



Every week, people ask me the same questions about moving to the Rogue Valley. I came from somewhere else too. This guide is what I wish I had been handed when I started asking those questions.

WHY PEOPLE ARE MOVING HERE

The Rogue Valley sits in southern Oregon, between the Siskiyou and Cascade ranges, about 30 minutes from the California border. Grants Pass and Medford are the two main cities. Jacksonville is a small historic town between them.

- **Housing cost.** A home that costs \$900K in the Bay Area often has a \$350-500K equivalent here. Equity from a West Coast sale can buy you something outright, or close to it.
- **Climate.** About 300 days of sun per year. Hot, dry summers. Mild winters compared to most of Oregon.
- **Space.** Acreage is accessible. If you want land, animals, a shop, or a garden, you can afford it here.
- **Pace.** Smaller cities. Less traffic. People know each other.
- **Outdoor access.** The Rogue River, the Siskiyou, the Oregon Caves, the Applegate. Hiking, rafting, fishing. It is an outdoor person's valley.

WHAT PEOPLE DON'T EXPECT

The honest version. I would rather you move here with accurate expectations than arrive disappointed.

It is more rural than it looks on a map.

Grants Pass has about 40,000 people. Medford about 85,000. These are not suburbs. If you are used to same-day delivery or the cultural density of a city, there is an adjustment period. Most people who stay love it. Some realize it is not for them. Both are fine outcomes.

The market moves fast.

Good homes in good locations do not sit. Out-of-state buyers who want to "wait and see" often lose properties they would have bought if they had been ready. Getting pre-approved before you arrive is not optional if you want something specific.

Rural properties require more due diligence.

Well and septic, water rights, zoning, fire defensibility. Buying acreage here is different from buying in a subdivision. I will walk you through all of it, but there are more moving parts.

Wildfire smoke is real.

Most summers have at least a week or two of smoky air. Most locals have air purifiers and know how to read the AQI. It does not define the valley, but it is part of it.

THE AREAS: A QUICK ORIENTATION

- **Grants Pass.** Smaller, laid-back, close to the river. Strong community feel. Good access to rural and acreage properties. More affordable than Medford.
- **Medford.** The commercial hub. More services and amenities. Rogue Regional Medical Center is here. Better for anyone who wants urban convenience.
- **Jacksonville.** Historic gold rush town. Walkable, charming, expensive relative to its size. Popular with people who want small-town aesthetics.
- **Applegate Valley.** West of Grants Pass, heading into the Siskiyou. Wineries, farms, older homesteads. Beautiful and remote.

BUYING FROM A DISTANCE: HOW IT WORKS

- **Get pre-approved before you search seriously.** Sellers here are skeptical of out-of-state buyers who are not ready to move quickly.
- **Video walkthroughs work.** I can walk a property with you in real time, go through every room, and give you an honest read on what the listing photos are hiding.
- **Oregon uses escrow-based closings.** You do not need to be physically present. Signings can be handled with a mobile notary wherever you are.
- **Build in a visit if you can.** Not required, but for rural or unusual properties, one in-person visit before closing is worthwhile. I can pack a lot into two days.

QUESTIONS TO ASK BEFORE YOU COMMIT TO ANY AGENT

- Have you worked with buyers relocating from out of state? How did those transactions work?
- Do you have rural property experience? Well, septic, water rights, zoning?
- What does your process look like for buyers who cannot be here consistently?
- How do you handle multiple offers?
- Can you refer me to past clients who relocated from out of state?

BEFORE YOU MAKE THE MOVE: CHECKLIST

- Get pre-approved with a lender licensed in Oregon
- Decide: city, rural, or somewhere in between
- List your non-negotiables (acreage, garage, single level, proximity to medical, etc.)
- Set up a saved search to get a feel for inventory and price ranges
- Plan a visit if at all possible before buying
- Research Oregon property taxes and any applicable transfer rules from your current state
- Ask me anything -- there is no such thing as a question that is too early

I came from somewhere else. I know what it feels like to make this decision from a distance with incomplete information. My job is to make sure you know what you are actually buying before you make the move.