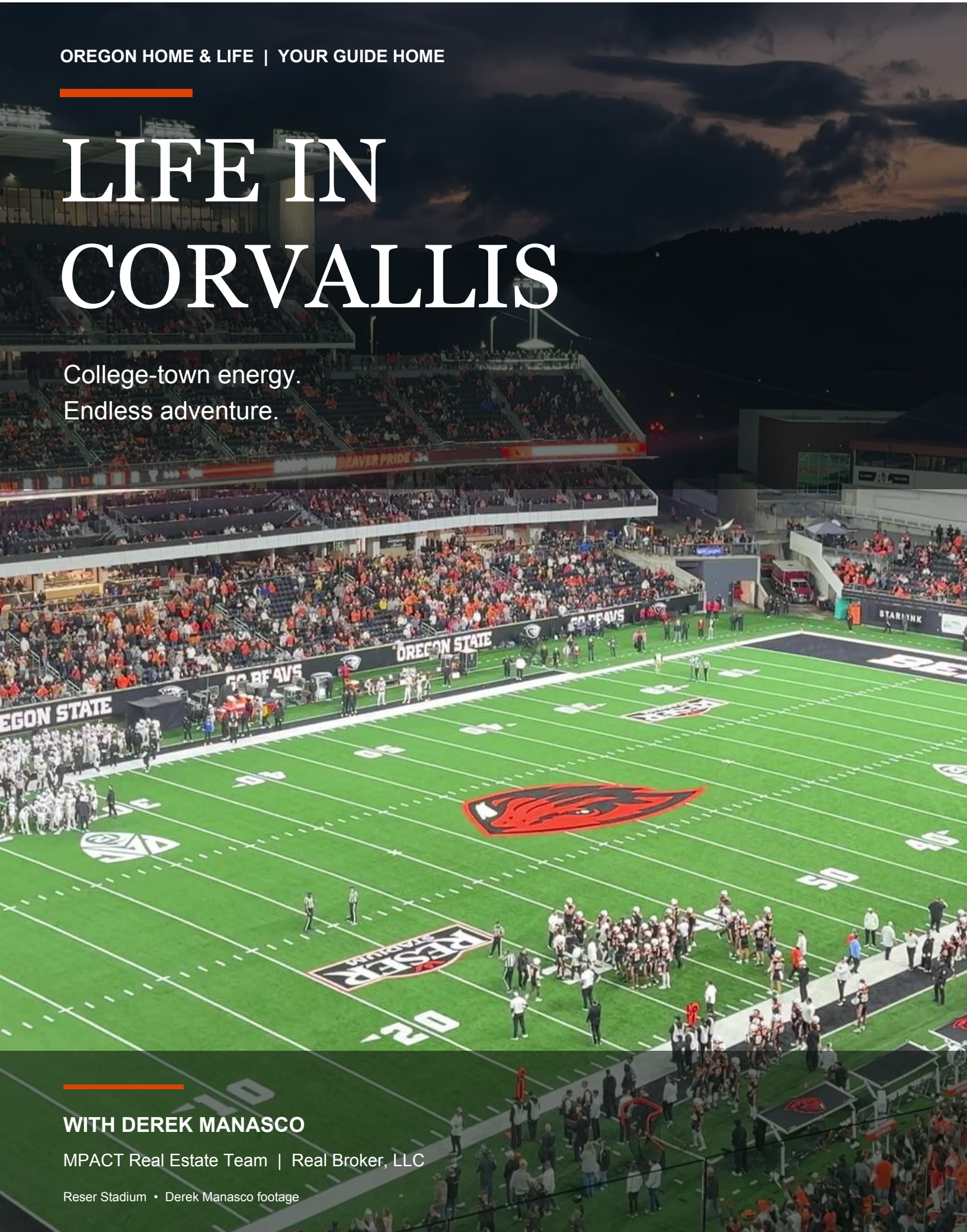
OREGON HOME & LIFE | YOUR GUIDE HOME

LIFE IN CORVALLIS

College-town energy.
Endless adventure.



WITH DEREK MANASCO

MPACT Real Estate Team | Real Broker, LLC

Reser Stadium • Derek Manasco footage

WITH DEREK MANASCO

Where Our Oregon Story Began



When my wife and I moved from Texas to Oregon, our daughter was about a year old. We were starting over in a new state and imagining what life here could look like for our family.

