



JERRY NORMAN OREGON LIFE HOMES

LIVING LIKE A LOCAL

IN DOUGLAS COUNTY,
OREGON



2026 EDITION

LOCAL'S GUIDE

IN DOUGLAS COUNTY, OREGON



JERRY NORMAN | 541-229-9082

A LITTLE ABOUT ME

With 6 years of experience in the Douglas County real estate market, I have a deep understanding of the local market and the needs of my clients. Whether you're looking to buy, sell, or invest in real estate, I'm here to help you achieve your goals. I specialize in helping people find their dream homes, particularly those relocating and first-time home buyers.

I relocated to Douglas County roughly 10 years ago for a job move from the East Coast. I've seen this area evolve and embrace new faces while maintaining its local-first, laidback charm. I love having the option to either be in the mountains or at the beach with just a short drive. In this guide, I look forward to sharing what makes Douglas County such a special place to call home.



A FEW OF MY ROSEBURG FAVORITES

ON A SATURDAY...

You can find me cruising on my motorcycle to see some amazing waterfalls

BEST COFFEE

There's just something about the way SoCo creates the perfect cup every time. My go-to is the White Chocolate mocha

BEST LOCAL SPOT

I love being next to the Umpqua River at Whistler's Bend Park. It's a peaceful spot right by the water.

MOST UNIQUE

Farmhouse Decor is a store with rustic and reclaimed items and antiques

GET TO KNOW DOUGLAS COUNTY

QUICK FACTS

- Once known for being the Timber Capital of the World
- The entire length of the Umpqua River is contained within Douglas County, from its source in the Cascades to its mouth at the Pacific Ocean

DEMOGRAPHICS

- Approximately 112,000 residents
- Median age: 46
- Median Home Sale Price \$345,000 (2026)

DID YOU KNOW?

- Johnny Cash wrote a song about Roseburg loggers back in 1960 titled "Lumberjack."
 - Roseburg is considered to be the "Gateway to Crater Lake," just 86 miles away





DOUGLAS COUNTY FAQS

COST OF LIVING

- Median Home Sale Price \$345,000 (2026)
- The average monthly utility bill (including electricity, heating, cooling, water, and garbage) for a typical household is about \$225.

JOB MARKET

- The unemployment rate in Douglas County is approximately 5.5%, slightly above the national average.
- The healthcare sector is one of the largest employers in the region.

TRAFFIC

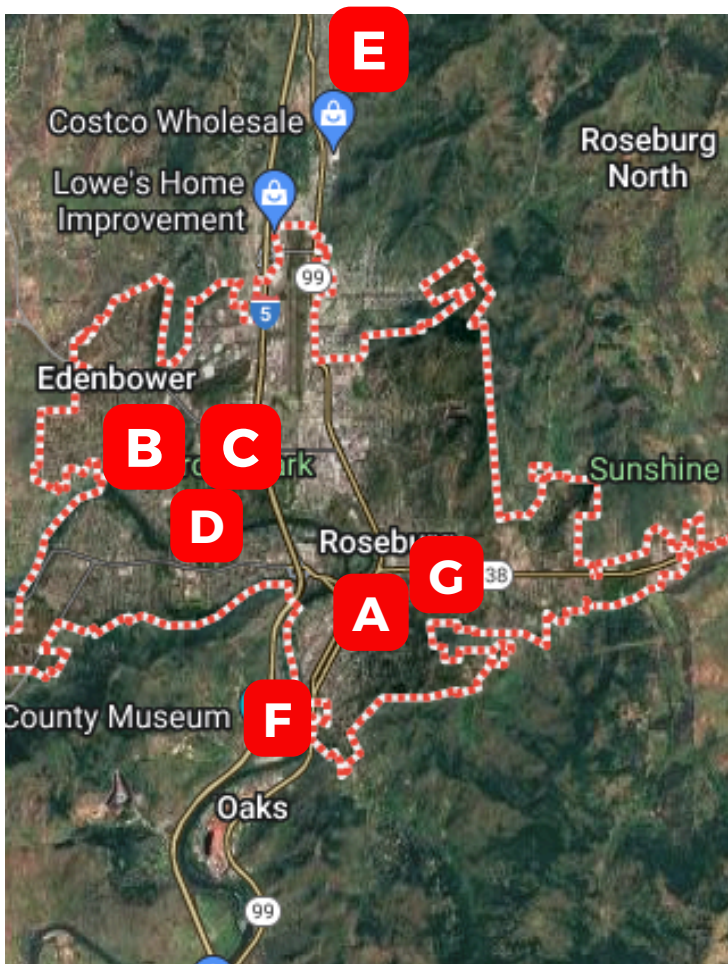
- Douglas County experiences minimal traffic congestion. The average around 20 minutes.
- Major highways such as Interstate 5 (I-5) run through the county, providing easy access to neighboring cities and regions.

