



YOUR GUIDE TO

THE TOWNS *of* THE ROGUE VALLEY

Finding home in the communities of
Southern Oregon

EG
ELLIE GEORGE
— CREW —

WELCOME

Hi, I'm Ellie. Are you considering a move to the Rogue Valley? Or maybe you already live in Southern Oregon, and you're looking for a change of pace. Either way, I'm here to be a resource to you.

It's a true privilege to help my clients find home in Medford and the surrounding towns. I'm here to be your real estate guide and local expert.

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LIFE IN *the* TOWNS OF the Rogue Valley

I'm here to give you all the details you need to know about choosing the right town in the Rogue Valley. While each town offers something unique, there are many reasons to choose the neighboring towns over the city. In addition to sometimes being more affordable, Southern Oregon offers a more idyllic, quiet life that doesn't compromise on amenities.

REASONS PEOPLE MOVE TO SOUTHERN OREGON

Small Town Charms

Focus on Choice & Alternative Learning

Reasonable Cost of Living

A Thriving Local Hub



IF YOU'RE *looking* FOR...

While each town is unique and has its own benefits, I want to give you an overview of which towns offer certain features:

WALKABLE NEIGHBORHOODS HISTORIC MAIN STREET

East Medford

Jacksonville

Central Point

Ashland

Talent

Grants Pass

RIVER & MOUNTAIN HUBS

ACREAGE & RURAL LIVING:

Shady Cove

Eagle Point

Gold Hill

Rogue River

Ashland

Applegate Valley

EXPLORE THE TOP SUBURBS
IN SOUTHERN OREGON





Medford

Medford serves as the bustling commercial, medical, and transportation hub of the Rogue Valley. It offers an energetic, suburban atmosphere surrounded by mountain views, complete with expansive shopping centers, a thriving healthcare sector, and a busy regional airport. Known for its proximity to world-class wineries and abundant outdoor recreation, balancing big-town convenience with scenic Oregon beauty.

WHAT TO EXPECT

Busy commercial hub with convenient access to shopping, dining, and medical facilities

THE HOMES

Diverse mix of established suburban subdivisions, modern developments, and hillside custom builds

THE PERKS

Close proximity to the regional airport, major medical centers, and endless local wineries

YOU'LL FALL IN LOVE WITH

The convenient access to big city amenities paired with gorgeous surrounding valley views

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Ashland

Ashland is a vibrant, liberal college town celebrated worldwide for its arts scene and high quality of life. Tucked near the California border, it boasts a sophisticated yet welcoming vibe centered around theater, independent local shops, and outdoor culture. It is most famous for hosting the Oregon Shakespeare Festival, Southern Oregon University, and Lithia Park.

WHAT TO EXPECT

Walkable culture rich streets filled with arts, dining, and outdoor enthusiasts

THE HOMES

Historic craftsman bungalows, eco friendly builds, and upscale hillside estates

THE PERKS

Direct access to world class theater, vibrant local dining, and miles of mountain trails

YOU'LL FALL IN LOVE WITH

The creative spirit, charming downtown area, and lush natural surroundings

[LEARN MORE](#)



Jacksonville

Jacksonville is a preserved 1850s gold rush town that feels like stepping back in time with a luxurious modern twist. It has a charming, historic vibe lined with brick storefronts, tasting rooms, and cozy boutique hotels. It is best known as a designated National Historic Landmark and for hosting the famous outdoor Britt Music & Arts Festival every summer.

WHAT TO EXPECT

Quaint, slow-paced streets steeped in pioneer history and rich local wine culture

THE HOMES

Restored historic Victorians, mid-century homes, and custom rural retreats

THE PERKS

Walkability to boutique shops, gourmet restaurants, and intimate outdoor concert venues

YOU'LL FALL IN LOVE WITH

The seamless blend of small-town history, luxury wine tasting, and summer music festivals

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Eagle Point

Eagle Point is a peaceful, growing community located just northeast of Medford, offering a relaxed and outdoorsy lifestyle. It retains a quiet, rural vibe featuring open spaces, farmland, and striking views of the surrounding mountains. The town is best known for its championship golf resort, historic Butte Creek Mill, and as a gateway toward Crater Lake.

