Justin Burton
eXp Realty

FREE
YOUR COMPLETE GUIDE TO MOVING TO GRANTS PASS & THE ROGUE VALLEY

SOUTHERN OREGON RELOCATION GUIDE

MOVING TO GRANTS PASS & THE ROGUE VALLEY?

Everything You Need to Know Before You Buy


OUTDOOR ADVENTURE


SCENIC BEAUTY


CHARMING COMMUNITIES


FOUR DISTINCT SEASONS

GRANTS PASS • MEDFORD • ROGUE RIVER • MERLIN • MURPHY
JACKSONVILLE • CAVE JUNCTION • SELMA

DISCOVER
A Better Way of Life
Affordable. Beautiful. Connected. Welcoming.

EXPLORE
Great Communities
Grants Pass • Medford
Rogue River • Merlin
Murphy • Jacksonville
Cave Junction & More

EXPERIENCE
Outdoor Paradise
Rivers, Mountains, Wineries, Trails, Lakes & Endless Adventure

YOUR NEW CHAPTER
Starts Here
Local expertise.
Smoother move.
Stronger future.

← *Scan Me!*
Start Your Move to Southern Oregon Today
MoveToGrantsPass.com

541-660-0121
justin.burton@exprealty.com
www.MoveToGrantsPass.com
Grants Pass, OR 97526

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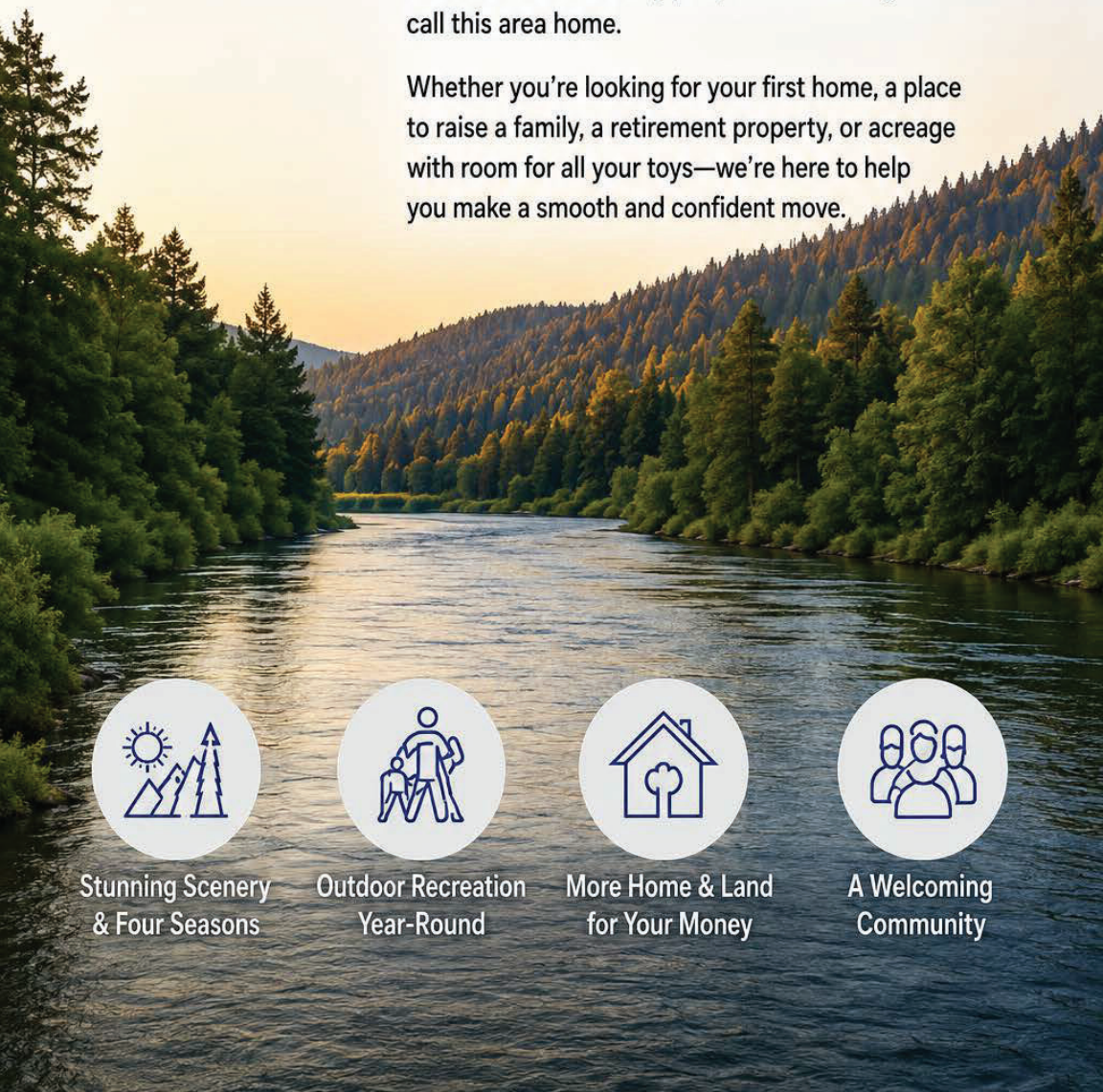
Welcome to

