

Relocating to Southern Oregon

Your Complete Guide to the Rogue Valley

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Welcome to Southern Oregon

Southern Oregon's Rogue Valley is one of the Pacific Northwest's best-kept secrets. Nestled between the Cascade and Siskiyou mountain ranges, this stunning region offers a rare combination of outdoor adventure, cultural richness, affordable living, and genuine community — all within a few hours of major West Coast cities.

Whether you're relocating from California, the Pacific Northwest, or across the country, this guide will help you understand what to expect, where to look, and how to make your move as smooth as possible.

Why People Move to Southern Oregon

- **No sales tax** — Oregon is one of only five states with no sales tax, saving you money every day
- **Affordable housing** — Significantly less expensive than Portland, the Bay Area, or Seattle
- **World-class outdoor recreation** — Hiking, rafting, skiing, fishing, and more, year-round
- **Vibrant arts and culture** — Oregon Shakespeare Festival, live music, galleries, and festivals
- **Award-winning wine country** — Rogue Valley AVA produces nationally recognized wines

- **Strong sense of community** — Friendly, welcoming towns with deep local roots
 - **Mild, four-season climate** — Warm summers, mild winters, and over 200 sunny days per year
 - **Proximity to nature** — Crater Lake National Park is 90 minutes away; the Oregon Coast is 2 hours west
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Key Communities in the Rogue Valley

Medford

The largest city in Southern Oregon and the regional hub for healthcare, retail, and dining. Medford is home to Rogue Valley International Airport, offering direct flights to major West Coast cities. It's a great base for families and professionals who want urban amenities without big-city prices.

Median home price: 380,000–480,000

Ashland

A nationally recognized arts destination and home to the Oregon Shakespeare Festival. Ashland has a walkable downtown, excellent restaurants, and Southern Oregon University. It attracts artists, academics, and anyone who values culture and community.

Median home price: 480,000–650,000

Jacksonville

A National Historic Landmark and one of Oregon's most charming small towns. Jacksonville is surrounded by vineyards and orchards, hosts the Britt Festivals outdoor concert series, and offers a unique blend of history and modern amenities.

Median home price: 450,000–600,000

Central Point

A family-friendly community with top-rated schools and a small-town feel. Home to the famous Rogue Creamery (makers of award-winning blue cheese) and the Jackson County Fairgrounds. Central Point offers excellent value for families.

Median home price: 360,000–450,000

Grants Pass

The gateway to the Rogue River, Grants Pass is a hub for outdoor enthusiasts. Whitewater rafting, fishing, and hiking are all right outside your door. The downtown has a vibrant farmers market and a growing arts scene.

Median home price: 340,000–440,000

Applegate Valley

A rural gem west of Jacksonville, the Applegate Valley is known for its wineries, organic farms, and peaceful lifestyle. Ideal for those seeking acreage, privacy, and a connection to the land.

Median home price: 450,000–700,000 (varies widely with acreage)

Eagle Point

A quiet community near the Rogue River and Crater Lake Highway. Eagle Point offers affordable housing, a charming historic downtown, and easy access to outdoor recreation.

Median home price: 340,000–420,000

Talent & Phoenix

Two neighboring communities south of Medford with a strong sense of resilience and community spirit. Both towns have been rebuilding after the 2020 Almeda Fire and offer affordable housing options close to Ashland.

Median home price: 320,000–420,000

Cost of Living Overview

Category	Southern Oregon	Portland, OR	San Francisco, CA
Median Home Price	\$420,000	\$530,000	\$1,200,000
State Income Tax	8–9.9%	8–9.9%	9.3–13.3%
Sales Tax	None	None	8.625%
Property Tax Rate	1.0–1.2%	1.1%	1.1%

Key financial advantages of Southern Oregon:

- No sales tax saves the average household 1, 500–3,000 per year
 - Property taxes are reasonable compared to California
 - Utilities, groceries, and everyday costs are lower than major metros
 - More home for your money — larger lots, more square footage per dollar
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Schools & Education

Southern Oregon offers strong public and private school options across the region.

Public School Districts:

- Medford School District 549C — medford.k12.or.us
- Ashland School District — ashland.k12.or.us
- Central Point School District (District 6) — district6.org
- Grants Pass School District 7 — grantspass.k12.or.us
- Phoenix-Talent School District — phoenixtalent.k12.or.us

Higher Education:

- Southern Oregon University (Ashland) — sou.edu
 - Rogue Community College (Grants Pass & Medford) — rogucecc.edu
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Healthcare

Southern Oregon has excellent healthcare facilities serving the entire Rogue Valley.

- **Asante Rogue Regional Medical Center** (Medford) — Regional trauma center and full-service hospital
 - **Asante Three Rivers Medical Center** (Grants Pass) — Full-service hospital serving Josephine County
 - **Providence Medford Medical Center** — Part of the Providence Health System
 - **Sky Lakes Medical Center** (Klamath Falls, 1 hr away) — Additional regional option
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Utilities & Services

- **Electric:** Pacific Power — pacificpower.net
 - **Natural Gas:** Avista Utilities — myavista.com
 - **Water/Sewer:** Varies by city; contact your local municipality
 - **Internet:** Charter Spectrum, Ziplly Fiber, and local providers available in most areas
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Important Government Resources

- **Oregon DMV (change address/license):** oregon.gov/odot/dmv
 - **Oregon Voter Registration:** sos.oregon.gov/voting
 - **Jackson County Government:** jacksoncountyor.gov
 - **Josephine County Government:** co.josephine.or.us
 - **Jackson County Assessor:** jacksoncountyor.gov/assessor
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Your Relocation Checklist

Before You Move:

- Research communities and visit in person if possible
- Get pre-approved for a mortgage
- Connect with a local realtor (that's me!)
- Research schools if you have children
- Budget for moving costs and temporary housing

After You Arrive:

- Update your Oregon driver's license (within 30 days)
 - Register your vehicle in Oregon (within 30 days)
 - Register to vote in Oregon
 - Set up utilities (electric, gas, water, internet)
 - Explore your new community — farmers markets, local events, hiking trails
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Climate & Weather

Southern Oregon enjoys a mild, Mediterranean-influenced climate with four distinct seasons.

- **Summer (June–September):** Warm and dry, with temperatures in the 80s–90s°F. Very little rain.
- **Fall (October–November):** Mild temperatures, beautiful foliage, and the start of the rainy season.
- **Winter (December–February):** Mild in the valley (30s–50s°F), with occasional snow. Ski season at Mt. Ashland (4,500 ft elevation).
- **Spring (March–May):** Wildflowers, green hills, and warming temperatures. Perfect hiking weather.

Southern Oregon averages over 200 sunny days per year — significantly more than Portland or Seattle.

Working with Simona Fino

Relocating is one of the biggest decisions you'll ever make. As a Southern Oregon realtor with deep roots in the Rogue Valley, I specialize in helping buyers and families find the right home in the right community — not just any house.

What I offer relocation clients:

- Personalized community consultations to match your lifestyle and budget
- Comprehensive neighborhood tours (in-person or virtual)
- Current market data and honest pricing guidance
- Connections to trusted local vendors: lenders, inspectors, contractors, movers
- Ongoing support from your first question to your closing day — and beyond

Contact Simona:

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