COMMUNITY RESOURCES

- **Roseburg Area Chamber of Commerce:** The Roseburg Area Chamber of Commerce is a vital resource for local businesses and professionals.
- **Umpqua Business Center:** The Umpqua Business Center offers office space, resources, and mentorship for startups and small businesses.

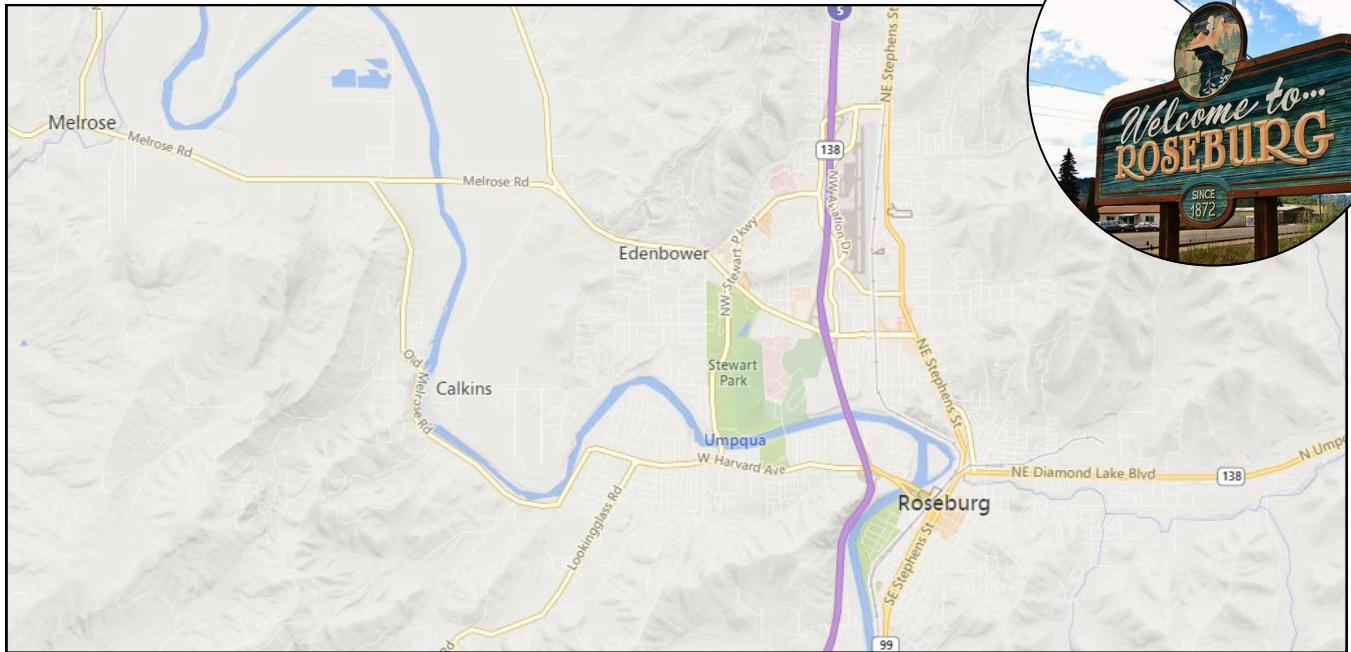
ROSEBURG AT A GLANCE

Roseburg is the county seat of Douglas County, set in the scenic landscapes of Oregon. With a diverse economy, ample recreational opportunities, and a tight-knit community, it offers a high quality of life for its residents. Whether you're seeking professional growth, outdoor adventures, or community involvement, Roseburg provides a welcoming environment.



