



INSIDE BEND

A Trusted Guide to
the Bend Area &
Our Relocation Services

by Luke Callahan

Buying Bend

geaJ

Real Broker, LLC



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WELCOME TO

YOUR NEXT MOVE, MADE SIMPLE

IN BEND, OR

Much like a family,
our Relocation Services division is
built on relationships, communication,
and the warmth of connection.
We are both honored and prepared
to support you in your unique
adventure of moving to Bend.



hello!

I'M LUKE

BEND LOCAL + REALTOR



With years of experience and a truly white-glove service approach, my team and I are here to welcome you home to the one-of-a-kind beauty and style that is Bend, Oregon.

Whether it's soaking up the laid-back mountain town vibe while watching the energy of downtown Bend come alive or spending an afternoon

hopping between breweries, trails, and river access, there's a reason Bend consistently ranks as one of the most desirable places to live in the West – and why thousands of people choose to relocate here every single year.

If you're dreaming of having a 977 zip code, then we are ready and waiting to bring you home and help you make our favorite city yours, too.

One of the most beloved boutique real estate teams in the Bend area, The Agency Bend was built on the bedrock of *uncommonly excellent, kindhearted* client experiences.

Our combined experience spans two generations and every agent on our team was not only hand-selected for their professionalism, but for being fellow Bend-loving natives who *live and breathe local real estate* and our vibrant, active community.



WELCOME TO BEND:

In this Guide, we are proud to educate and empower you with the details on what matters most to living in the Bend area. We've packed a little bit of everything in here.

At the same time, we are equally proud to showcase our exceptional level of care and ability as an expert real estate support for your relocation needs.

Wishing you success and safe travels on your journey home!

Mike Callahan

OUR DIFFERENCE

MOVING YOU IS OUR SPECIALTY

ONE

COMPASSIONATE Service Approach

You couldn't be in better hands: This upcoming real estate journey may be the most significant of your life, coupled with the added complexity of an out-of-state move. We don't take the details lightly, and believe in staying *attentive, kind and people-first* in everything.



TWO

ALL-IN-ONE Relocation Support

Go ahead, ditch the overwhelm: With our unique market insights, passion for behind-the-scenes planning, and deep desire to listen and learn from our clients, we know how to develop *a customized relocation plan* that serves you at every level.

THREE

TRUE EXPERTISE On Local Level

We're the complete package: We bring not only invaluable local market knowledge of both MLS and privately-listed Bend homes to the table, but relationships with a tightly-knit network of fellow real estate professionals and high-quality vendors as well.

EXCEPTIONAL SUPPORT FOR A SMOOTH TRANSITION

OUR SPECIAL SERVICES

Short-term Housing & Storage

Let us help you find a place to stay when you come here looking for a home. We can get you connected with the excellent resources for temporary housing.

Advisory and Consulting Services

There are a lot of factors to consider when moving to a new place, we're happy to guide and consult you every step of the way.

Mortgage and Title Services

We have an excellent network of local professionals to help you with everything from getting a loan to protecting your purchase with a Trust.



Market Analysis

Numbers are our passion. We always complete a property analysis before putting in any offer to make sure your money is invested wisely.

Area Orientation Tours

Are you brand new to Central Oregon? We offer visitors a complementary tour tailored to your needs and lifestyle desires with a few must see places along the way.

Strategic Home Renovations

Having the right people is everything. From plumbers to painters and everyone in between, we can connect you with the trusted people we rely on every day.



“Luke made our move
from San Diego to Bend
ABSOLUTELY SEAMLESS.”



“He guided us through the entire process
one step at a time.”

-Sara J

ALL THE DETAILS



Your Guide To

LIVING IN BEND

WELCOME TO BEND...



WHERE

*sunshine
meets the
river*

AND

*desert meets
the mountain.*



THIS IS BEND:

IF YOU'RE LOOKING TO RELOCATE YOUR LIFESTYLE TO OREGON, THEN WE'RE EXCITED TO PRESENT WHY WE CONSIDER CENTRAL OREGON THE BEST PLACE TO CALL HOME.

With more than 300 days of sunshine a year, a growing job market, and both rural and suburban lifestyles, Bend offers an array of irresistible selling points. The small-town feel and bevy of independent businesses are a departure from the typical bustling, big-city chaos — and that's just one of the many reasons we know you'll love it here.

DIVERSE NEIGHBORHOODS



Whether you're looking for a contemporary craftsman within walking distance to a cafe, a mountain chalet overlooking the mountains, or a new build nearby great schools, Bend has it all.



BEAUTIFUL WEATHER

Bend’s high-desert climate delivers true four seasons — never too hot, never too cold, and just about perfect year-round. From snow-capped Cascade peaks in the winter to golden high-desert landscapes and wildlife roaming the sagebrush in late summer, the scenery is nothing short of breathtaking.

With mild summers, crisp winters, and an abundance of sunshine, it’s easy to see why so many people choose to call this mountain town home.