Corvallis captures so much of what we love about the Willamette Valley: Beaver game days, welcoming local spots, time outside, and the river and trails that make an ordinary afternoon feel like an adventure.

I want to help you picture life here beyond a list of houses. Explore the places you might spend a Saturday, the routes you would take on a Tuesday, and the questions worth asking before deciding where to call home.

> Lifestyle First. House Second.
> Then, we'll guide you home.

DEREK MANASCO

Oregon Home & Life | MPACT Real Estate Team

Real Broker, LLC

Licensed Principal Broker in Oregon | #201225584

Come Get to Know Corvallis

A little of our Oregon story, favorite local stops, adventures worth taking, and a closer look at the life you could build here.

04–05 | Welcome to Corvallis
Community, family, and the ordinary moments that matter.

06–07 | Finding Your Rhythm
College-town life, downtown, and the riverfront.

08–13 | Derek's Corvallis Picks
Dining, Oregon State, games, recreation, and trails.

14–15 | Spend a Day Here
A day of exploring and the practical side of everyday life.

16–19 | The Life Around You
Nearby adventures, the weather, the river, and home.

20–23 | Finding Your Place
Budget, property questions, and a personal invitation.

24 | Let's Get You Home
Your next steps and a way to connect.

Corvallis sits in Oregon's Willamette Valley, where university energy, a riverfront downtown, and outdoor opportunities are part of the daily rhythm.



The Plaza, Corvallis · Derek Manasco footage



Avery Park, Corvallis · still from Derek Manasco's footage

Welcome to Corvallis

A university town brings different people and ideas together.
In Corvallis, students, faculty, longtime residents, local business owners, and visitors share a city shaped by Oregon State University and its wider community.

That influence reaches beyond a Saturday game. The academic calendar, lectures, performances, research, and visiting families contribute to the rhythm of the year. Spend time here when classes are in session and again during a quieter break; you may notice two sides of the same place.

As with any move, the best way to understand a community is to spend time in the parts that matter to you. Walk downtown, visit a park, try your commute, and picture a normal Tuesday—not just a great weekend.

The Ordinary Moments Matter

> There is something special about being able to make the outdoors part of everyday life.
> — Derek Manasco

One of my favorite ordinary Oregon moments is walking beside the Willamette with my family. My wife and I put on our weighted rucks, the kids ride their bikes, and we get to enjoy being outside together.

I love the sweet smell of spring, the crisp air and changing leaves in fall, and the way a regular day can include a little adventure. That's part of why our family chose to return to Oregon.

Corvallis has its own riverfront, parks, and paths to explore. Give yourself time to find the places that fit your routine.



Willamette River · still from Derek Manasco's footage

THE EVERYDAY EXPERIENCE

The Rhythm of a College Town



Reser Stadium game day · Derek Manasco footage

Corvallis brings together quieter residential streets and an active university. That combination is part of the appeal, but the experience can change by location and season. Game days, the beginning of a term, and graduation can bring more visitors, traffic, and activity around campus.

When you are considering a home, visit at different times of day and on different days of the week. Think about your own balance of walkability, parking, activity, and space. There is no single best neighborhood; there is the one that fits the way you want to live.

And make time for an ordinary afternoon, too. A park, a bike ride, or a walk beside the river can tell you just as much about a place as a busy Saturday.

Take Your Time Downtown



Downtown Corvallis · still from Derek Manasco’s footage

If we're exploring Corvallis together, I want to spend a little time downtown. Walk along First Street, explore the independent businesses, and find a table for a meal. The Willamette River gives the area a natural place to pause between stops.

The Corvallis Farmers' Market meets at First and Jackson during its outdoor season. Browse the local produce, then take a walk along the riverfront. Check the market's current calendar before you go; dates and hours change with the season.

A morning downtown is also a useful way to picture everyday life here. Which shops would become part of your routine? Where would you stop for coffee? Give yourself time to explore, and notice the places you want to come back to.

Derek’s Corvallis
The Places I’d Take You

If you have a day or two to explore Corvallis, these are some of the places I'd put on your list. They are personal favorites, good places to gather, and a starting point for finding your own.

