



cullen
GROUP REALTY

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From Craftsman to Cul-de-Sac

Find your family's perfect-fit
neighborhood in Portland

Curated by Aaron & Briana Cullen | Cullen Group Realty | Real Broker

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Who This Guide Is For

You're moving to the area and want to find THE neighborhood to upgrade your quality of life. You want to be near great schools, surrounded by nature, in a community that feels like home.

You want more than Zillow can give you.

This guide is for you.

Start with imagining your ideal day. We think you'll see yourself in the following pages.

5 questions to ask yourself to guide the process:

1. Would you rather be in a vibrant urban area or do you prefer privacy and space?
2. Are you drawn to older or newer homes?
3. Do you need to commute to work or school?
4. Would you rather be close to beaches or mountains?
5. Are highly-rated public schools a priority?



Use this guide to narrow your options—and then reach out so we can help you explore deeper.

Note: Price ranges reflect 3–5 bedroom homes sold Jan–May 2025. School info reflects client feedback and local reputation. For detailed ratings, visit The Oregon Department of Education or [Niche.com](https://www.niche.com).

For the “Polished Suburbs with Top Schools” Type

You want quiet streets, a strong school system, and suburban ease with nature close by.

Neighborhoods to explore:

- Lake Oswego – Prestigious, community-minded, and packed with top-rated schools
- West Linn – Scenic, peaceful, and great for active families who want space
- Happy Valley – Up-and-coming with newer homes, parks, and modern suburban energy

What you'll love:

- Great schools and strong sense of community
- Parks, trails, and wide streets
- Easy access to groceries, schools, and activities

Price Range:

\$850K–\$1.5M+ for most family homes

Schools:

Top-rated public schools with strong parent involvement and consistent district performance

Real talk:

These areas are sought-after for a reason. Homes go fast, and prices reflect the quality of life.

Dive deeper into living in Lake Oswego



For the “Urban Charm + Historic Homes” Type

You want tree-lined streets, charming architecture, and neighbors who say hi on walks.

Neighborhoods to explore:

- **Alameda** – Graceful homes, top-ranked schools, and a true neighborhood feel
- **Irvington** – Elegant historic architecture with wide sidewalks and a creative spirit
- **Laurelhurst** – Picture-book Portland with leafy streets and timeless charm
- **Eastmoreland** – Quiet, green, and classic—with Reed College and golf-course views

What you'll love:

- Walkability to coffee shops and schools

- Vintage homes with soul and space
- A tight-knit, proud community

Price Range:

\$900K–\$1.8M+

Schools:

Strong elementary options and magnet programs; great fit for involved families who value access and walkability

Real talk:

These homes are beautiful—but often come with a premium and a competitive market.

Check out Alameda and the NE



For the “Creative & Under-the-Radar” Type

You want something that feels a little off the beaten path—but still connected and full of heart.

Neighborhoods to explore:

- **Multnomah Village** – Like a small town inside the city; cozy, quirky, and walkable
- **Hillsdale** – Friendly, laid-back, and close to trails and schools
- **Raleigh Hills** – Quiet, convenient, and under the radar
- **Mt Tabor** – Big trees, winding streets, and a giant volcano-turned-park

What you'll love:

- A little more space or character for your money
- Strong sense of community and local pride
- Proximity to parks, trails, and charm

Price Range:

\$700K–\$1.2M

Schools:

A mix of established public and alternative schools; community feel and walkability are often prioritized by households here.

Real talk:

These areas often fly under the radar—until people visit and fall in love.

Stroll through Mt. Tabor with us



For the “Nature Access Meets Everyday Ease” Type

You crave stillness and green space—but you also want a solid grocery store and fast Wi-Fi.

Neighborhoods to explore:

- **Stafford** – A countryside feel just minutes from West Linn and Lake Oswego
- **SW Hills** – Tucked into the trees with dramatic views, close to downtown but totally private
- **Arlington Heights** – Nestled in Washington Park, with trails and gardens at your doorstep

What you'll love:

- Forest views, hiking trails, and big yards
- Peaceful mornings and room to breathe
- A true retreat just outside the city bustle

Price Range:

\$950K–\$2M+

Schools:

Access varies by micro-location; families often prioritize nature, privacy, and proximity to high-performing suburbs or private options

Real talk:

Less walkability, more driveway. But if nature is your reset button, this is your place.

Learn more about Stafford



For the “Cosmopolitan but Cozy” Type

You want charm, character, and city energy—but not chaos.