REMOTE WORK HAVEN

Bend has quickly become a remote-work haven, drawing professionals who want to build their careers without giving up lifestyle. With reliable connectivity, a growing number of coworking spaces, and an outdoor-first culture that rewards flexibility, many residents work remotely while enjoying everything Central Oregon has to offer.

At the same time, Bend’s local job market continues to expand across healthcare, construction, education, tourism, and the outdoor industry—creating a balanced economy that supports both remote professionals and locally based careers.



TOP-NOTCH EDUCATION

Education in Bend is known for its high standards and strong academic culture. The area offers well-regarded public and private schools with engaged teachers and diverse enrichment programs.

Bend also provides access to top-tier higher education through Central Oregon Community College, along with advanced programs and partnerships from OHSU and Oregon State University, creating a seamless path from early education to advanced degrees.



ICONIC ATTRACTIONS

From skiing and mountain biking at Mount Bachelor to floating, fishing, and trail running along the Deschutes River, the landscape is central to daily life.

Add in riverfront dining, concerts, and shopping at the Old Mill District, and it's easy to see why Bend's attractions draw visitors—and future residents—from around the world.

indulge
INDULGE IN BEND

TASTES JUST LIKE HOME



Bend is home to award-winning chefs who have also found their slice of home in the dynamic Central Oregon food scene.

From laid-back eateries to elevated fine dining, Bend offers a surprisingly diverse food scene for a mountain town. From wood-fired and ranch-inspired meats to globally influenced cuisine, creative takes on classic American fare, and farm-to-table dishes built around seasonal Central Oregon ingredients, there's truly something here for every palate.

BREAKFAST

Jackson's Corner

Jackson's Corner blends casual comfort with farm-forward cooking, featuring scratch-made dishes, local ingredients, and a welcoming neighborhood atmosphere from morning through dinner.

Sparrow Bakery

The Sparrow Bakery is a Bend favorite known for its artisan pastries, house-made breads, and iconic ocean rolls, offering a cozy, European-inspired café experience. Make sure to try the Ocean Roll.

The Victorian

The Victorian Café is a longtime local favorite, known for hearty breakfasts, creative brunch dishes, and a cozy, welcoming atmosphere in the heart of Bend.

BREWERIES

Bend Brewing

Bend Brewing Company is one of Bend's original craft breweries, serving classic and innovative beers alongside pub fare right on the Deschutes River with unbeatable views.

Crux Fermentation

Crux Fermentation Project is a Bend staple known for innovative craft beers, a spacious taproom, rotating food trucks, and an iconic outdoor lawn with Cascade Mountain views.

Deschutes Brewery

Deschutes Brewery Bend Public House is a Bend icon, pairing award-winning craft beers with a full pub menu in a lively downtown setting that helped put Bend on the craft beer map.

LOCAL FAVORITES

Wild Rose Northern Thai

A Bend favorite for bold, authentic Northern Thai flavors, vibrant curries, and a lively atmosphere that delivers big flavor in a casual setting.

Ariana Restaurant

Bend's premier fine-dining destination, offering an intimate, chef-driven menu of refined, seasonal dishes with exceptional service and a romantic atmosphere.

Bosa Food & Drink

BOSA Food & Drink delivers refined European-inspired cuisine with house-made pastas, thoughtful wine pairings, and an intimate, elevated dining experience in downtown Bend.

A top-down view of a rustic dining table. In the center is a large, light-colored ceramic plate filled with spaghetti, topped with a few basil leaves and a fork resting on it. To the right, a clear glass contains a bright yellow liquid, likely olive oil. Another basil leaf is scattered on the table surface to the right of the plate. The background is a light, textured surface.

SEAFOOD &
STEAKHOUSES

Anthony's

Anthony's at the Old Mill District offers classic Pacific Northwest seafood with riverfront views, highlighting fresh catches, seasonal ingredients, and a polished yet relaxed dining experience.

Brickhouse

An upscale downtown favorite known for prime steaks, fresh seafood, craft cocktails, and a sophisticated atmosphere ideal for special occasions.

Rancher Butcher Chef

Rancher Butcher Chef offers an elevated ranch-to-table experience, highlighting locally sourced meats, seasonal ingredients, and a warm, refined Central Oregon aesthetic.

VEGAN &
VEGETARIAN

Spork

A Bend favorite known for bold global fusion, blending Asian, Latin, and comfort flavors into creative, crave-worthy dishes in a fun, laid-back setting.

Active Culture

A health-forward Bend favorite, known for organic smoothies, cold-pressed juices, nourishing bowls, and probiotic-rich offerings that perfectly match the city's active, wellness-driven lifestyle.

Fix & Repeat

A popular plant-based café in Bend, serving creative vegan bowls, toasts, and smoothies made with fresh, thoughtfully sourced ingredients.

EXPLORE IN BEND

A VIBRANT CULTURE



With more than 100k people now calling the Bend area home, you'll never be at a loss for a daily adventure...