- A** The Historic Downtown Area
- B** Mercy Medical Center
- C** VA Health Care Campus
- D** Stewart Park
- E** Umpqua Community College
- F** Douglas County Museum of History & Natural History
- G** Roseburg Public Library

WELCOME TO THE NEIGHBORHOOD: ROSEBURG



KEY CHARACTERISTICS

- **Proximity to Natural Attractions:** Roseburg is situated near the Umpqua National Forest and Crater Lake National Park, offering residents easy access to natural landscapes and outdoor recreational activities.
- **Close-Knit Community:** Residents of Roseburg enjoy a strong sense of community with numerous local events, festivals, and active civic organizations that foster connections and engagement among neighbors.
- **Affordable Cost of Living:** Compared to larger cities, Roseburg offers a more affordable cost of living, with reasonably priced housing and everyday expenses, making it an attractive place for families and retirees alike.

ZIP CODE

97470, 97471

MEDIAN SALE PRICE

\$342,000

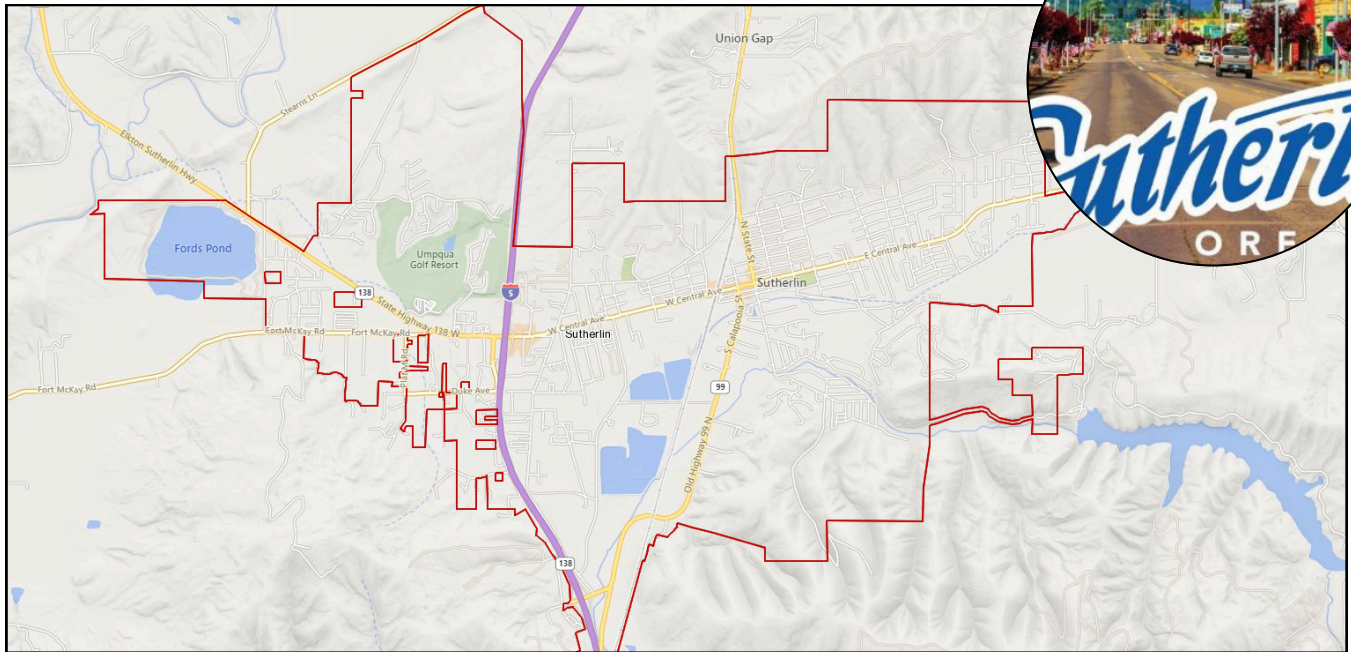
SCHOOLS

- Roseburg High School
- Fremont Middle School
- Joseph Lane Middle School
- Eastwood Elementary
- Fir Grove Elementary
- Fullerton Elementary
- Hucrest Elementary
- Melrose Elementary

