

THINKING OF MOVING TO



YOUR INSIDER GUIDE TO
NEIGHBORHOODS,
SUBURBS, AND LIFESTYLE
— SO YOU CAN FEEL AT
HOME BEFORE YOU ARRIVE



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LIFE IN PORTLAND: WHAT TO EXPECT



Portland is a city of neighborhoods—each with its own personality, pace, and lifestyle. Daily life here often includes local coffee shops, independent restaurants, parks woven into residential areas, and easy access to the outdoors.

People move to Portland for a balance of city convenience and nature, a strong sense of local culture, and neighborhoods that feel distinct rather than cookie-cutter.

Climate & Lifestyle

- Mild summers with low humidity
- Cooler, rainy winters (snow is infrequent)
- Outdoor activities year-round—from forest hikes to waterfront walks

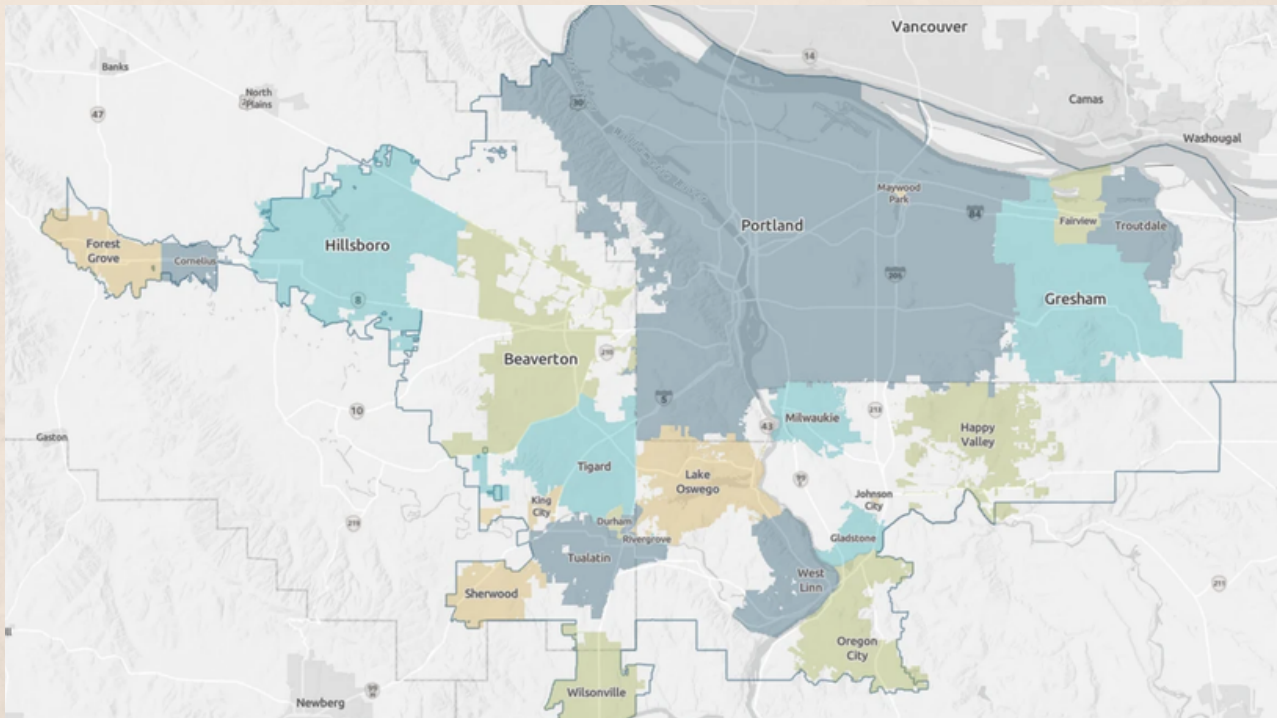
Getting Around

Portland offers real flexibility:

- Walkable neighborhoods
- Bike-friendly infrastructure
- MAX light rail connecting Portland to Beaverton, Hillsboro, Milwaukie, Gresham, and PDX

Portland rewards choosing the right neighborhood more than choosing the “right” side of town.

WHAT'S IN THE PORTLAND METRO AREA?



The Portland Metro Area: Explained Simply

When people say “Portland,” they’re often referring to more than just the city itself. The Portland metropolitan area includes a network of cities and suburbs across Oregon and SW Washington that function as one connected region for work, commuting, and daily life.