...whether it's exploring iconic landmarks, hiking the Cascade trails, or enjoying Bend's thriving arts and culture scene— from live music and theater to galleries and outdoor art— there's always something to experience here.

MUSEUMS



Learn about Bend's western roots through local museums and historic sites that bring the region's frontier history, logging era, and early High Desert life vividly to life.

HIGH DESERT MUSEUM

DESCHUTES HISTORICAL MUSEUM

MUSEUM at WARM SPRINGS

THEATERS

Bend's theater scene surprises for a mountain town, hosting year-round plays, films, comedy, and touring performances that add vibrant culture to Central Oregon.

TOWER THEATRE

TIN PAN THEATRE

HAYDEN HOMES
AMPITHEATRE



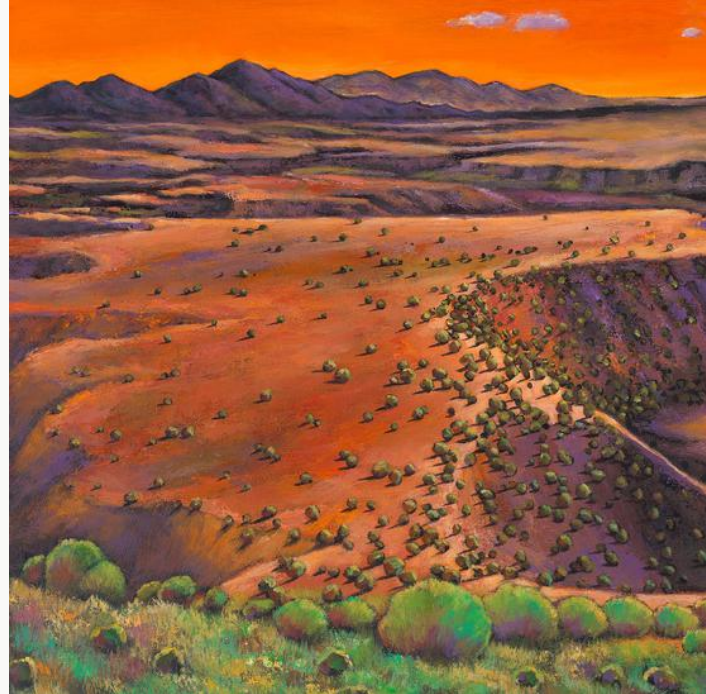
FESTIVALS

Bend and Central Oregon are home to year-round festivals celebrating music, food, beer, film, and outdoor culture.

BEND SUMMER FESTIVAL

BEND BREWFEST

ART IN THE HIGH DESERT



LANDMARKS

Bend's iconic landmarks—from volcanic buttes and lava fields to riverfront parks and nearby rock formations—define the region's natural beauty and sense of place.