PRICE/SF

\$224/sqft

WELCOME TO THE NEIGHBORHOOD: SUTHERLIN



KEY CHARACTERISTICS

- **Proximity to Interstate 5:** Sutherlin is located just off Interstate 5, providing easy access to nearby cities such as Roseburg and Eugene, and making it an ideal location for commuters.
- **Strong Community Spirit:** The residents of Sutherlin enjoy a close-knit community with numerous events and activities, including the popular Sutherlin Blackberry Festival.
- **Outdoor Activities:** The area surrounding Sutherlin offers excellent opportunities for outdoor activities, such as hiking, fishing, and camping, with beautiful spots like Cooper Creek Reservoir providing scenic getaways for residents.

ZIP CODE

97479

MEDIAN SALE PRICE

\$360,000

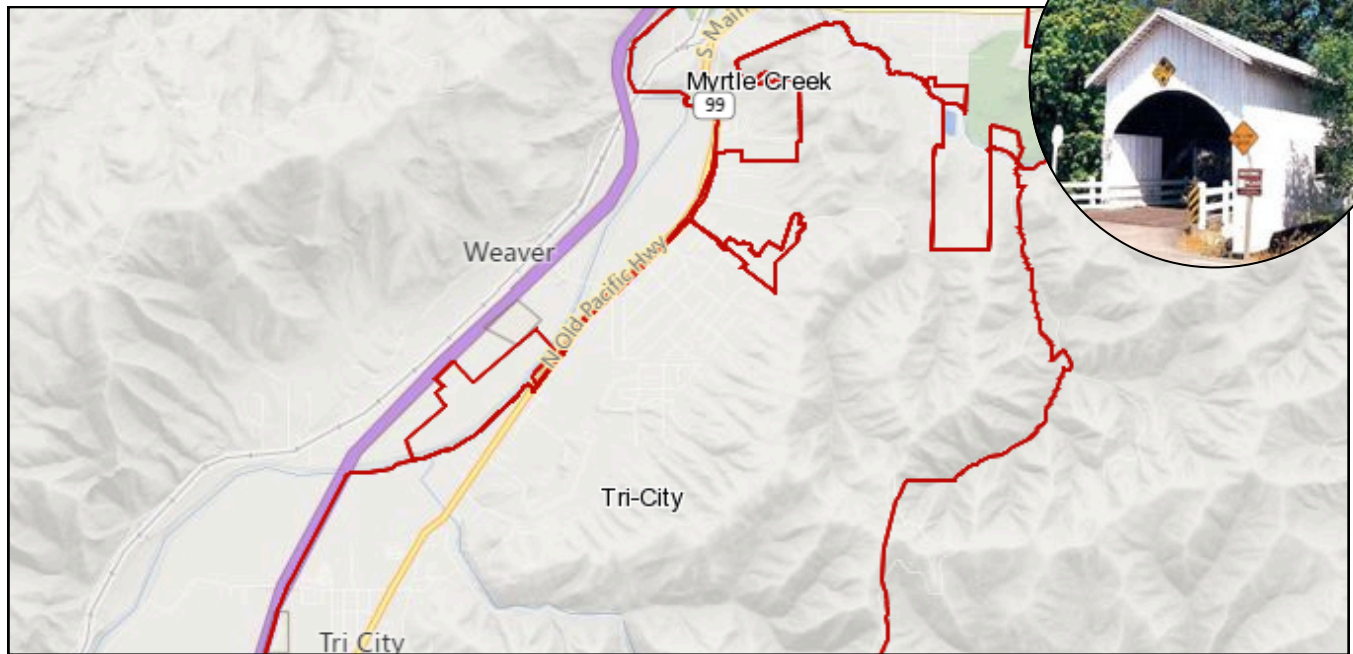
SCHOOLS

- Sutherlin High School
- Sutherlin Middle School
- Sutherlin Elementary

PRICE/SF

\$217/sqft

WELCOME TO THE NEIGHBORHOOD: MYRTLE CREEK



KEY CHARACTERISTICS

- **Proximity to the South Umpqua River:** Myrtle Creek is nestled along the South Umpqua River, offering scenic views and easy access to various water-based recreational activities such as fishing.
- **Friendly Community:** Residents of Myrtle Creek enjoy a friendly and welcoming community atmosphere, with numerous local events such as Music in the Park and The Summer Festival
