



Your Portland Metro relocation guide

Thanks for reaching out. Here's the full rundown — every area I work in, the real trade-offs between them, and where to go for deeper numbers on cost of living and the current market.

TL;DR — Portland Metro breaks into a few rough zones: west side (Beaverton/Hillsboro), south (Lake Oswego/West Linn), southeast (Milwaukie/Oregon City/Happy Valley), east (Gresham/Troutdale), and SW Washington across the Columbia (Vancouver and out — no state income tax). Full breakdown below.

THE FULL BREAKDOWN

All 21 areas, by region

WEST SIDE — WASHINGTON COUNTY, OR

Beaverton	ESTABLISHED	Nike's headquarters is here. Close-in, a mix of long-established neighborhoods and newer builds.
Hillsboro	NEWER / GROWING	Anchored by a major Intel campus and the "Silicon Forest" tech corridor. More new construction than close-in Portland.
Bethany	NEWER / GROWING	Planned, newer-construction neighborhoods northwest of Portland. Popular with families.
Tigard	ESTABLISHED	Close-in, with a walkable downtown core of its own and easy freeway access.
Sherwood	RURAL / QUIET	Smaller-town feel southwest of Portland. More space, still a manageable commute.

SOUTH — CLACKAMAS & WASHINGTON COUNTY, OR

Lake Oswego HIGHER-END Upscale, built around the lake it's named for. Higher price point than most of the metro.

West Linn HIGHER-END Willamette riverfront, well-regarded schools, similar price tier to Lake Oswego.

Tualatin ESTABLISHED Straightforward commute, more moderate pricing than Lake Oswego or West Linn.

Wilsonville NEWER / GROWING Further south. Newer neighborhoods, more space for the money.

SOUTHEAST — CLACKAMAS COUNTY, OR

Milwaukie ESTABLISHED Just southeast of Portland proper. More affordable than the close-in west side.

Gladstone RURAL / QUIET Small and quiet, tucked right next to Oregon City.

Oregon City ESTABLISHED Oregon's original territorial capital. Historic core plus newer subdivisions on the hills above town.

Happy Valley NEWER / GROWING Newer construction, larger lots — one of the metro's newer growth areas.

Damascus RURAL / QUIET Where the suburbs give way to farmland. Space and privacy, longer commute.

EAST — MULTNOMAH COUNTY, OR

Gresham ESTABLISHED A large, established eastside suburb with MAX light rail into downtown. Generally more affordable than close-in Portland.

Troutdale RURAL / QUIET Where the metro area ends and the Columbia River Gorge begins.

Vancouver, WA

ESTABLISHED

Directly across the Columbia from Portland, walkable waterfront downtown — and no Washington state income tax.

Camas

NEWER / GROWING

Newer, master-planned neighborhoods east of Vancouver. Same no-income-tax advantage.

Washougal

RURAL / QUIET

Quieter and further out along the Columbia. More rural feel.

Ridgefield

NEWER / GROWING

One of Clark County's newer growth areas, mostly new construction.

Battle Ground

RURAL / QUIET

More rural, more affordable, longer commute into Portland.

GO DEEPER

The full write-ups

COST OF LIVING

What it actually costs to live in Portland Oregon

NEIGHBORHOODS

Best Portland neighborhoods to move to

HONEST TAKE

Pros and cons of moving to Portland Oregon

MARKET

Portland Oregon housing market, 2026

BEFORE YOU MOVE

10 things to know before moving to Portland Oregon

CHECKLIST

7 things to handle before moving to Portland Oregon

FROM PEOPLE WHO'VE DONE THIS

What clients say

★★★★★ "My first home buying experience has been phenomenal with an agent like Phong. He answered every question I had, big or small, and gave professional insights I could trust."

Phonphaky P.

★★★★★ "Phong helped us find our dream home and we are on cloud 9. In such a crowded field, it's so refreshing to have found someone who truly cares about his clients."

Vasilie C.

Ready to talk specifics?

145+ homes sold, 5+ years guiding relocations across Portland Metro & SW Washington. No pressure, no scripts.

[Call or text \(503\) 809-5532](tel:5038095532)

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