THE OLD MILL

DRAKE PARK

PILOT BUTTE

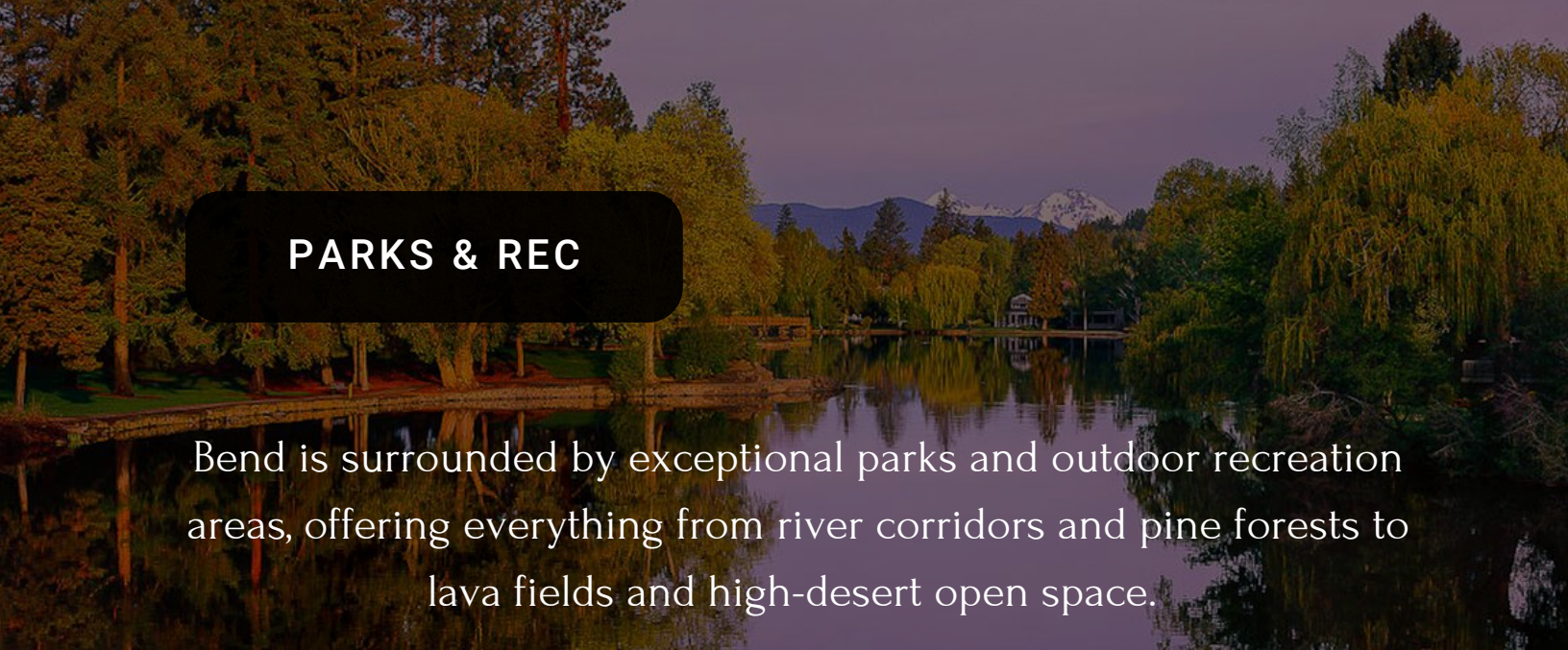




RELAX IN BEND

A CITY BUILT FOR PLAY

Thanks to Bend's outdoor-centric culture and year-round access to sunshine, locals enjoy an active, nature-driven lifestyle—from river sports and trail adventures to cycling, skiing, and everything in between.



PARKS & REC

Bend is surrounded by exceptional parks and outdoor recreation areas, offering everything from river corridors and pine forests to lava fields and high-desert open space.

Shevlin Park

A peaceful escape with forested trails, open meadows, and Tumalo Creek winding through one of Bend's most beloved natural spaces.

Drake Park

A downtown riverfront park offering open lawns, scenic views, and a central place to relax.

Riverbend Park

A scenic riverfront park offering trail access, open green space, and popular put-in points for floating the Deschutes.

Good Dog Off Leash Area

A favorite local spot where dogs can run free along the Deschutes River, offering open space, river access, and scenic trails..

Pine Nursery Park

One of Bend's largest community parks, featuring sports fields, walking paths, playgrounds, and wide-open space with mountain views.

Alpenglow Park

A modern east-side park featuring playgrounds, sports courts, open lawns, and a popular community pavilion for events and gatherings.



HIKING

Bend offers an incredible variety of hiking opportunities, from easy riverfront paths to challenging alpine trails. Big or small, these trails are a defining feature of the area and provide the perfect vantage points for taking in Central Oregon’s mountain, river, and high-desert views.

Tumalo Falls

Short, scenic trail to an iconic waterfall with forest views, picnic spots, and year-round accessibility.

Deschutes River

Miles of river-hugging paths connecting parks, wildlife, and breweries, ideal for casual walks or long runs.

Shevlin Park

Gentle loops through ponderosa pines, meadows, and Tumalo Creek, great for families and spring wildflowers.

Pilot Butte Summit

Paved climb to panoramic Cascade views overlooking Bend, perfect for sunrise workouts and quick city escapes.

Misery Ridge

Challenging ascent rewarding hikers with dramatic cliffs, Crooked River views, and classic Central Oregon scenery.

Green Lakes

Alpine trek past lava flows to turquoise lakes beneath South Sister, showcasing high Cascades beauty.



MOUNTAIN BIKING

One of Bend's biggest draws is its world-class mountain biking. A massive, interconnected trail network sits minutes from town, making it easy to ride year-round in Central Oregon's sunny, high-desert climate—no long drives required.

Phil's Trail

A Bend classic with smooth flow, pine forest scenery, and connections to dozens of popular trail options.

Tyler's Traverse

Scenic contour trail offering moderate climbs, flowing descents, and expansive Cascade views through open forest.

Ben's Trail

Long, smooth singletrack winding through lava rock and forest, ideal for endurance rides and relaxed cruising.

Funner Trail

Fast, downhill-oriented singletrack packed with berms, jumps, and nonstop flow for intermediate riders.

Tiddlywink's Trail

Playful, beginner-friendly loop featuring rolling terrain, gentle turns, and great introduction to Bend's trail system.

Whoop's Trail

Technical and energetic trail with tight turns, lava features, and rewarding challenges for experienced riders.



GOLFING

Central Oregon is known for its exceptional golf pedigree, and Bend sits right at the heart of it. With nationally recognized courses, stunning Cascade views, and a long playable season, golf is a major part of life here—impressing both new players and seasoned golfers alike.

Tetherow Golf Club

David McLay Kidd–designed links-style course featuring dramatic landscapes, elevation changes, and sweeping Cascade views.

Broken Top

Private, tree-lined course with manicured greens, mountain scenery, and a strong community-focused club atmosphere.