Neighborhoods to explore:

- **Northwest District** – Historic apartments and condos, boutiques, bakeries, and walkability
- **Forest Heights** – Elevated, peaceful, and polished with a view
- **Willamette Heights** – Nestled just above NW with old homes, quiet streets, and trail access

What you'll love:

- Cafes, parks, and restaurants within walking distance
- A balance of privacy and people-watching
- A little more culture, a little less sprawl

Price Range:

\$800K–\$1.6M+

Schools:

A mix of public and alternative options; families here often prioritize culture, proximity, and lifestyle access over school ranking alone

Real talk:

Parking and price can be a challenge. But if you want charm + access, this is it.

Check out Forest Heights with us



Neighborhood Comparison Chart

Neighborhood	Lifestyle Type	Price Range	School Rating	Vibe
Lake Oswego	Polished Suburbs	\$850K–\$1.5M+	9–10	Prestigious, family-friendly
West Linn	Polished Suburbs	\$850K–\$1.4M+	8–10	Scenic, peaceful
Alameda	Urban Charm + Historic Homes	\$1M–\$1.6M+	9	Graceful, classic Portland
Laurelhurst	Urban Charm + Historic Homes	\$1M–\$1.8M+	7–9	Leafy, timeless
Multnomah Village	Creative & Under-the-Radar	\$700K–\$1.1M	6–8	Cozy, artsy, walkable
Mt Tabor	Creative & Under-the-Radar	\$750K–\$1.2M	7–8	Natural, eclectic, quiet
SW Hills	Nature Access Meets Everyday Ease	\$1M–\$2M+	Varies	Secluded, scenic, elevated
Arlington Heights	Nature Access Meets Everyday Ease	\$1.2M–\$2.2M+	Varies	Historic, lush, next to trails
Northwest District	Cosmopolitan but Cozy	\$800K–\$1.6M+	6–8	Walkable, vibrant, urban-chic
Forest Heights	Cosmopolitan but Cozy	\$950K–\$1.4M+	7–8	Peaceful, polished, private
Lake Oswego	Polished Suburbs	\$850K–\$1.5M+	9–10	Prestigious, family-friendly



What's Next?

This guide is a starting point. Portland has too many wonderful neighborhoods to list. Finding your exact right place? That's where we come in.

Who we are and how we help

Our interest in real estate began as a way to build a nest egg. We bought and rehabbed rental properties long distance, later adding flips. We'd looked on and off for our own home to buy in Los Angeles, but everything we could afford was underwhelming at best.

Plus, deep down we were craving a slower pace. A smaller town feel. MUCH less traffic. Our lifestyle needed to change.

We'd been eyeing Portland for a while. When we saw our current home for sale, Aaron flew up the next day to see the house and community.

We couldn't think of a single reason someone wouldn't want to live here.

It was a huge change and we were nervous. Briana waffled the whole time we were in escrow. But since the move we've only found more reasons to love living here. Taking our kids to pick blackberries down the street. Walking our daughter to one of the top-rated elementary schools in the state. Running into friends everywhere we go.

Immediately we knew we wanted to help other people create this quality of life for their families too. The month we moved into our home, Aaron became a real estate agent.

Through sharing our story, we started working with clients like us – families moving to Portland from out of state. Everything clicked into place and eventually Briana joined the family business.

We know moving, especially long distance, is a big deal for our clients. I'm sure we'd all be happier if we never had to fill out another change of address form.



That's why we give our clients white glove service to ease the process. While they're imagining walking their kids to school, we're ensuring a smooth transaction.

We feel so lucky to help families find the place where they'll make lifelong memories.

Book a discovery call here



Click here to book your 15 min call or chat with me in Facebook Messenger.

We'd love to be your Portland people

(503) 739-5209



Hear from our happy clients:

"Aaron restored my husband's faith in realtors! Throughout the process of selling our townhome and purchasing a new home, Aaron was responsive, professional, and genuine. On a more personal level, he understood what it was like having a small child and was flexible based on our schedule. And now, we are happily the owners of a single family home with an ADU on the lower level, which we rent out to an amazing tenant. I highly recommend using Aaron for all your buying and selling needs!"

— Stephanie

★★★★★

Another happy client

"Aaron is the epitome of what all real estate agents should strive to be. He really cared about what we wanted and found us our dream home from out of state. He didn't rush us or ever make us feel the pressure we have felt in the past with past real estate purchases. He was an amazing advocate for our negotiation optimizing the terms for us. Aaron is the very best and we would never go with anyone else!"

— The Lynch Family

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