

Eugene 97401

ZIP code · OR · Oregon > Lane County > Eugene

BALANCED MARKET

\$520K

MEDIAN SALE PRICE

+0.6%

1-YR CHANGE

361

SALES (12 MO)

\$509K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



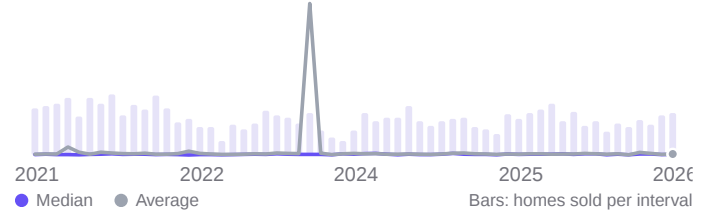
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$505K · Average \$558K

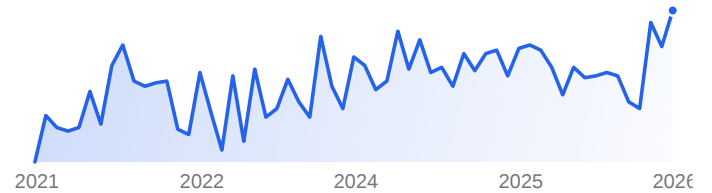
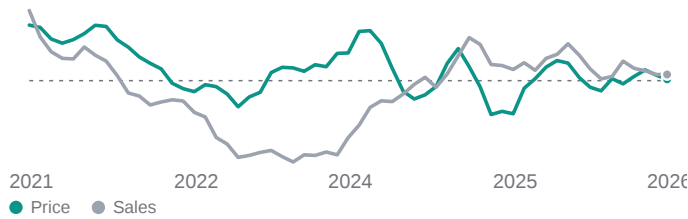


Growth (year over year)

Price +0.6% · Sales +2.8%

Price per square foot

\$352/ft²

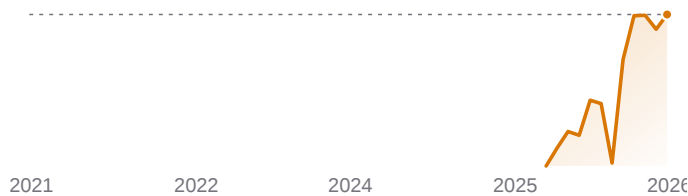


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

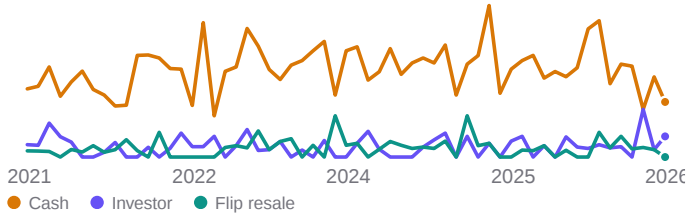
3.8%



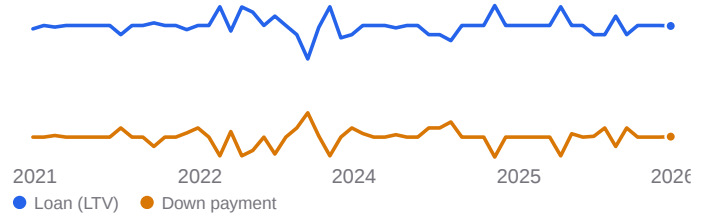
BUYERS & OUTCOMES

Buyer mix

Cash 22% · Investor 8.3% · Flip resale 0%

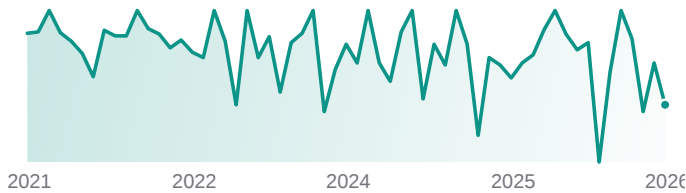


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



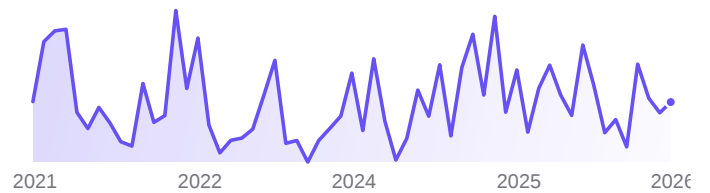
Sellers who sold at a gain

87%



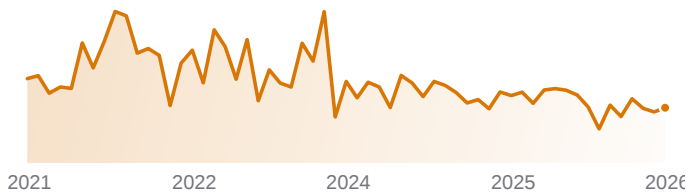
Typical hold before selling

7.2 yrs



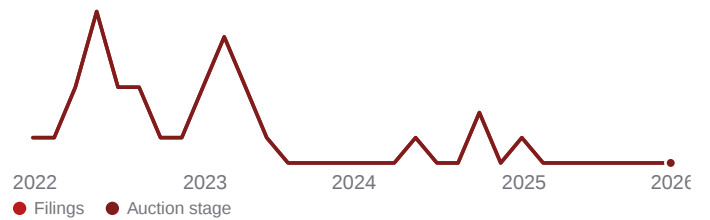
Median annualized return at resale

+4.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,606
Median value (AVM)	\$509K
Median size	1,703 ft²
Median bedrooms	3
Median year built	1973
Single family	77%
Condos	7.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.2%
Owner occupied	70%
Company owned	33%
Median loan-to-value	40%

Typical ownership tenure

9.7 yrs

COMMUNITY

Population	46,318
Density	5,027 / mi²
Median household income	\$61K
Average household income	\$80K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	133
Homes occupied	94%
Bachelor's or higher	28%
Poverty rate	23.4%
Unemployment	1.2%
Average temp	53°F
Annual precip	46 in
Sunshine	48%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.