Widgi Creek

Forest-lined, walkable course along the Deschutes River, popular for relaxed rounds and local play.

Awbrey Glen


Semi-private course known for mature landscaping, mountain views, walkability, and welcoming atmosphere.

Brasada Ranch

High-desert course east of Bend offering wide fairways, elevation drama, and expansive Cascade Mountain views.

Pronghorn Nicklaus Course

Championship Jack Nicklaus design featuring bold bunkering, desert terrain, and panoramic mountain vistas throughout.



SHOPPING

From well-known retailers to locally owned boutiques, Bend offers a shopping scene that feels both curated and personal.

From downtown streets to lifestyle centers, there's no shortage of places to browse apparel, art, home décor, and locally made goods.

Old Mill District

A riverfront shopping destination with a mix of local boutiques, national brands, and scenic strolls along the water.

Found Natural Goods

Boutique gift and lifestyle store with sustainable, thoughtfully selected items.

The Gear Fix

Locally loved shop for used and consigned outdoor gear, perfect for value-minded adventurers.

Bend Farmer's Market

Wednesday afternoons at Brooks Alley downtown, featuring local produce, artisans, food vendors, and live community atmosphere.

Soul Bella Boutique

Charming women's shop featuring affordable fashion for women and teens.

Fjällräven Bend

Premium outdoor apparel and gear with a focus on rugged, functional clothing built for trail, mountain, and forest adventures.

UP AND

COMING

OUR 4 FAVORITE
BEND
NEIGHBORHOODS

NEIGHBO

RHOODS

ONE

OLD BEND

Constantly evolving, Old Bend blends historic charm with thoughtfully updated homes and local favorites. Walkable streets, river access, dining, and nearby parks create a vibrant, close-knit atmosphere at the heart of the city.



MEDIAN SOLD
PRICE....\$900K

MEDIAN LIST
PRICE....\$927K

PRICE PER SQUARE
FOOT....\$690/SF

CHARMING BUNGALOWS

WALKABLE

HISTORIC

*in a few
words...*



NORTHWEST CROSSING

With Cascade views, tree-lined streets, and thoughtfully planned parks, NorthWest Crossing offers an ideal blend of natural beauty and everyday convenience. Nearby trails, schools, local shops, and community gathering spaces make it easy to settle in and truly feel at home.



MEDIAN SOLD PRICE...\$1.27M

MEDIAN LIST PRICE...\$1.29M

PRICE PER SQUARE FOOT...\$602/SF



in a few words...

FAMILY FRIENDLY

ACTIVE LIFESTYLE

COMMUNITY ORIENTED

THREE

AWBREY BUTTE

Perched above the city, Awbrey Butte offers sweeping Cascade and city views, larger homes, and a quiet, elevated feel. Its westside location provides privacy and scenery while remaining minutes from downtown Bend and river access.



MEDIAN SOLD
PRICE...\$1.65M

MEDIAN LIST
PRICE...\$1.69M

PRICE PER SQUARE
FOOT...\$462/SF

*in a few
words...*

ELEVATED VIEWS

TRANQUIL

SERENE



TETHEROW

Surrounded by high-desert beauty, Tetherow blends modern luxury with outdoor living. With a renowned golf course, trail access, dining, and striking Cascade views, it offers a refined yet adventurous Bend lifestyle.



MEDIAN SOLD
PRICE...\$2.8M

MEDIAN LIST
PRICE...\$2.92M

PRICE PER SQUARE
FOOT...\$748/SF

MODERN LUXURY

SCENIC

ACTIVE ORIENTED

*in a few
words...*

BEND

EDUCATION

Bend's steady growth has strengthened its education system, earning strong reputations for both academics and extracurricular programs. With increasing investment, community support, and access to respected regional institutions, Bend offers a well-rounded and highly regarded educational environment.

BEND-LA PINE PUBLIC SCHOOLS

bend.k12.or.us/district

EDUCATION CENTER

520 NW Wall Street, Bend, Oregon, 97703

541.355.1000

PRIVATE SCHOOLS IN DESCHUTES COUNTY

CASCADES ACADEMY (PK - 12)

CascadesAcademy.org

541.382.0699

TRINITY LUTHERAN (PK - 12)

Saints.org

541.382.1832

SEVEN PEAKS SCHOOL (K-8)

SevenPeaksSchool.org

541.382.7755

WALDORF SCHOOL OF BEND (PK-8)

bendwaldorf.com

541.330.8841

COLLEGES AND UNIVERSITIES

OREGON STATE UNIVERSITY - CASCADES

541.322.3100

osucascades.edu

CENTRAL OREGON COMMUNITY COLLEGE

541.383.7500

cocc.edu

SUMNER COLLEGE

541.728.8192

sumnercollege.edu

BEND HEALTHCARE

Bend's healthcare landscape provides a well-rounded range of facilities and services, offering care that spans preventative and primary medicine to emergency, specialized, therapeutic, and long-term support.

