 THE AREAS

Alexandria, Pataskala and Etna

Alexandria & St. Albans Twp

Village and surrounding township

$495,300	+7.9%	1830	0.24 sq mi
Zillow home value estimate, Alexandria, Oct 2026	change in that estimate over one year	year Alexandria was laid out	village, in the center of St. Albans Township

- Alexandria sits on State Route 37, about 6 miles southeast of Johnstown, in the center of St. Albans Township.
- The T.J. Evans Trail has a stop in the village, with parking at 101 Depot St.
- About 12 minutes to the Intel site and 11 to Denison. For recent sales nearby, the Northridge schools area report shows a $437,500 median for January through October 2026.

DRIVE TIMES, LIGHT TRAFFIC, MINUTES

38	26	12	33	15	11
Downtown Columbus	Easton	Intel site	CMH airport	Downtown Newark	Denison

Pataskala & Etna

City of Pataskala and Etna Township

$381,000	198	$201	$343,500
median sale price, Jan to Oct 2026, City of Pataskala report	homes sold, Jan to Oct, City of Pataskala report	average price per sq ft, City of Pataskala report	Zillow home value estimate, Etna, Oct 2026

- Pataskala was laid out in 1851 when the railroad arrived, and grew into a 28.7 square mile city in 1996 when the village merged with Lima Township. It sits along the South Fork of the Licking River.
- Etna Township is the southwest corner of the county, along the Franklin and Fairfield County lines.
- Etna has the shortest drive to downtown Columbus in this guide, 26 minutes in light traffic. Pataskala is 30 minutes.

DRIVE TIMES, LIGHT TRAFFIC, MINUTES

30	26	20	25	21	16
Downtown Columbus	Easton	Intel site	CMH airport	Downtown Newark	Denison

Above: from Pataskala City Hall. **From Etna, light traffic:** downtown Columbus 26 min, Easton 28, Intel site 24, CMH airport 26, downtown Newark 25, Denison 20.

Drive times: light-traffic estimates from OpenStreetMap routing (OSRM), from one point in each community, run November 26, 2026. Allow extra time at rush hour. Actual times vary by route and conditions.

Prices: Columbus REALTORS® October 2026 reports for the City of Pataskala and the Northridge Local School District. Zillow Home Value Index, October 2026 (a modeled value, not a sale price). History: Wikipedia, Alexandria, Ohio; St. Albans Township; Pataskala, Ohio; Etna Township. Trail: Licking Park District. Pataskala drive times are from Pataskala City Hall.

4 THE AREAS

Jersey Township and Newark

Jersey Township

Near the Intel Ohio site

8 min
from the Jersey crossroads to the Intel site

18 min
to Easton, light traffic

1820
year the township was established

$28B
Intel's announced Ohio investment

- Named for New Jersey. Part of the city of New Albany lies in the western end of the township.
- Intel's Ohio One campus is under construction in the Licking County part of the New Albany International Business Park. Intel's current schedule targets construction completion in 2030 to 2031, and the company says the pace depends on customer demand.
- No local sales report covers Jersey Township alone. The New Albany-Plain schools area, mostly in Franklin County, had a $725,000 median from January through October 2026.

DRIVE TIMES, LIGHT TRAFFIC, MINUTES

Downtown Columbus	Easton	Intel site	CMH airport	Downtown Newark	Denison
29	18	8	25	22	18

Newark

County seat, east end of this guide

$236,900
median sale price, Jan to Oct 2026, Newark city schools area, whole district

494
homes sold, Jan to Oct, same report

29
days on market, Jan to Oct 2026, same report

$176
average price per sq ft, same report

- The Licking County seat, and home to Ohio State University at Newark.
- The Octagon Earthworks, part of the Hopewell Ceremonial Earthworks UNESCO World Heritage Site (2023), opened to the public on January 1, 2025.
- The eastern end of the T.J. Evans Trail, with parking on Cherry Valley Rd., W. Main St. and W. Church St. The Panhandle Trail runs 9.9 miles east from Newark.

NORTH NEWARK DRIVE TIMES, LIGHT TRAFFIC, MINUTES

Downtown Columbus	Easton	Intel site	CMH airport	Downtown Newark	Denison
51	40	29	47	6	14

Drive times: light-traffic estimates from OpenStreetMap routing (OSRM), from one point in each community, run November 26, 2026. Allow extra time at rush hour. Actual times vary by route and conditions.

Intel: City of New Albany, Silicon Heartland (announced January 21, 2022; investment raised to $28 billion in March 2024); Intel newsroom, "Ohio One construction timeline update," February 28, 2025. Prices: Columbus REALTORS® October 2026, Newark City and New Albany-Plain school districts. Newark drive times are from the north side of the city (N. 21st St.). History: Wikipedia; WOSU, August 1, 2024. Trail: Licking Park District.