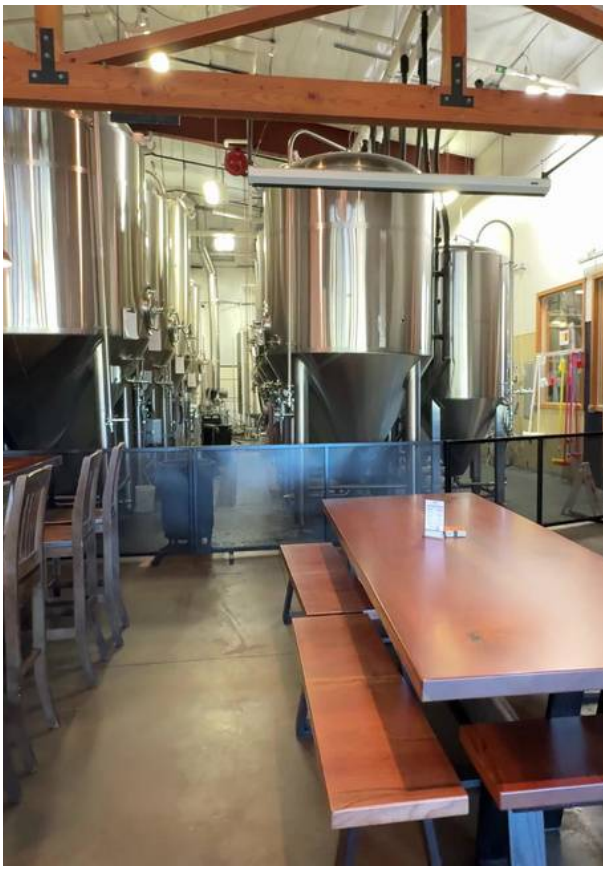
Block 15 Southtown

Block 15's Southtown Tap Room is one of my favorite Corvallis stops. I love the food and drinks, and the outdoor seating area makes it a great place to settle in and spend some time together.

The brewery and taproom is at 3415 SW Deschutes Street. Check the current menu and hours, then give yourself time to enjoy the patio.



AI-generated food illustration; not a specific restaurant.



Block 15 Southtown · still from Derek Manasco's footage

DEREK'S LOCAL PICK

Good food, good drinks and time on the patio

EAT LIKE A LOCAL

A Few More Local Favorites

BURGERS

When I'm in the mood for a burger, Bo & Vine and Killer Burger are two of my favorites. Make a stop, try what sounds good to you, and let me know which one becomes your pick.

TACOS & PIZZA

Tacos El Machín at The Plaza is hard to beat. For pizza, try American Dream or Birdie's Pizza, which is also at The Plaza. Check current menus and hours before you go.

MORE LOCAL PICKS

Thai Chili and Local Boyz Hawaiian Cafe are two more local favorites to put on your list. The best part of getting to know a place is finding the spots you'll want to return to.





Downtown Corvallis and Block 15 Southtown · Derek Manasco footage

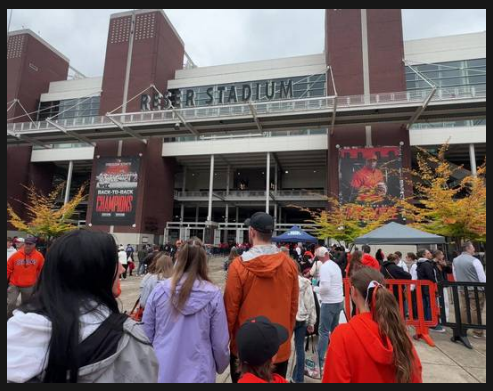
THIS IS BEAVER COUNTRY.



Reser Stadium · Derek Manasco footage

More than a game. More than a university.

Oregon State is woven into Corvallis. Feel the energy on game day, then explore the campus, historic buildings and green spaces at your own pace.



Game day · Derek Manasco footage

PLAN YOUR VISIT

visitosu.oregonstate.edu

CORVALLIS GAME DAY

A Beaver Game and a Summer Night





Reser and Goss Stadium · Derek Manasco footage

I love Beaver football. Arrive early, grab a meal, and give yourself time to experience the energy around Reser Stadium.