HOSPITALS

ST. CHARLES HEALTHCARE SYSTEM

StCharlesHealthCare.org



ST. CHARLES MEDICAL CENTER

2500 NE Neff Rd, Bend, Oregon 97701

ST. CHARLES REDMOND HOSPITAL

1253 NW Canal Blvd. Redmond, Oregon 97756

ST. CHARLES PRINEVILLE HOSPITAL

384 SE Combs Flat Rd. Prineville, Oregon 97754

OTHER HEALTHCARE PROVIDERS

HIGH LAKES HEALTH CARE

**1140 SW SIMPSON AVE STE 110, Bend, Oregon
97702**

DESCHUTES FAMILY CARE

**1345 NW WALL ST. STE 302 Bend, Oregon,
97702**

SUMMIT URGENT HEALTH

**1501 NE Medical Center Dr. Bend, Oregon
97701**

URGENT CARE

BESTMED URGENT CARE

108 NW Sisemore Street Ste 120, Bend, Or 97703

HIGH LAKES HEALTHCARE

1140 SW Simpson Ave Ste 110 , Bend, Oregon 97702

SUMMIT URGENT HEALTH CARE

1501 NE Medical Center Bend, Oregon 97701

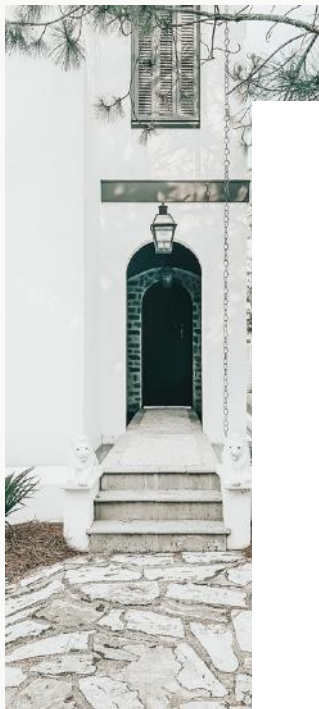
ST. CHARLES URGENT CARE

61250 SE Combs, Bend, Oregon 97702

THE CHEAT SHEET

IMPORTANT PHONE NUMBERS

We know you're busy, so to make both your moving and "settling in" process a little smoother, go ahead and swipe our quick reference list of Bend's most important local phone numbers.



541.388.6322

Vehicle Registration

541.388.6363

Fishing/Hunting License



541.388.6547

Voter Registration

541.385.8680

Bus Transportation

541.598.5384

Redmond Airport Shuttle (Enviro Shuttle)

541.382.5342

Avion Water

541.382.3029

Roats Water

541.382.2855

Agate Water

888.221.7070

Pacific Power

541.389.1980

Central Electric Cooperative

541.536.2126

MidState Electric Cooperative

888.522.1130

Cascade Natural Gas

541.322.6300

Bend Fire Department

541.788.8678

First American Title - Sabrina Norton

541.639.8796

Rate Mortgage - Steve Mora

541.797.0057

State Farm Insurance - David Woodworth



NEED MORE INSIGHT?

FAQs



What is the cost of living in Bend?

Bend's cost of living is higher than the national average, driven largely by housing demand and lifestyle appeal. While everyday expenses are moderate, home prices and rents reflect Bend's popularity, outdoor access, and quality of life

What is the weather like?

Bend enjoys a high-desert climate with four distinct seasons, warm sunny summers, crisp winters with snowfall, and low humidity year-round. 300 days of sunshine and mild shoulder seasons make outdoor activities possible most of the year.



How is the traffic?

Traffic in Bend is generally light compared to larger cities, with short commute times and minimal congestion. Peak slowdowns can occur during tourist seasons or on major corridors, but most residents find getting around town quick and manageable.

Is the city car-centric or more walkable?

Bend is moderately car-centric overall, especially in suburban and newer neighborhoods where driving makes daily errands easier. However, areas like downtown and the Old Mill are highly walkable and bike-friendly, with shops, restaurants, and parks close together—making it possible to live without a car in those pockets.

What is the job market like?

Bend's job market is diverse and growing, with demand in healthcare, education, trades, outdoor industry, and hospitality. Remote and hybrid roles are common, giving residents flexibility to combine local careers with work-from-anywhere opportunities.

INVESTING IN BEND

Defying broader market slowdowns, Bend remains one of the most competitive housing markets in the Northwest, with steady in-migration and a strong local economy continuing to drive demand and long-term value.

RAPID GROWTH

Bend continues to experience rapid growth, driven by lifestyle appeal, in-migration, and expanding economic opportunities.

STRONG RENTAL MARKET

Bend's strong rental market is fueled by limited inventory, steady in-migration, and year-round housing demand.

RELATIVE AFFORDABILITY

Compared to major West Coast metros like LA, SF, and Seattle, Bend offers better affordability while delivering a higher quality of life.