- **Affordable Living:** The cost of living in Myrtle Creek is relatively low, with affordable housing options and reasonable everyday expenses, making it an attractive place for families and individuals seeking a cost-effective lifestyle.

ZIP CODE

97457

MEDIAN SALE PRICE

\$280,000

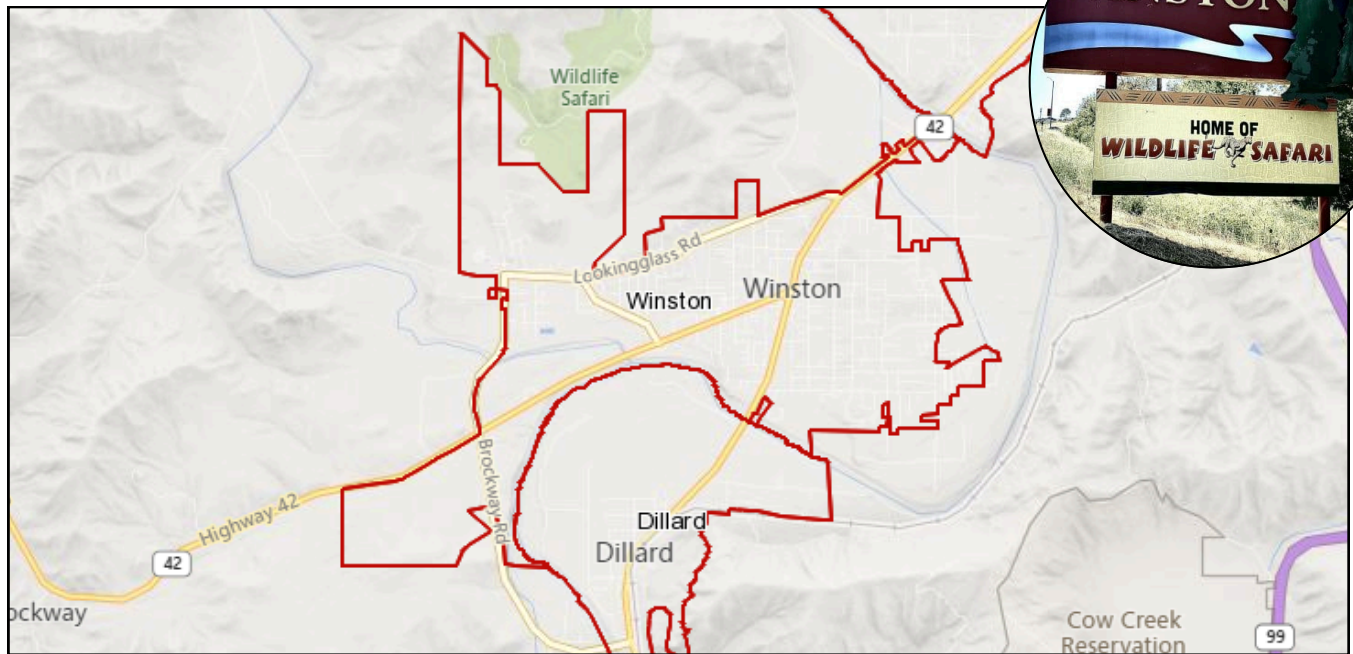
SCHOOLS

- South Umpqua High School
- Coffenberry Middle School
- Myrtle Creek Elementary

PRICE/SF

\$219/sqft

WELCOME TO THE NEIGHBORHOOD: WINSTON



KEY CHARACTERISTICS

- **Proximity to Wildlife Safari:** Winston is home to the famous Wildlife Safari, a drive-through animal park that attracts visitors from all over, offering residents unique and convenient access to this popular attraction.
- **Close-Knit Community:** The residents of Winston enjoy a close-knit and supportive community, with numerous local events, activities, and festivals including the annual Watermelon Festival
- **Outdoor Activities:** The area around Winston offers excellent opportunities for outdoor activities such as hiking, fishing, and picnicking, with nearby parks and natural areas providing beautiful settings for recreation and relaxation.