The calendar reaches beyond football: look for basketball at Gill Coliseum, baseball, gymnastics, wrestling and more. In summer, the Corvallis Knights play collegiate baseball at Goss Stadium; they are separate from Oregon State athletics.

LOCAL TIP

Check schedules, tickets, venue rules and parking before you go.

INDEPENDENT GUIDE

Not affiliated with or endorsed by Oregon State University.

MORE WAYS TO PLAY

Make Time to Play



Avery Park, Corvallis · Derek Manasco footage

GOLF & DISC GOLF

Play a round at Golf City Par-3 or explore the disc golf courses at Willamette Park and Adair County Park.

BOWLING & BIKING

An afternoon can take a lot of forms: bowling with friends, a bike ride, or a visit to a neighborhood park.

SPORTS & PARKS

Put a Beaver sporting event or a Corvallis Knights baseball game on the calendar. Make time to enjoy the parks, too.

Check current hours, course conditions, and schedules before you go.

GET OUTSIDE

Find Your Trail

Four favorite places to get outside around Corvallis.

01

BALD HILL

Rolling foothills and open space make this a favorite for a walk or bike ride. Choose a route that fits your day.

Open foothills / Walking & biking

02

FITTON GREEN

Head into the hills for open views across the Willamette Valley. Check access and trail conditions before you go.

Valley views / Hillside walks

03

CHIP ROSS

A hillside walk with views over Corvallis and the valley. Bring shoes that can handle mud in the wetter months.

Hillside views / Seasonal mud

04

PEAVY ARBORETUM

Explore wooded paths and a gateway to Oregon State's research forest trail system.

Woodland paths / Research forest



Willamette Park, Corvallis · regional outdoor photograph by Derek Manasco

Check current closures, parking and trail rules before heading out.

THE DISCOVERY DAY

One Day in Corvallis

Here's how I'd spend it.

01

MORNING

Start downtown. Get coffee, visit the farmers' market when it's in season, and walk along the Willamette River.

02

LATE MORNING

Explore Oregon State. Walk the public campus areas or check OSU's visitor information for a tour.

03

AFTERNOON

Pick your adventure. Hike Bald Hill, Fitton Green, Chip Ross, or Peavy Arboretum; take a bike ride; or plan a river float when conditions are suitable.

04

EVENING

Find a local favorite. Try Block 15 Southtown or another local restaurant, then catch a Beaver game or a summer Knights game if the schedule works.

Leave room to follow what catches your attention.

Check seasonal schedules, business hours, river conditions, and park access before your visit.

THE PRACTICAL SIDE

The Places You'll Use Every Week

As much as I enjoy talking about restaurants and outdoor adventures, there's another side to getting to know Corvallis: the places you'll use every week.

01 HEALTHCARE

Good Samaritan Regional Medical Center is at 3600 NW Samaritan Drive. Check provider availability, insurance and travel time.

02 EDUCATION

Corvallis School District, Linn-Benton Community College and Oregon State are local resources. Verify school assignment and program availability directly.

03 TRANSPORTATION

Corvallis Transit System is fareless, though connecting services can differ. Check the routes and schedules you would actually use.

04 SHOPPING

Try your regular grocery stops and nearby shopping in person. Costco is at 3130 Killdeer Avenue SE in Albany.