A STEP-BY-STEP TO

BUYING IN BEND

HOW WE MAKE IT HAPPEN

Creating a life in a new location is about much more than packing boxes, finding another home and installing fresh furniture. The move can be stressful — which is why, from first steps to closing table, we offer a seamless client experience with value at every stage.

One

GET PRE-APPROVED



If you're like most buyers, step one is getting pre-approved—no matter the size of the mortgage you'll need.

I recommend connecting with a trusted mortgage banker or broker early to explore options that fit your financial goals.

If you're buying with cash, make sure funds are liquid well before closing..

Two

FIND YOUR HOME MATCH



Think of us as your personal home shoppers.

We'll start with a quick consultation to dial in your wants and needs, then set you up with direct access to our specialized tool so you're instantly alerted when a home matches your criteria.

No more wasting hours on apps showing sold listings —we handle that for you.

Three

MAKE AN OFFER



You've found the one!

From here, we'll guide you through every step of the process.

Whether this is your first home or your forever home, our job is to remove the stress and keep things moving.

My team will coordinate everything—from opening escrow and inspections to repair negotiations, contractor bids, and everything needed for a smooth closing day.

MORE THAN JUST A MOVE

What Makes The RELOCATION PROCESS Different?

While every real estate journey is unique, a move across state or county lines poses its own layers of nuance and complexity. As relocation specialists, we are here to help you feel supported and focused on what matters to your move — identifying your pain points as transferees while providing the smartest, most cost-effective solutions from start to finish.

Our partnership begins with a personal conference call to go over a customized transition plan in detail. From initial communications to the final days of unpacking, we understand the art of coordination and careful forethought.

Our relocation-specific services range from helping you sell your current home to arranging the transport of furry family members to your new home, to curating the right local contractors to meet your renovation needs. Throughout the process, we not only provide you with unparalleled service, but give you access to our other relocation-specific services, including;

Realtor referrals in your area to help you sell your home;

Deep-dive market analysis to provide personalized recommendations on where to buy/invest in Bend;

An extensive vendor referral network.

Community events so you can get plugged in and start making new friends and connections.



AS YOUR RELOCATION TEAM,

WE WILL:

Understand Your Needs

The foundation of a successful relocation experience lies in understanding your unique needs and goals. We take time at the outset to listen and pinpoint your priorities, such as proximity to schools, transportation or specific amenities. With this clarity from you at the forefront, we can tailor your search to find properties that most align with your preferences and budget.

Provide Local Knowledge

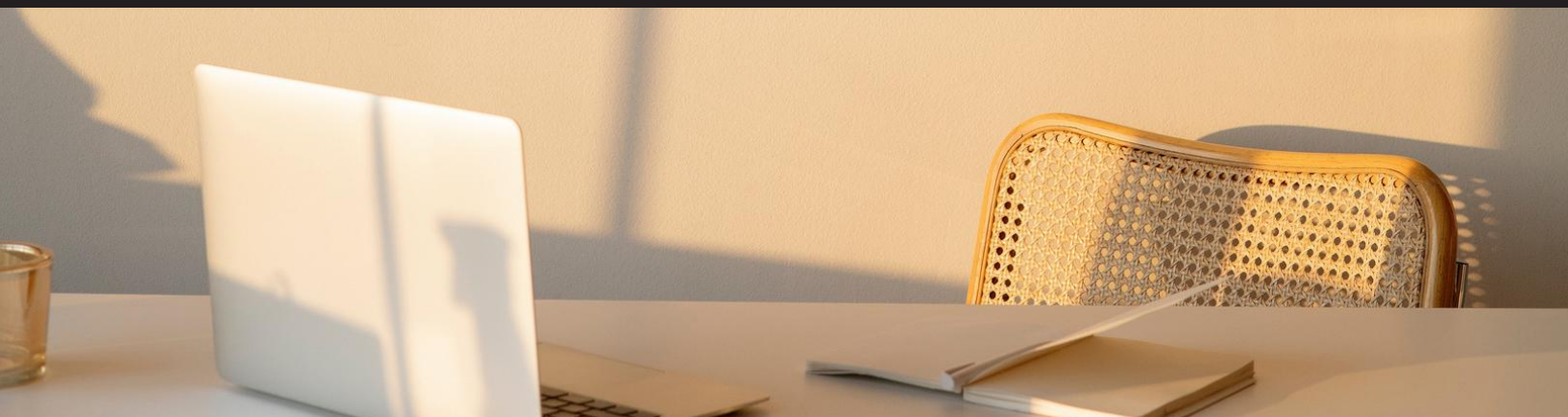
Our relocation clients rely heavily on our expertise as local professionals, and for them, we go above and beyond in providing as many comprehensive details as possible. Our personal consults, neighborhood maps and other online resources will help you familiarize yourself with the local market, schools, healthcare facilities, recreational options and other relevant community features.