SOUTHERN OREGON

Southern Oregon offers an incredible blend of natural beauty, outdoor adventure, a friendly community, and a relaxed pace of life.

From the Rogue River to the surrounding mountains, it's no wonder so many people are choosing to call this area home.

Whether you're looking for your first home, a place to raise a family, a retirement property, or acreage with room for all your toys—we're here to help you make a smooth and confident move.



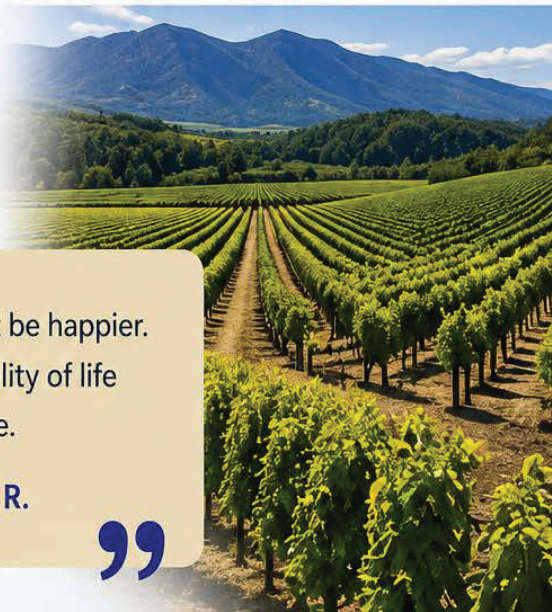
- Stunning Scenery & Four Seasons
- Outdoor Recreation Year-Round
- More Home & Land for Your Money
- A Welcoming Community

WHY PEOPLE ARE MOVING HERE

- Lower cost of living compared to California and major metro areas
- More space – larger homes, acreage & room for shops, RVs and hobbies
- No traffic & beautiful drives every day
- Outdoor lifestyle with endless recreation options
- Strong sense of community & small-town charm
- Local wineries, restaurants, festivals & events
- Easy access to Medford Airport & Interstate 5







> We moved from California and couldn't be happier. The community is amazing and the quality of life is something we never thought possible.
>
> – Jason & Michelle R.

SOUTHERN OREGON AREA MAP

Southern Oregon offers the perfect balance of natural beauty, small-town charm, and modern convenience.

EXPLORE. RELAX. LIVE.

You'll fit right in.

DRIVING TIMES

Medford Airport	30 min
Oregon Coast	2 hrs
Crater Lake	2.5 hrs
Redwood National Park	2.5 hrs
Ashland	45 min

Close to everything. Far from ordinary.

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BEST PLACES TO LIVE



GRANTS PASS

Charming downtown, the Rogue River, excellent schools, and a strong sense of community.

Best for: Families, retirees, outdoor enthusiasts, small business owners



MERLIN

Rural living with larger lots and quick access to the Rogue River.

Best for: Acreage, horse properties, fishing enthusiasts, privacy



MURPHY

One of Southern Oregon's most desirable areas with wineries, rolling hills and spacious homesites.

