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LUXURY REAL ESTATE · VANCOUVER, WA

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THE RELOCATION GUIDE

Relocating to the Vancouver–Portland Region

For those moving to Southwest Washington or the greater Portland metropolitan area — how to weigh the two markets and choose a community before you ever tour a home.

APPROX. 10 MIN READ

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CONTENTS

01 Why Clark County

04 Timing & Logistics

02 Orienting Yourself

05 Settling In

03 Buying From a Distance

01

Why Clark County

People relocate to Clark County for a specific combination: the space and setting of the Pacific Northwest, no Washington state income tax, and Portland's amenities a bridge away. Understanding which of those matters most to you is the first step — it points to very different communities.

Choose the life first, then the house. The right community makes the search that follows far simpler.

02

Orienting Yourself

The county reads as a few distinct worlds. The Vancouver Waterfront is urban and walkable; Camas is wooded and established above its lake; Brush Prairie and Hockinson mean acreage and privacy; Ridgefield is new construction near the refuge. A relocation conversation is largely about which of these fits.

Each community asks a different trade-off between land, walkability, and newness.

03

Buying From a Distance

Most relocating clients begin before they can visit often. That makes preparation and trust central: a clear brief, video walkthroughs, and an advisor who will tell you

honestly when a home isn't right — so you aren't flying in for the wrong houses. You can browse everything available yourself between visits.

04

Timing & Logistics

Coordinating a sale in one market with a purchase in another takes sequencing — financing, timelines, and a plan for the gap if there is one. The goal is to move once, calmly, rather than twice under pressure. Where a home-specific read would help, Oksana can prepare a Private Property Brief.

05

Settling In

Local knowledge doesn't end at closing. Trades, services, and the small rhythms of a new area are part of what a good advisor shares. Representation in English, Ukrainian, and Russian is an advantage for many relocating and international clients.

COMMUNITY-SPECIFIC NOTES

A few starting orientations by priority.

If you want land and privacy

Look to Brush Prairie, Hockinson, and Ridgefield for acreage. Budget diligence time for water, septic, zoning, and access — rural properties reward it.

If you want walkability

The Vancouver Waterfront and downtown Vancouver offer low-maintenance, urban living with the river and dining at hand.

If you want space and established streets

Camas, Ridgefield, and Felida are established communities with larger lots and mature streets. Municipal and service boundaries vary within them — confirm the specific address, not just the town.

Living in Washington, Near Oregon

For many who relocate here, the state line is part of the appeal. Washington has no state income tax on wages and salaries; Oregon has no general sales tax. Living on the Washington side while the Portland metro’s amenities and retail sit across the river is a familiar Southwest Washington pattern — but it is rule-bound, not a formula. Where you live, where income is earned, and what you buy all matter, and residency and use-tax rules apply.

CONSIDERATION	WASHINGTON	OREGON
State income tax	None on wages and salaries.	Yes — a graduated state income tax.
General sales tax	Yes — state and local combined.	None.
Property tax	Yes; varies by county and taxing district.	Yes; varies by county and district.
Often cited by buyers	No income tax is a frequent relocation draw.	No sales tax on large purchases.

This is a general orientation, not tax advice. Rules on residency, income sourcing, use tax, and estate tax are specific and change — confirm your situation with a qualified tax professional before relying on any of it.

A RELOCATION TIMELINE

A move goes more calmly when the large decisions are sequenced. A rough cadence for buying from out of the area:

90+ Days Out	Define priorities and budget, arrange financing or proof of funds, begin narrowing communities, and start a private search feed.
60 Days Out	Plan a focused visit around a shortlist, line up inspection and lending contacts, and sequence the sale of a current home if there is one.

30 Days Out

Make and negotiate an offer, open escrow, schedule inspections and any specialists, and confirm insurance and moving logistics.

Moving Week

Complete the final walkthrough, transfer utilities and services, and coordinate keys, access, and possession.

GETTING ESTABLISHED IN WASHINGTON

A short list of the practical set-up items new residents handle after arrival.

- A Washington driver's license and vehicle registration and title
- Voter registration and an updated mailing address
- Utilities, internet, and waste and recycling service
- Homeowner's — and, where applicable, flood — insurance in force at closing
- Medical, dental, and veterinary providers, and school enrollment where needed
- Trusted trades and services for the new home — often the fastest way to feel settled

Timelines and requirements are set by the state; confirm current rules after you arrive.

Where to Next

Compare the communities side by side, or request a private market briefing for the areas you're weighing.



NEXT STEP

Planning a move to the area?

Discreet, precise luxury real estate representation across Southwest Washington and the Portland metropolitan area — waterfront, acreage, custom, and distinctive homes. Every inquiry is handled personally.

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LANGUAGES

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