Anticipate Challenges

Relocating involves more than just finding a new home; it encompasses a range of logistical challenges. As your Relocation Services team, we provide invaluable assistance by connecting you with reliable moving companies, storage facilities and other essential providers. We can also offer guidance on utility transfers, obtaining permits and understanding local regulations.

Create a Custom Timeline

Relocation can be overwhelming, particularly for our clients juggling various work tasks and deadlines. To alleviate stress and help you stay organized, we create your custom relocation timeline. We break down the process into manageable steps, setting realistic goals for each stage. This timeline can include activities such as property searches, home inspections, packing and moving dates.



Our valued relocation clients are privy to our exclusive community network of vendors to help support their big move.

From trusted contractors to accountants, reliable home stagers to designers, our private roster of local professionals is at your disposal as our client – before, during, *and* after your transition.

We are the team with the established concierge connections to produce results, while providing the highest level of customer service and attention to detail.

As our client you are granted access to our network of experts such as:

MOVERS

ARCHITECTS

LANDSCAPERS

DESIGNERS

CLOSING FIRMS

...and more

OUR CONCIERGE PARTNERS



“They took a stressful scenario and MADE OUR MOVE JUST EFFORTLESS.”



“Luke and his team were always there for us and happy to take the time to answer all the questions we had.”

- Dean &
Maria M.

A modern outdoor patio at dusk. In the center, a large white screen displays a blurred image of trees. The patio features a fire pit, outdoor furniture, and a covered walkway. The background shows a modern house with large windows and a dark sky with some trees.

THERE HAS
NEVER BEEN

A BETTER TIME

TO LIVE THE DREAM, OREGON-STYLE

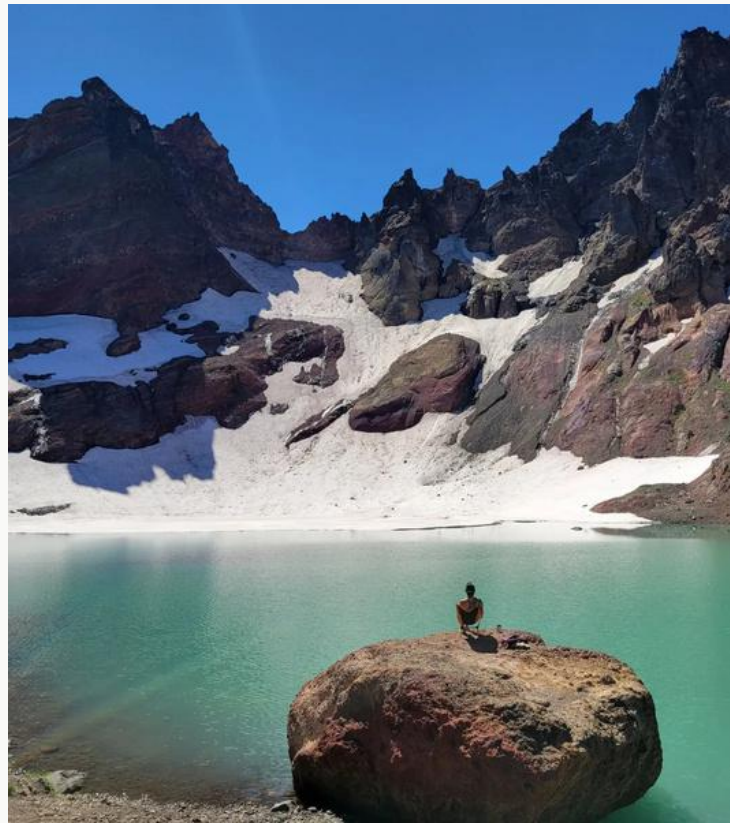
And while anyone can show you around town, only the right kind of team can bring you home. If you're ready to locate your lifestyle to Bend, then welcome...we've been waiting for you.

THE NEXT MOVE IS YOURS

While this Guide is just the beginning of all there is to know about Bend, we hope the information has inspired you to think bigger about what your move can be — a smooth journey home to a robust, colorful city that is the gateway to the storied Cascade Mountains.

Whether you are an active retiree or a young family, moving for work or for a vibrant change of scenery, Bend offers something for every kind of lifestyle.

As excited as you may be with your relocation decision, we know it's still a challenge to settle into a new community.



That's why connecting with the right, individualized resources is key. We pride ourselves in being not only trusted real estate experts for our relocation clients, but their personal city concierge. Our boutique approach means we appreciate the dynamics of every moving piece and understand what it takes to assimilate to life in a new city. No one knows more about Austin than we do, and you couldn't be in finer hands.

Thank you for this opportunity to connect with you. Around here, we believe that uplifting others is the key to success in all areas. With us at your back, you can look forward to the assurance of goals met, understood and celebrated.

Should you have any further questions, or are ready to move forward in your real estate journey? Please feel free to reach out to us. We are honored to be considered as your support system in this process, and look forward to chatting with you soon.

Cheers!
- Luke

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Buying Bend

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