

RELOCATION GUIDE

Moving to *Bend*, Oregon

An honest, local's guide to neighborhoods, cost of living, and what your money buys, from a broker who made this move herself.

Kelly Johnson

Go Bend Homes · Bend Premier Real Estate
Licensed Oregon Broker since 2007

WELCOME

I made this move too

I'm an Oregonian, born and raised. I've also lived in Southern California, Colorado, and the Bay Area, and traveled abroad. I've called some genuinely great places home, and I still chose to come back to Bend, because for me it's number one. I got my license in July 2007, right as the market turned, and I've helped relocating buyers land here ever since.

This guide is the honest version, not the brochure version. It's built from nineteen years of walking these neighborhoods and helping buyers relocate from 10+ metro areas, including the Bay Area, Seattle, Portland, LA, San Diego, Sacramento, and Phoenix, and helping them land somewhere that actually fits their life.

Inside, you'll find how Bend breaks down into four quadrants, an honest comparison to the city you're leaving, what your budget really buys here, and the facts that don't make it into most relocation blogs.

If something in here raises a question, that's what I'm here for. Call or text me at 541-610-5144, or email Kelly@gobendhomes.com. No pressure, ever, just straight answers.

THE FOUR QUADRANTS

Bend, the way I explain it on a first call

Bend divides into four quadrants, and picking yours is the real first decision.

WHERE I LIVE AND WORK

Northwest Bend

Walkable, upscale, closest to the trails. Modern craftsman streets, coffee shops, the farmers market. My home turf and my specialty.

NorthWest Crossing · Discovery West · Awbrey Butte · West Hills · Galveston & Newport corridors

RIVER, RESORT, AND GOLF

Southwest Bend

The Old Mill District, the Deschutes River trail, and the road to Mt. Bachelor. Resort-style living and newer luxury builds.

Old Mill District · Broken Top · Tetherow · Century West

THE SMART VALUE PLAY

Northeast Bend

Newer neighborhoods, parks, and quick access to everything, at prices that leave room to breathe.

Boyd Acres · Mountain View · Orchard District · Wells Acres

ROOM TO GROW

Southeast Bend

High desert sunrises, newer construction, and some of Bend's fastest-growing family neighborhoods.

Larkspur · Old Farm District · Stone Creek

WHERE ARE YOU COMING FROM?

The honest comparison

Bay Area → Bend

Trade the commute for trailheads. Most Bay Area buyers step up in house and down in cost, often dramatically.

Seattle → Bend

Keep the Northwest, lose the gray. Bend gets around 300 days of sun to Seattle's famous drizzle.

Portland → Bend

Same state, different pace. Three hours away, half the traffic, and the mountains start at the end of your street.

Los Angeles → Bend

Four seasons, no freeways. LA buyers tell me the quiet takes a month to get used to and a lifetime to give up.

Phoenix → Bend

Summer here is why people leave there. Warm days, cool nights, and your AC bill becomes a rounding error.

San Diego → Bend

Trade beach traffic for trailheads. You keep the outdoor life, you just add real seasons to it.

Sacramento → Bend

A shorter drive than you think, and a much shorter commute once you get here.

~105,000

People. Small enough to belong, big enough for
great restaurants

300

Days of sunshine a year, give or take a powder
day

20 min

To the airport, less to the trailhead

0%

Oregon state sales tax

THE HONEST NUMBERS

What your money buys in Bend

Numbers move with the market, but here's the real shape of it right now.

\$600K to \$750K

Solid, newer single family homes in NE and SE Bend. Three beds, a real yard, and room to grow. My Angora Ct listing drew 5 offers here and closed at \$750,000.

\$750K to \$900K

Mountain views are possible here, but location matters a lot at this price. SW Bend is where you'll actually find them. On the west side, this budget mostly buys older homes and fixer-uppers, not the view.

\$1M+

This is where NW Bend mountain views really live: NW Crossing, Awbrey Butte, and custom builds. Below the million mark on the west side, expect to trade the view for the location, or the location for the view.

Want today's real numbers for your exact situation? Call or text me at 541-610-5144 and I'll pull live listings while we talk.

What nobody puts in the brochure

Yes, it snows, and the town knows how to handle it. Yes, summers are perfect.

You will see mountains from the grocery store parking lot and it never gets old. Bend is a small city, not a suburb: you'll see your dentist at the grocery store, and traffic means waiting through two light cycles. People talk to strangers here, which takes about a year to stop finding suspicious if you're coming from a bigger city.

Winters bring some snow, though most storms drop an inch or two and the sun usually returns fast. It also delivers those 300 days of sunshine, and the snow that falls typically melts off the roads quickly. Summers are dry, warm, and famous for a reason.

I'll be honest with you too: the rumors are true, there is smoke in the air some summers from wildfires around the region. That's exactly why I recommend buying a home with real air conditioning, not just fans. No place is perfect, but this one sure is close.

The real answer: come visit in both February and July before you commit. If you love both, you'll love it here. And when you're ready to look at homes, I'll show you the neighborhoods that actually fit how you live, not just what looks good in photos.

Let's plan your move

Tell me your dates and I'll build you a tour of neighborhoods that fit your budget and your life, plus my running list of the best breakfast in town.

Search Bend Homes at gobendhomes.com

Kelly Johnson

541-610-5144 · Kelly@gobendhomes.com

Go Bend Homes · Bend Premier Real Estate

Oregon Licensed Broker #200704168, since 2007