ZIP CODE

97496

MEDIAN SALE PRICE

\$302,500

SCHOOLS

- Douglas High School
- Winston Middle School
- Lookingglass Elementary
- McGovern Elementary
- Brockway Elementary

PRICE/SF

\$205/sqft

DOUGLAS COUNTY COFFEE & BAKERIES

COFFEE

- **Cascades Coffee** – Roseburg
- **My Coffee** – Roseburg
- **Ruff Day Latte** – Sutherlin
- **Soco Coffee** – Myrtle Creek
- **Justice's Java** – Myrtle Creek

BAKERIES

- **Bagel Tree Cafe** – Roseburg
- **Kim's Cupcakery** – Roseburg
- **The Happy Donut** – Myrtle Creek
- **Henry's Bakery** – Sutherlin





DOUGLAS COUNTY BREAKFAST & LUNCH

BREAKFAST

- **Blac-N-Bleu Bistro** – Roseburg
- **Casey's Restaurant** – Roseburg
- **Del Rey Cafe** – Roseburg
- **Bagel Tree Cafe** – Roseburg

LUNCH

- **Blac-N-Bleu Bistro** – Roseburg
- **Lighthouse Bakery** – Umpqua
- **Brix Grill** – Roseburg
- **Tommy's All American Burgers** –
Myrtle Creek
- **Wailani Shave Ice and Island
Grindz**– Sutherlin



DOUGLAS COUNTY DINNER

UPSCALE

- **True Kitchen + Bar** – Roseburg
- **F n B** – Roseburg
- **Brix Grill** – Roseburg
- **K-Bar** – Canyonville

MEXICAN

- **El Dorado** –Roseburg
- **Mariachi Loco** –Roseburg
- **Hacienda Vieja** –Roseburg
- **Carlos Restaurante** – Winston

PIZZA

- **Urban NY Pizza & Grill** –Roseburg
- **Old Soul Pizza** – Roseburg
- **Mountain Mike's Pizza** – Roseburg
- **Dakota Street Pizza Company** –
Sutherlin

DOUGLAS COUNTY BREWRIES & WINERIES

BREWRIES & TAP ROOMS

- **Lookingglass Brewery** – Winston
- **North Forty Beer Co.** – Roseburg
- **Taphouse** – Myrtle Creek
- **Backside Brewing Co.** – Roseburg
- **Two-Shy Brewing** – Roseburg
- **Draper Draft House** – Roseburg

WINERIES & VINEYARDS

- **Melrose Vineyards** – Roseburg
- **Abacela** – Roseburg
- **Cooper Ridge** – Roseburg
- **Hillcrest Winery & Distillery** – Roseburg
- **Reustle Prayer Rock Vineyards** – Roseburg
- **Spangler Vineyards** – Roseburg
- **Delfino** – Roseburg
- **Joseph Jane Winery** – Roseburg





THINGS TO DO IN DOUGLAS COUNTY

ATTRACTIONS

- **Wildlife Safari** – Winston
- **Douglas County Dirtrack** – Roseburg

MUSEUMS & HISTORY

- **Douglas County Museum**
- **Cow Creek Band of the Umpqua Tribe of Indians**
- **Douglas County Historical Society – Floed-Lane House Museum**
- **Hokanson's Guest House**

COVERED BRIDGES

- **Neal Lane Covered Bridge** – Myrtle Creek
- **Horse Creek Covered Bridge** – Myrtle Creek
- **Cavitt Creek Bridge** – Glide
- **Milo Academy Covered Bridge** – Days Creek
- **Pass Creek Bridge** – Drain
- **Rochester Covered Bridge** – Sutherlin