WHAT TO EXPECT

Quiet, family-friendly neighborhoods surrounded by open landscapes and mountain vistas

THE HOMES

Golf course properties, modern tract homes, and sprawling country ranches with land

THE PERKS

Easy access to premier golf, river fishing, and scenic day trips to Crater Lake

YOU'LL FALL IN LOVE WITH

The spacious master-planned communities and peaceful small-town pace

[LEARN MORE](#)



Central Point

Central Point is a friendly, family-oriented town with a strong agricultural heritage and a grounded suburban feel. Situated right off Interstate 5, it offers a welcoming, close-knit atmosphere where community events take center stage. It is widely famous for hosting the Jackson County Fair and for its artisanal food scene, including world-renowned Rogue Creamery.

WHAT TO EXPECT

A tight-knit suburban community with a classic small-town feel and deep farming roots

THE HOMES

Well-maintained single-family homes, modern master-planned subdivisions, and rural acreage

THE PERKS

Home to world-class local food artisans, easy highway commuting, and local county fairgrounds

YOU'LL FALL IN LOVE WITH

The wholesome community atmosphere and central access to the rest of the valley

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Talent

Talent is a small, progressive community known for its creative atmosphere, eco-conscious culture, and tight-knit neighbors.

Located between Medford and Ashland, it offers a relaxed, understated vibe with a small downtown core of local cafes and artsy shops. It is best known for its focus on sustainability, community gardens, and friendly, unpretentious spirit.

WHAT TO EXPECT

A laid-back, environmentally conscious town with an artistic, community-oriented soul

THE HOMES

Energy-efficient modern builds, cozy mid-century homes, and charming cottage styles

THE PERKS

Convenient location between larger towns, vibrant community events, and easy bike access

YOU'LL FALL IN LOVE WITH

The eco-friendly ethos and warm, welcoming neighborhood connection

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Phoenix

Phoenix is a resilient, evolving community located in the heart of the Rogue Valley. It offers a quiet, understated atmosphere with an active push toward modern residential rebuilding and community revitalization. It is known for its convenient central location, agricultural surround, and friendly local businesses along the main corridor.

WHAT TO EXPECT

A quiet, transforming town offering a central location and strong spirit of renewal

THE HOMES

Newly constructed modern single-family residences, townhomes, and updated classic ranches

THE PERKS

Quick access to both Ashland and Medford, local farm stands, and affordable living options

YOU'LL FALL IN LOVE WITH

The brand-new housing developments and convenient central valley positioning

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Gold Hill

Gold Hill is a small, rugged town sitting right along the banks of the scenic Rogue River. It offers a laid-back, rural atmosphere deeply rooted in Oregon history and outdoor life. It is best known as the home of the historic Oregon Vortex mystery house and for its premier whitewater used for kayaking and rafting.

WHAT TO EXPECT

Rustic riverfront living with a quiet rural pace and deep outdoor recreation roots

THE HOMES

Modest single-family residences, country cabins, and sprawling riverside lots

THE PERKS

Immediate access to Rogue River sports, local whitewater parks, and quirky historical attractions

YOU'LL FALL IN LOVE WITH

The uninterrupted river access and quiet, unhurried rural lifestyle

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Rogue River

Rogue River is a scenic, slow-paced river town defined by its picturesque location and peaceful atmosphere. It boasts a classic small-town vibe where life revolves around the water, community park gatherings, and outdoor activity. The town is famous for hosting the annual National Rooster Crowing Contest and for exceptional salmon and steelhead fishing.

WHAT TO EXPECT

A tranquil, water-focused community with a gentle pace and friendly small-town charm

THE HOMES

Single-level ranchers, riverfront estates, and quiet residential neighborhoods.

THE PERKS

World-class fishing on your doorstep, walkable downtown parks, and easy river access

YOU'LL FALL IN LOVE WITH

The scenic river views and relaxed, friendly community spirit

[LEARN MORE](#)



Grants Pass

Grants Pass is an energetic city anchoring the northern section of the valley, famous for its outdoor adventure culture and lively downtown. It features an upbeat, independent vibe centered around historic brick buildings, local shops, and active river life. It is best known as the birthplace of Dutch Bros Coffee and the ultimate launchpad for Rogue River rafting trips.