Living anywhere in the metro means access to:

- Shared job markets
- Regional transit and highways
- Major shopping, dining, and entertainment hubs
- Parks, trails, and outdoor destinations

Core Cities & Areas in the Portland Metro

Urban Core

Portland

- Walkable neighborhoods and cultural districts
- The region’s primary city center
- Wide range of housing types and lifestyles

Oregon Westside Suburbs

Beaverton • Hillsboro • Tigard • Tualatin

- Major employment centers
- Mix of established neighborhoods and developments
- Strong freeway and light rail connections

Oregon East & South Metro

Gresham • Milwaukie • Happy Valley • Oregon City

- More space and suburban layouts
- Access to outdoor corridors and regional parks
- Often better value per square foot

SW Washington Metro

Vancouver • Camas • Ridgefield

- No state income tax
- Newer housing options and growing communities
- Short commute to Portland via I-5 and I-205

How the Metro Functions Day-to-Day

- Many residents live in one city and work in another
- Commutes commonly cross city and state lines
- Shopping, dining, and recreation are regional—not city-specific

PORTLAND NEIGHBORHOODS (CITY LIVING OPTIONS)

If You Want Walkability & Urban Energy



Pearl District / Close-In Northwest

- Condos and modern living
- Restaurants, galleries, parks, and events
- Easy downtown access

Best for: city-first lifestyles, car-light living

Unlike many cities, Portland neighborhoods can change character quickly. Two homes less than half a mile apart may have very different walkability, noise levels, and daily rhythms.

If You Want Quiet Streets & Parks



Laurelhurst / Alameda / Irvington

- Established neighborhoods
- Larger lots and classic architecture
- Access to parks and calmer streets

Best for: charm, space, and long-term living

Portland has 90+ officially recognized neighborhoods. Lifestyle fit matters more than city boundaries.

If You Want Classic Portland Neighborhood Charm



Inner Southeast (Division, Hawthorne, Clinton areas)

- Local restaurants, cafes, boutiques
- Tree-lined streets with character homes
- Strong neighborhood identity

Sellwood-Moreland

- Small-town feel within the city
- Shops, river access, and community vibe

Best for: walkability + neighborhood feel

Some of Portland's most walkable neighborhoods are residential first, not urban cores. Many areas offer:

- A neighborhood main street
- Parks within walking distance
- Coffee, dining, and essentials nearby

You can have walkability without living in a high-rise or dense downtown environment.

TOP SUBURBS IN PORTLAND

Area	Why People Choose It	Median Home Price*
Portland (City)	Culture, walkability, neighborhoods	~\$500,000
Beaverton	Westside convenience, dining, jobs	~\$580,000
Hillsboro	Tech hub, newer homes	~\$520,000
Tigard	Central access, practical living	~\$585,000
Tualatin	Suburban comfort, freeway access	~\$600,000
Sherwood	Quiet, newer neighborhoods	~\$720,000
Happy Valley	Larger homes, newer builds	~\$665,000
Gresham	Best value, more space	~\$465,000
Milwaukie	Close-in suburb, transit access	~\$510,000
Oregon City	Historic charm, growing popularity	~\$565,000
Lake Oswego	Premium homes, lake lifestyle	~\$875,000
West Linn	Upscale, established neighborhoods	~\$735,000

*Median sale prices sourced from Redfin, December 2025.

Quick decision guide

- Walkable city life: Portland
- Westside jobs: Beaverton / Hillsboro / Tigard
- More house for the money: Gresham
- Premium suburbs: Lake Oswego / West Linn
- Close-in suburb: Milwaukie / Oregon City

PARKS, HOTSPOTS & WHAT MAKES PORTLAND SPECIAL

Outdoor Access (A Major Advantage)

- Forest Park: One of the largest urban forests in the U.S. with 80+ miles of trails
- Washington Park: Rose Garden, viewpoints, cultural attractions
- Riverfront paths, neighborhood parks, and weekend escapes close by

Local Culture You'll Actually Use

- Farmers markets and food cart pods
- Independent coffee shops and restaurants
- Community events, neighborhood main streets, seasonal festivals



Portland is less about "things to do" and more about how easily those things fit into everyday life.

HOW TO FIND YOUR RIGHT FIT

Start With Lifestyle, Not Listings

Ask yourself:

- Do I want to walk to coffee and restaurants?
- Do I value space and quiet over commute time?
- Am I prioritizing character or newer construction?
- What does my ideal weekend look like?

A Simple Way to Choose

1. Pick **2-3 neighborhoods or suburbs**
2. Compare **home types and price points**
3. Visit for a “day in the life” experience
4. Narrow before you start touring homes seriously

Final Thought

Moving is a big decision. This guide is designed to help you feel informed, confident, and clear—so when you do start your home search, you’re already one step ahead.



Want help narrowing this down to the right fit for you? Give me a call today.

Let's map neighborhoods to your lifestyle, budget, and goals.

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