THINGS TO DO IN DOUGLAS COUNTY FOR KIDS

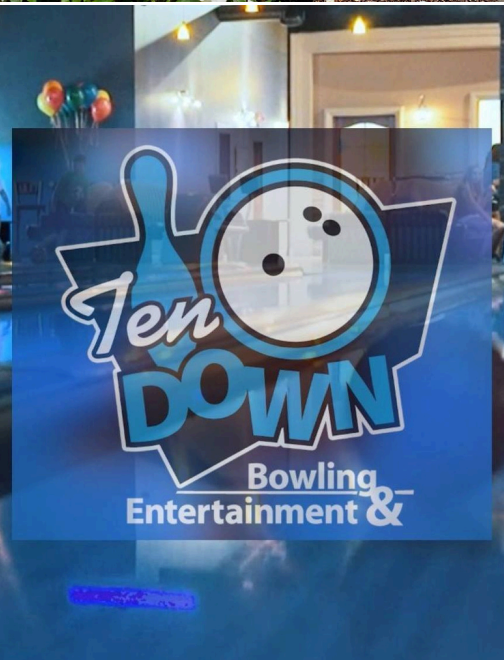
KIDS

- **Butterfly Pavilion** – Elkton Community Education Center
- **Bike Paths** – Roseburg
- **Stewart Park** – Roseburg
- **Fall Creek Trail** – Glide
- **Roseburg Splash Pad** – Roseburg
- **Sutherlin Splash Pad** – Sutherlin
- **Myrtle Creek Pool** – Myrtle Creek



TEENS

- **Roseburg Cinemas**
- **Parkview Skating Center**
- **Roseburg Skate Park**
- **Winston Skate Park**
- **Myrtle Creek Skate Park**
- **Ten Down Bowling & Arcade** – Roseburg
- **Cattle Dogs Golf Center** – Roseburg
- **YMCA** – Roseburg





WORKING OUT IN DOUGLAS COUNTY

GYM / WEIGHTLIFTING / HIIT

- **Pacific Fitness South** – Myrtle Creek
- **Pacific Fitness**– Winston
- **Planet Fitness** – Roseburg
- **The Body Shop Total Fitness** – Sutherlin
- **Anytime Fitness** – Sutherlin
- **The YMCA of Douglas County** – Roseburg
- **Fitness First** – Roseburg



KIDS / TEENS SPORTS

- **Umpqua United Soccer Club** – Roseburg
- **Boys & Girls Club of the Umpqua Valley**– Roseburg
- **Umpqua Valley Cal Ripken Baseball** – Roseburg
- **Umpqua Valley BMX** –Winston





DOG-FRIENDLY DOUGLAS COUNTY

PARKS

- **Happy Tails Dog Park** – Roseburg
- **Myrtle Creek Dog Park** – Myrtle Creek
- **Sutherlin Dog Park** – Sutherlin

DOG BOARDERS

- **Douglas County Pet Lodge** – Winston
- **Schreiber Tails** – Winston
- **Lone Pine Pet Resort** – Roseburg
- **Canine Country Club** – Roseburg

VETERINARIANS

- **Bailey Veterinary Clinic** – Roseburg
- **For The Love of Paws Veterinary Clinic**– Roseburg
- **Parkway Animal Hospital** – Roseburg
- **Companion Animal Clinic** – Roseburg

ANNUAL EVENTS & FESTIVALS

GRAFFITI WEEKEND

In July, Roseburg transforms into colors, roaring engines, and joyful faces during Graffiti Weekend, the premier car show event in the Pacific Northwest. With over 1,000 classic cars and trucks, this nostalgic event features cruises, competitions, and shows all weekend long.

MUSIC ON THE HALF SHELL

Music on the Half Shell, Roseburg's beloved free concert series, held every Tuesday from mid-June through August. Enjoy quality music from around the world in the picturesque setting of Stewart Park, on the banks of the Umpqua River.

DOUGLAS COUNTY FAIR

Summer in Roseburg isn't complete without the Douglas County Fair, held for a week in August. The fairgrounds come alive with carnival rides, farm animals, delicious foods, national music acts, and a strong community atmosphere.