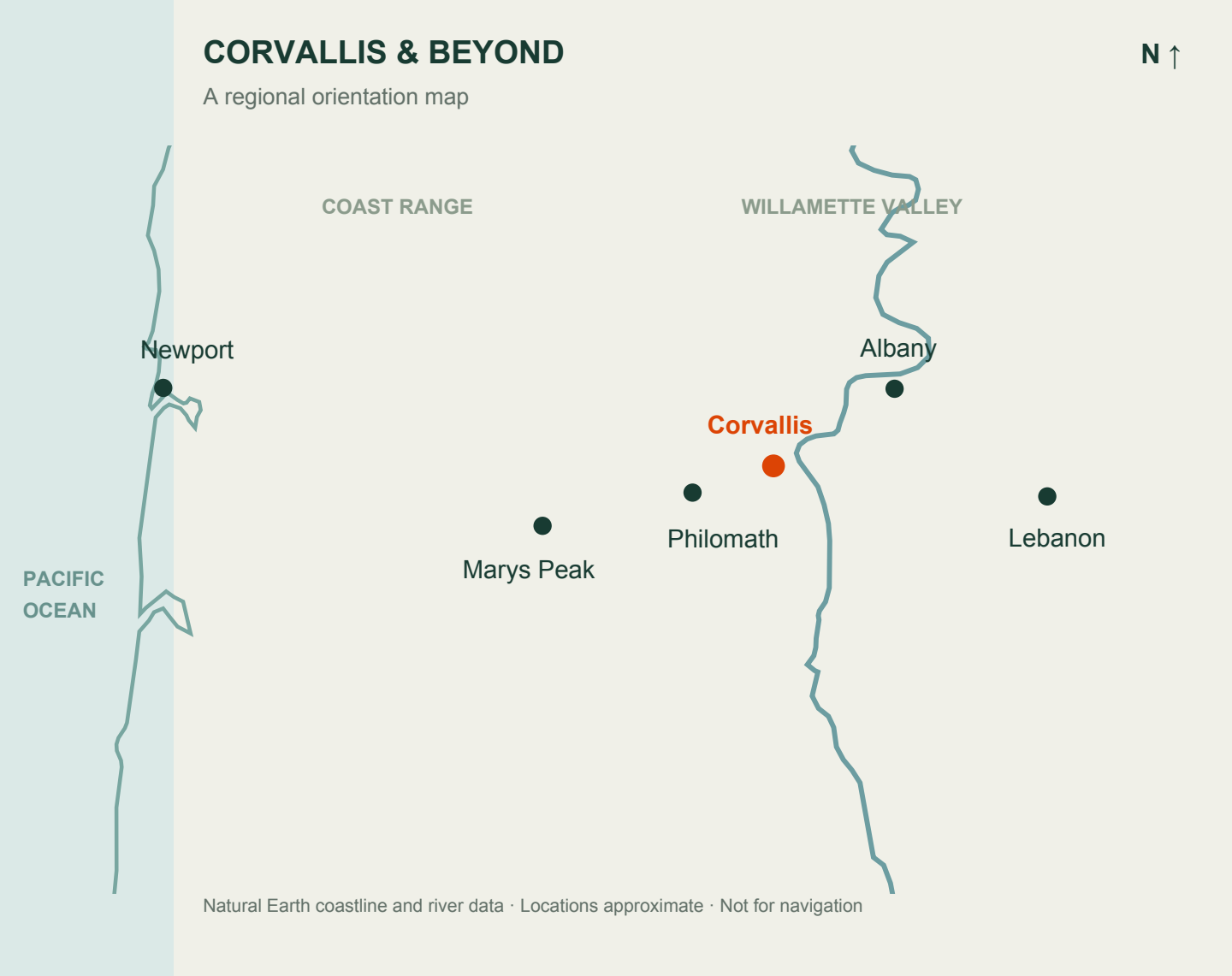
05 FITNESS & RECREATION

Add a park, a gym and a library visit to your own everyday test drive.

REGIONAL ADVENTURES

More Than One Town

From Corvallis, explore the neighboring valley communities, head west toward the coast, or find a new trail in the Coast Range.



Explore Philomath and Albany, spend a day in Lebanon, or make time for the coast and Marys Peak. Check conditions and plan your route before setting out.

LIVING THROUGH THE SEASONS

The Reality Behind the Beauty



Riverbend Park · Derek Manasco footage

RAIN & WINTER

The green comes with gray skies and rain, especially through cooler months. Winters are generally mild, but occasional snow and ice can disrupt an ordinary day.

THE OUTDOORS

Heavy rain, seasonal smoke and game-day traffic are worth planning around. A good rain jacket and the right shoes make it easier to keep getting outside.

THE HOME

Pay attention to the roof, gutters, drainage, ventilation and signs of moisture. A beautiful place should work for the weather as well as the way you live.

THE WILLAMETTE RIVER

A Day on the Willamette



Willamette River · Derek Manasco footage

One of the things to put on your summer list is a float down the Willamette. A local route starts at Willamette Park in South Corvallis and ends at North Riverfront Park, formerly Michael's Landing, near the Old Spaghetti Factory. Set up a ride back before you launch, and make sure everyone knows where to get out.