5 TIMING

Buy first or sell first?

There's no single right answer. It comes down to how much flexibility you have and how quickly homes are moving where you're buying.

Sell first

MOST CERTAINTY

You know exactly what you have to spend, and your offer on the next home isn't tied to a sale. The tradeoff is timing: you may need a short-term place, or you can negotiate extra time in your current home after closing.

Buy first

MOST CHOICE

You can move once, on your schedule, and take your time with the sale. The tradeoff is carrying two homes for a while. Talk with your lender about which options fit your situation before you start touring.

Line them up

ONE MOVE

List and shop at the same time, then aim for closings a few days apart. An offer that depends on selling your current home can work, but it's stronger once your home is already under contract.

31 to 43 days

days on market, Jan to Oct 2026, in the Granville, Johnstown-Monroe and Northridge schools area reports

97.8%

of original list price received, Jan to Oct 2026, Granville schools area report

2.9 months

supply of homes for sale in Licking County in October 2026, up from 2.4 a year earlier

Jodi's suggested planning schedule

TWO TO THREE MONTHS OUT

Get your numbers

A pricing review of your current home and a conversation with your lender, so you know your budget for the next one.

SIX TO EIGHT WEEKS OUT

Get the house ready

Small repairs, a deep clean, and a radon test if you don't have a recent one, to find potential issues before the buyer's inspection.

LISTING WEEK

List and shop together

Photos and showings on your home while you tour the homes on your list.

UNDER CONTRACT

Match the closing dates

Line up both closings, or negotiate time to stay after your sale closes, so you move once.



JODI'S TAKE

Tell me your timeline and we'll decide the order together before your home goes on the market. The goal is one move, not two.

Market figures: Columbus REALTORS® Local Market Updates, October 2026. This page is general information about timing, not legal or financial advice. Ask your lender which loan options fit your situation.

6 WHAT TO LOOK FOR

More space or one-floor living?

Whichever way you're moving, these are the things worth checking on every showing. Bring this page with you.

More space

4 or more bedrooms, more room

- [ ] **Flexible rooms.** A bonus room, office or finished basement that can change use later.
- [ ] **Garage and storage.** Number of bays, attic and basement storage, room for a workshop.
- [ ] **The lot.** Acreage, slope, drainage after rain and any outbuildings.
- [ ] **Well or city water? Septic or sewer?** Common questions outside the village and city limits. Ask for records and inspection history.
- [ ] **Utilities.** Gas or propane, internet providers at the address.
- [ ] **Your drives.** Check the drive times in this guide against your daily routes.
- [ ] **Radon.** Ask for past test results and whether a system is installed.

One-floor living

Ranch homes, first-floor primary

- [ ] **First-floor primary suite** with its own full bath.
- [ ] **Laundry on the main level,** not in the basement.
- [ ] **Step-free entry** from the garage or front door.
- [ ] **Upkeep.** Yard size, roof and HVAC age, and what any HOA covers.
- [ ] **HOA documents.** Dues, what's included, and any rules on rentals or exterior changes.
- [ ] **Storage without stairs.** Closets, pantry and garage space on the main level.
- [ ] **Radon.** Ask for past test results and whether a system is installed.

Comparing what your home is worth with what the next one costs? Area averages are a starting point. Compare recent sales of homes similar in size, condition and location.



JODI'S TAKE

Tell me what you need, whether it's more room or everything on one floor, and I'll send you new homes that fit as soon as they come on the market.

7 KNOW BEFORE YOU BUY

Radon in Licking County

Radon is a natural, odorless gas that comes up from the ground. In state test data from 2003 through 2020, reported in November 2025, Licking County had the highest median radon level of Ohio's 88 counties. A radon test belongs in every purchase out here.

6.5 pCi/L
median of Licking County tests, 2003 through 2020, the highest of any Ohio county (reported Nov. 2025)

14.7 pCi/L
average of 21,460 Licking County tests, 2003 through 2020 (reported Nov. 2025)

4 pCi/L
the EPA's action level, where it recommends fixing the home

Testing

- A hardware-store test kit runs about $20. A continuous monitor is about $100 or more.
- A test by a licensed professional typically costs $150 to $300.
- Ohio requires state licensure for radon professionals, including people who test and install systems.
- Test during the inspection period, so the results can be part of your negotiation.

Mitigation

- A mitigation system pulls air from under the home and vents it above the roof with a fan.
- Systems typically cost $500 to $2,500.
- The EPA recommends fixing the home at 4 pCi/L or higher, and considering it between 2 and 4.
- If a home already has a system, ask for the most recent test after it was installed.