MYRTLE CREEK SUMMER FESTIVAL

The Myrtle Creek Summer Festival in Millsite Park takes place in the last week of July, featuring a car show, rock crawl, music, food booths, and a fireworks show. This event is a fantastic way to bring the community together for summer fun.





WEEKEND ITINERARIES

FARMERS MARKET

The Umpqua Valley Farmers Market offers a one-stop shopping experience for Roseburg's finest produce and goods. Open every Saturday year-round, it features fresh fruits, vegetables, meats, jams, breads, crafts, and more.

UMPQUA VALLEY WINE TRAIL

Visit the Umpqua Valley to explore our diverse and scenic wine trail. From wine tours and tastings to charming B&Bs and local dining, the Umpqua Valley offers a welcoming escape for wine enthusiasts. Discover the unique flavors and warm hospitality that make our wine trail a must weekend adventure.

HIKING TRAILS

Taking in the gorgeous scenery of the Umpqua National Forest

- **Susan Creek Falls Trail**
- **Fall Creek Trail**
- **Toketee Falls Trail**
- **Watson Falls Trail**
- **Mt. Thielsen Trail**

WILDLIFE SAFARI

Visit Wildlife Safari, an exciting and educational experience, where you can drive through a 600-acre park to see animals like giraffes, elephants, and cheetahs roaming freely. It's a perfect outing for families and nature enthusiasts, providing a unique opportunity to get up close with wildlife in a natural setting.

LOCAL TRADES & SERVICE PROVIDERS

SERVICE	NAME	PHONE
CLEANING COMPANY	Stella Romo Two Sisters Cleaning Wendi Wenteria	562-631-1829 541-430-5000 541-643-0430
CARPET CLEANING	Spectrum Cleaning & Restoration Superior Carpet Cleaning	541-673-1333 541-673-7171
CONTRACTORS	Gene Bailey Albert Ortega	541-863-1503 503-883-1620
FENCING	Roseburg Fence Pacific Northwest Fence Co.	541-238-2550 541-672-0482
ELECTRICAL	Prowire Electric Company Mountaintop Electric South Valley Electric Singletree Electric	541-496-0320 541-680-3333 541-942-9912 541-530-8499
HEATING AND COOLING HVAC	George's Heating and Air Umpqua Sheet Metal Mahalo	541-863-5400 541-672-3888 541-672-6707
HOME INSPECTORS	Todd Oliver Maranatha Inspection Big Creek Home Inspection Services	541-841-4312 541-670-1396 541-671-3326
HANDYMAN	Around the House Home Mainte Maintenance Ashburn Home Services	541-671-2771 541-900-6674
LAWN CARE	Over The Hedge Lawn Care J&K Lawn Services	541-680-8296 541-680-4962

LOCAL TRADES & SERVICE PROVIDERS

SERVICE**NAME****PHONE****MOVING COMPANY**

Flegel Moving & Storage
Move-A-Haulics
Back2Back Moving Company

541-673-4436
541-671-8795
541-580-4872

PAINT

Heritage Painting
Dave Darrow Painting
Ingvalson Painting
Roseburg Precision Painting LLC

541-673-6869
541-430-2886
541-530-7740
541-670-5934

PEST CONTROL

Bug Zapper Pest Control
A-1 Professional Exterminating

541-636-0146
541-695-5412

PLUMBING

Yaeger Plumbing
A.R.M Plumbing
Well House Drain Cleaning (Drain
Cleaning, Rooter, Sewer Inspection)

541-672-8460
541-621-0969
541-589-5033

ROOFING

Roseburg Roofing
Standridge Roofing

541-430-0398
541-673-7501

SEPTIC SERVICES

A-1 Septic
Southern Septic Service

541-672-8709
541-459-2824

WELL SERVICES

Gilbert Pump and Well
Southern Oregon Water Wells
Shawn's Pump Service

541-673-7663
541-672-7834
541-733-3276



YOUR RESOURCE FOR ALL THINGS DOUGLAS COUNTY

If you ever have questions or are looking for a local recommendation, I'm here for you! Don't hesitate to reach out or send me a message.

Phone: 541-229-9082

Email: jerry@sellwithnorman.com



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