WHAT TO EXPECT

An active river town boasting a bustling historic downtown and outdoor adventure focus

THE HOMES

Historic downtown homes, sprawling countryside ranches, and modern suburban subdivisions

THE PERKS

A thriving local dining and coffee culture right on the doorstep of legendary whitewater rafting

YOU'LL FALL IN LOVE WITH

The famous climate motto spirit, vibrant downtown district, and endless river adventures

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Shady Cove

Shady Cove is a picturesque, resort-style town tucked along the upper stretches of the Rogue River. It has a distinctly relaxed, vacation-like vibe where life moves at the pace of the water. It is renowned as a sanctuary for anglers, rafters, and outdoor enthusiasts looking for a peaceful mountain getaway feel.

WHAT TO EXPECT

A scenic, water-centric town with a laid-back, retreat-style atmosphere

THE HOMES

Riverfront cabins, modest mountain homes, and custom builds on wooded lots

THE PERKS

Unrivaled access to salmon fishing, boat launches, and scenic mountain drives

YOU'LL FALL IN LOVE WITH

The tranquil river setting and year-round vacation destination feel

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Applegate Valley

Applegate Valley is a sweeping, scenic rural region defined by rolling hills, farmland, and majestic forest backdrops. It offers a tranquil, eco-friendly, and agricultural vibe far removed from the hustle of city life. The area is famous for its premier boutique wineries, organic farms, and pristine hiking trails along the Applegate River.

WHAT TO EXPECT

A peaceful countryside retreat surrounded by mountain ridges, open posture, and vineyards

THE HOMES

Sprawling ranch estates, rural homesteads, custom timber homes, and vineyard properties

THE PERKS

Access to the scenic Applegate Wine Trail, organic farm stands, and pristine hiking spots

YOU'LL FALL IN LOVE WITH

The breathtaking natural scenery, space, and world-class local viticulture

[LEARN MORE](#)

Moving to Southern Oregon

STEP 1

Connect With Me

If we haven't set up a time to meet, reach out now. We'll establish your goals and desires. Assessing your needs and wants is the first and most important step in the home buying process.

STEP 2

Determine Your Budget + Get Pre-Approved

Getting pre-approved for a mortgage is vital prior to beginning your home search. It will give you a clearer idea of your borrowing capacity and help you in your search. A lender can help you determine how much you can afford to spend on a home. I'd be happy to share my list of recommended local lenders.

STEP 3

Start Your Home Search

We'll set up an MLS search so that you are notified immediately of any properties that come to market. I'll work hard to find homes before they even come to the market. You'll attend open houses and together we'll tour properties.

STEP 4

Relocation Visit

While we can certainly find and write offers on your home without you here in person, I often find it helpful for my clients to spend a long weekend or 3-4 days visiting. During this time you'll become acquainted with the areas and tour homes/neighborhoods.

STEP 5

Submit Offer

Once you find a property you love, I'll guide you in preparing a competitive offer. We'll consider market conditions, recent comparable sales, and the property's condition. I'll negotiate on your behalf to secure the best possible terms.

STEP 6

Under Contract to Closing

Once we're under contract, I'll coordinate the entire process. We'll work through any contingencies stipulated in your contract and ensure financing and closing preparations are taken care of. At the closing, you'll sign the necessary documents, pay the closing costs, and officially take ownership of the property.

VISITING SOUTHERN OREGON



While I can help you with your home search from afar through virtual showings and zoom calls, many people choose to visit the Rogue Valley. I will arrange showings for you and have also prepared the following recommendations for your stay.

WHERE TO STAY

I recommend staying in Medford as you'll be centrally located and able to make the most of your stay here.

HOTELS:

Compass by Margaritaville
SpringHill Suites by Marriott
Executive Residency by Best Western
Lady Geneva Bed and Breakfast
Rogue Regency Inn

AIRBNBS:

[Panorama Place](#)
[Medford's BEST](#)
[Medford Oasis](#)
[Southern Oregon Gem](#)
[The Homestead](#)

NEXT STEPS

Are you ready to start your home search in Medford or the suburbs?

I hope this Southern Oregon guide was valuable to you as you consider the various towns in the Rogue Valley. Now that you're more acquainted with the areas that may suit your family, let's choose a time to discuss your goals.

You can schedule a time with me at the link below or give me call to set up a time.

SINCERELY,

Ellie George

SCHEDULE A TIME TO TALK

[Click Here](#)

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