River conditions can change. Check current water levels, hazards and access before you go. Wear a properly fitted life jacket, and choose a day and equipment appropriate for your group.



AI-generated illustration · not a specific river location

Prefer dry land? A downtown riverfront walk is another way to enjoy the water.

The Life You Come Home To



Riverbend Park, Corvallis · Derek Manasco footage

> “The house matters, but the life around it matters just as much.”

Think about what you want an ordinary evening to feel like. Is it a walk after dinner? Space for a garden? A short trip to campus? Room to host friends? Or a quieter street where you can settle in after a busy day?

As you explore Corvallis, pay attention to the tradeoffs you are comfortable making. Write down what you notice; your priorities may become clearer once you have spent some time here.

Maybe your next chapter includes a Beaver game, a morning at the market, or a walk beside the river. Whatever it looks like, let's start with the life you want to build.

The Corvallis Housing Market

OCTOBER 2026 MARKET SNAPSHOT

$556,500

Median sales price

Corvallis • Benton County • All property types

40

Closed sales

70

Median days on market

251

Active listings

6.3

Months of inventory

Market conditions vary by property, price and timing.

98.3% List price received

LIFESTYLE FIRST. HOUSE SECOND.

Source: WVMLS, Corvallis, Benton County, all property types; October 2026.
Data supplied by Derek Manasco, Oregon Principal Broker; updated November 25, 2026.

Room for the Way You Live

You may want a smaller home near the places you visit most, a yard, a workshop, or room for visitors. Each choice comes with different costs and responsibilities.

For a particular property, verify permitted uses, boundaries, access, parking, applicable restrictions, and any planned improvements with the appropriate professionals and local authorities. If you are looking outside town, ask about wells, septic systems, and the upkeep that comes with more land.

The goal is to find a home that supports your life, then understand what it will take to care for it.

A GOOD PLACE TO START

What are the three things you'd most like your next home to make possible?

1. _____
2. _____
3. _____



AI-generated home illustration; not an available property.

BUYING WITH CONFIDENCE

Fall in Love with It.
Then Understand It.

Beautiful setting. Great kitchen. Amazing backyard. Those things matter. Before you buy, we also need to understand what's behind the photos.

THE HOME

Look closely at the roof, structure, drainage, moisture, major systems, renovations, and any repairs that may be needed.

THE PROPERTY

If you're considering acreage, investigate access, easements, boundaries, wells and septic systems, zoning, legal access, and relevant permits or restrictions.

THE FULL COST

Consider financing, property taxes, insurance, utilities, maintenance, and other ownership costs. Ask for property-specific insurance quotes and investigate flood or wildfire exposure where relevant.

We'll work with appropriate inspectors, lenders, and other professionals to investigate the important details so you can make a well-informed decision.

Picture Your Next Chapter

Maybe your next chapter includes a Beaver game, a morning at the market, or a walk after dinner. Maybe it's more room to gather, or a shorter route to the places you love.

I believe the process matters. My job is to listen, help you ask better questions, and guide you with your goals in mind. If Corvallis fits, great. If another Oregon community makes more sense, let's explore that too.



Derek Manasco

> "A home is important. Absolutely. But the life you build around that home? That's what makes it meaningful."
>
> **— Derek Manasco**

Ready to explore what life in Corvallis could look like for you?

Whether you're considering a move or simply have questions about the area, I'd love to hear what you're looking for. Click below to schedule a personal Oregon Home & Life Zoom consultation.

Schedule a Conversation with Derek

Lifestyle First. House Second. Then, we'll guide you home.

Let's Find Your Place in Corvallis.

Whether you're ready to buy, considering selling, or just exploring Oregon, my team and I would love to help.

EXPLORE YOUR OPTIONS

Visit MPACT Real Estate Team →

LET'S TALK ABOUT YOUR PLANS

Schedule Your Oregon Consultation →

STILL EXPLORING?

Get Your Free Oregon Guide →

Derek Manasco

Oregon Home & Life | MPACT Real Estate Team

REAL BROKER, LLC

541-223-4773 derek@mpactrealestateteam.com

Licensed Principal Broker in Oregon | License #201225584

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