

Eugene 97402

ZIP code · OR · Oregon > Lane County > Eugene

BALANCED MARKET

\$399K

MEDIAN SALE PRICE

+4.4%

1-YR CHANGE

480

SALES (12 MO)

\$404K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



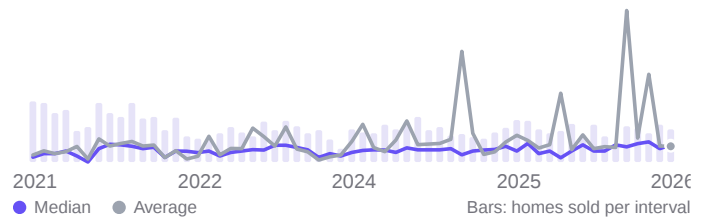
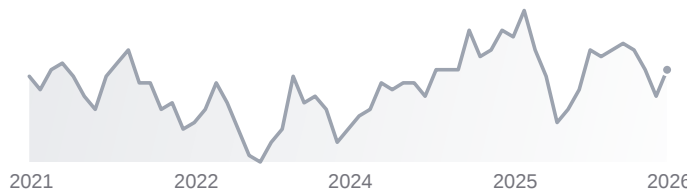
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$399K · Average \$395K

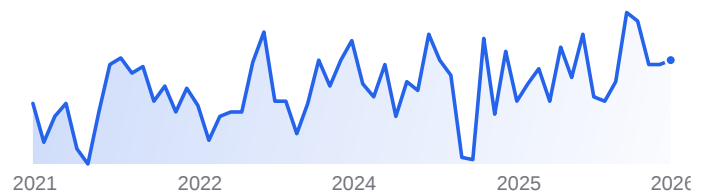
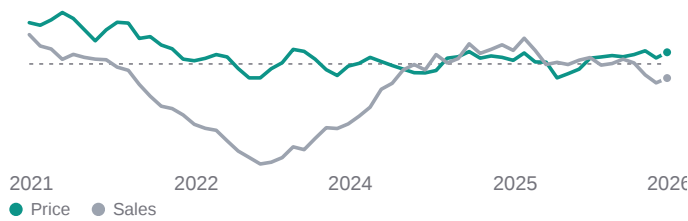


Growth (year over year)

Price +4.4% · Sales -5.3%

Price per square foot

\$295/ft²

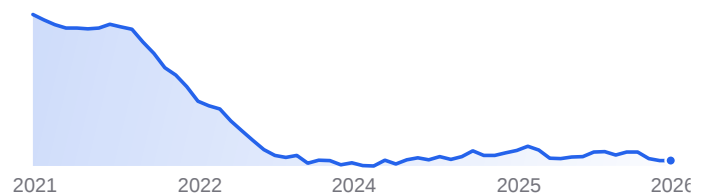
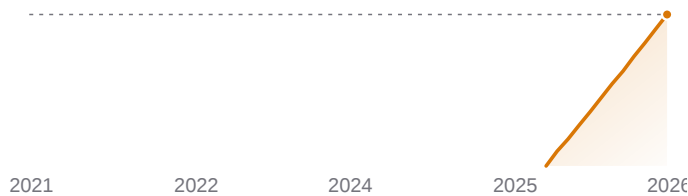


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

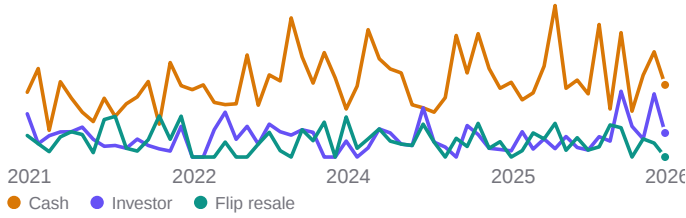
2.9%



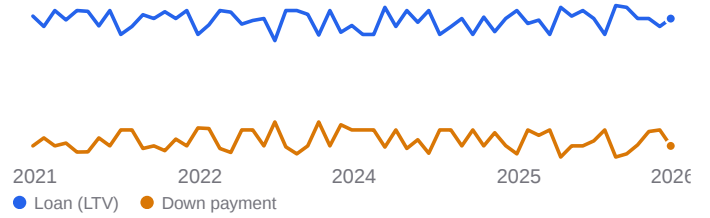
BUYERS & OUTCOMES

Buyer mix

Cash 21% · Investor 7.1% · Flip resale 0%

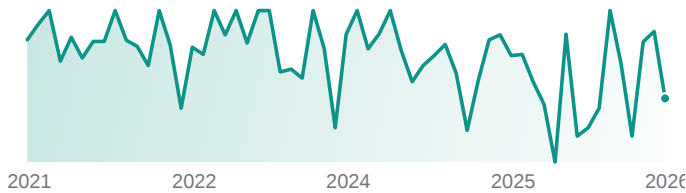


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



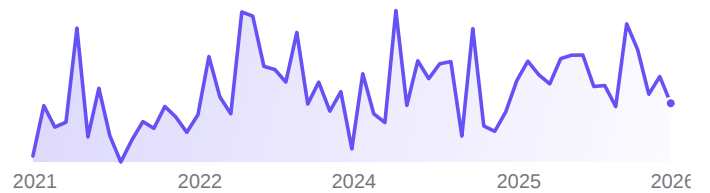
Sellers who sold at a gain

90%



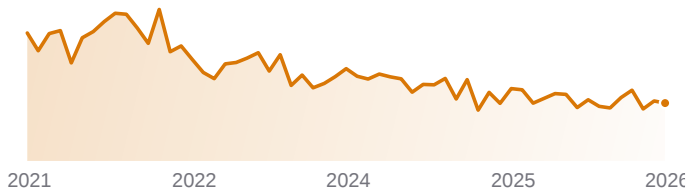
Typical hold before selling

6.4 yrs



Median annualized return at resale

+4.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	16,684
Median value (AVM)	\$404K
Median size	1,340 ft²
Median bedrooms	3
Median year built	1977
Single family	69%
Condos	1.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.2%
Owner occupied	75%
Company owned	20%
Median loan-to-value	44%

Typical ownership tenure

10.1 yrs

COMMUNITY

Population	58,050
Density	787 / mi²
Median household income	\$60K
Average household income	\$74K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	143
Homes occupied	96%
Bachelor's or higher	17%
Poverty rate	14.1%
Unemployment	1.4%
Average temp	53°F
Annual precip	47 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.