Best for: Luxury homes, vineyards, country living, large shops



ROGUE RIVER

A growing community offering affordability and easy I-5 access.

Best for: Commuters, families, investment opportunities



MEDFORD

Southern Oregon's largest city with major shopping, healthcare, dining and airport.

Best for: Employment, healthcare, shopping, air travel



JACKSONVILLE

Historic charm, boutique shopping, restaurants and the Britt Festival.

Best for: Historic homes, retirees, culture, walkability



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COST OF LIVING COMPARISON

Compared to California's major metro areas, Southern Oregon offers:

- Lower home prices
- Lower property taxes
- Lower everyday expenses
- More home and land for your money
- Less traffic & shorter commute times



EXAMPLE HOME PRICE COMPARISON

(Approximate)

AREA	MEDIAN HOME PRICE
Sacramento, CA	$575,000+
Bay Area, CA	$1,250,000+
Grants Pass, OR	**$435,000**
Medford, OR	**$450,000**

Prices vary by location & market conditions.

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HOME BUYING TIPS



- **Get pre-approved** with a lender early.
- **Determine if you prefer** in-town convenience or rural acreage.
- **Understand wells, septic systems, and water rights** for rural properties.
- **Ask about wildfire risk** & insurance options.
- **Consider commute times,** internet availability & utility providers.
- **Work with a local REALTOR®** who knows the area and market.

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OUTDOOR LIFESTYLE

Southern Oregon is a neighbor lover's paradise.
Enjoy world-class recreation right in your backyard.

- **Rogue River** – fishing, rafting, boating & swimming
- **Hiking** & mountain biking
- **Wine tasting** in the Applegate Valley
- **Covered Bridges** & historic sites
- **Crater Lake** National Park
- **Waterfalls, lakes** & camping
- **Hunting**, golf & so much more









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RURAL LIVING GUIDE



WELLS

Most rural homes use private wells. Water quality & flow can vary.

SEPTIC SYSTEMS

Understand system type, maintenance & inspection.

IRRIGATION RIGHTS

Many properties include water rights from creeks or other sources.

POWER & INTERNET

Availability can vary by location. Starlink & other options available.

ROAD MAINTENANCE

Some roads are county maintained, others are private.

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FREQUENTLY ASKED QUESTIONS

Q: Does it snow in Southern Oregon?
A: Yes, but generally mild in the Grants Pass area. Snow is more common at higher elevations.

Q: Is Southern Oregon a good place to retire?
A: Absolutely! Many retirees enjoy the slower pace, outdoor lifestyle and variety of housing options.

Q: Are there homes with shops & RV parking?
A: Yes! Many homes on acreage feature shops, RV garages and plenty of space for your toys.

Q: How competitive is the housing market?
A: It varies by season. Working with a local expert helps you find opportunities and negotiate with confidence.



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WHAT MY CLIENTS ARE SAYING

★ ★ ★ ★ ★

"Justin made relocating to Southern Oregon easy and stress-free. He answered every question and helped us find the perfect property."

– Sarah & Tom M.

★ ★ ★ ★ ★

"Highly professional, knowledgeable and always available. We felt like Justin truly had our best interest at heart."

– Brian K.

★ ★ ★ ★ ★

"We moved from California and couldn't be happier. His local expertise and honesty were priceless."

– Melissa & Dave L.

★ ★ ★ ★ ★

"From start to finish, Justin went above and beyond. We highly recommend him to anyone buying or selling in Southern Oregon."

– Amanda P.



4.8 Rating on Google

★ ★ ★ ★ ★

Scan to read more reviews!

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Your new home. Your new lifestyle. Your next chapter starts here.

MEET JUSTIN BURTON



I'm a REALTOR® with eXp Realty and a proud Southern Oregon local.

With a background in construction and years of real estate experience, I bring knowledge, honesty and dedication to every client I serve.

Whether you're buying, selling, or relocating, my goal is to make the process smooth and successful.

Let's find your place in Southern Oregon!

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READY TO MAKE YOUR MOVE?

Let's connect!

Scan to download this guide, search homes, or schedule a consultation.

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