A 2025 Harvard study named central Ohio among the highest-radon areas in the country. High readings have been common in Licking County tests, and they can be fixed.



JODI'S TAKE

I've worked in radon testing and mitigation since 2014, so I can walk you through a test result and what a fix involves before you make an offer, and help you plan for it when you sell.

Sources: Ohio Department of Health data as reported by The Columbus Dispatch, November 20, 2025 (county median, average and test count; testing and mitigation costs; licensure). U.S. EPA, Ohio radon map (action level). Harvard T.H. Chan School of Public Health news release on the 2025 PNAS study. pCi/L = picocuries per liter.

8 KNOW BEFORE YOU BUY

Property taxes and school district income tax

Two homes with the same price can carry different yearly costs out here, because property tax rates and school district income tax both change at district lines.

Property tax: how it's figured

- Ohio taxes 35% of the County Auditor's market value, at the effective rate for that parcel's tax district.
- Credits are then subtracted, including the owner-occupancy credit for your primary home.
- The fastest way to know: look up the address on the Licking County Auditor's website, which shows its tax district and current bill.
- Licking County was reappraised in 2023 and is scheduled for an update in 2026.

What's changing statewide

- The owner-occupancy credit is set to grow from about 2.5% to over 15% over four years, with the first change in tax year 2026 (House Bill 186).
- Increases tied to inside millage are capped at the rate of inflation, starting tax year 2026 (House Bill 335).
- These reforms do not reduce voter-approved levies.

School district income tax

Some Ohio school districts levy their own income tax, based on where you live. It's separate from property tax.

SCHOOL DISTRICT	RATE	TAX BASE
Granville	0.75%	Traditional
Johnstown-Monroe	1.00%	Traditional
Newark City	1.00%	Traditional
Northridge	0.50%	Earned income only
Southwest Licking	0.75%	Traditional
Licking Heights	Not on the state's list of districts with an income tax	

Why the tax base matters. A traditional-base district taxes a broader range of income than an earned-income-only district, which covers wages and self-employment. If you're comparing areas, ask a tax professional how each one applies to your income.

Sources: Ohio Department of Taxation, school district income tax rates, 2026 list (dam.assets.ohio.gov, School_Districts_2026.pdf). Ohio Department of Taxation, reappraisal and update schedule 2023 to 2028. Fairfield County Auditor, "Ohio Property Tax Reform," January 2026 (summary of statewide law). Licking County Auditor, 20 S. Second St., Newark, (740) 670-5040. General information, not tax advice.

NEXT STEPS

Ready to see what's out there?

I'll put together a hand-picked list of homes for sale that fit what you're looking for, and send new ones as soon as they hit the market.

1

Tell me what you need

More space or one-floor living, the areas you like, and when you'd like to move.

2

Get your list

Homes that match, sent to you directly and kept current.

3

Plan both moves

A pricing review of your current home and a timeline that lines up both closings.



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Request my home list **Call 614.915.8974**

QUICK REFERENCE: DRIVE TIMES, LIGHT TRAFFIC, MINUTES

FROM	DOWNTOWN COLUMBUS	EASTON	INTEL SITE	CMH AIRPORT	DOWNTOWN NEWARK	DENISON
Granville	43	31	21	38	11	3
Johnstown	35	24	9	31	21	17
Pataskala	30	26	20	25	21	16
Alexandria	38	26	12	33	15	11
Jersey Twp	29	18	8	25	22	18
Etna	26	28	24	26	25	20
North Newark	51	40	29	47	6	14

OpenStreetMap routing (OSRM) from one point in each community, November 26, 2026. Allow extra time at rush hour.

The T.J. Evans Trail is a 14.3-mile paved trail that runs from Johnstown through Alexandria and Granville to Newark, with parking in each town (Licking Park District).

Sources. Home prices: Columbus REALTORS® Local Market Updates, October 2026 (residential listing data only; does not account for sale concessions and/or downpayment assistance), and the Zillow Home Value Index, October 2026 (a modeled value, not a sale price). Drive times: OpenStreetMap routing (OSRM), light traffic, one point per community, November 26, 2026. Area history: Wikipedia articles for each community; WOSU (August 1, 2024). Trails: Licking Park District. Intel: City of New Albany; Intel newsroom (February 28, 2025). Radon: Ohio Department of Health data as reported by The Columbus Dispatch (November 20, 2025); U.S. EPA; Harvard T.H. Chan School of Public Health. Taxes: Ohio Department of Taxation; Fairfield County Auditor (January 2026); Licking County Auditor. All sources read November 26, 2026. Maps: Map data © OpenStreetMap contributors. Photo of Jodi Reitz: her own.

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