

Eugene 97403

ZIP code · OR · Oregon · Lane County · Eugene

BALANCED MARKET

\$618K

MEDIAN SALE PRICE

+2.3%

1-YR CHANGE

115

SALES (12 MO)

\$640K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



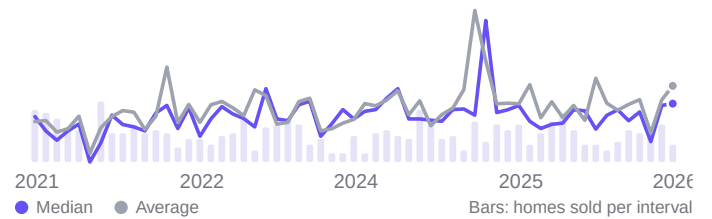
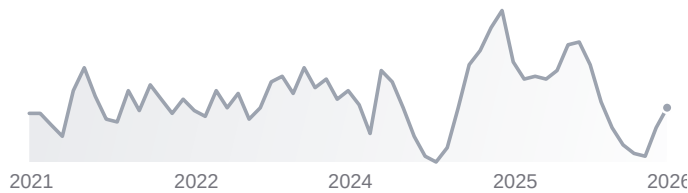
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$729K · Average \$878K

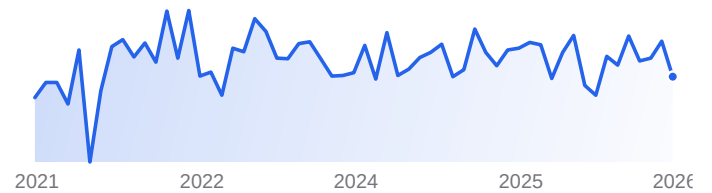
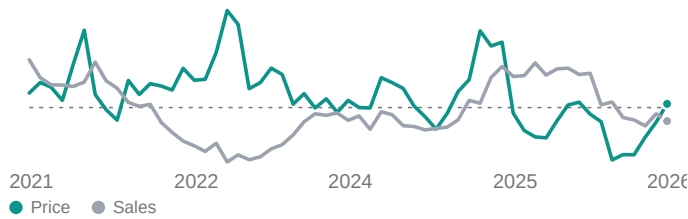


Growth (year over year)

Price +2.3% · Sales -8.7%

Price per square foot

\$272/ft²

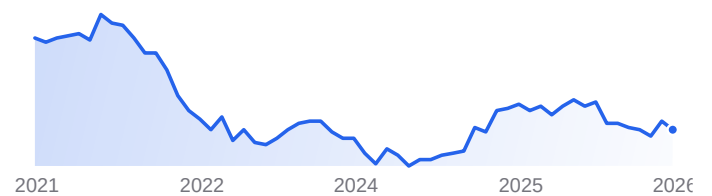
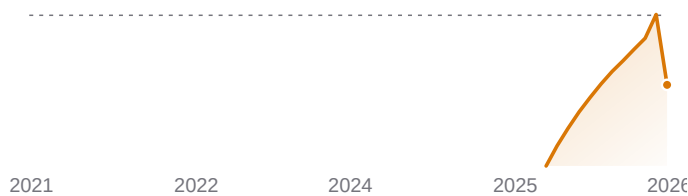


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

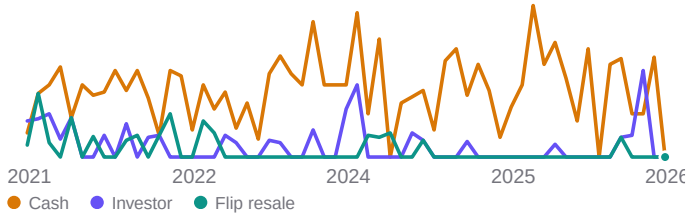
3.8%



BUYERS & OUTCOMES

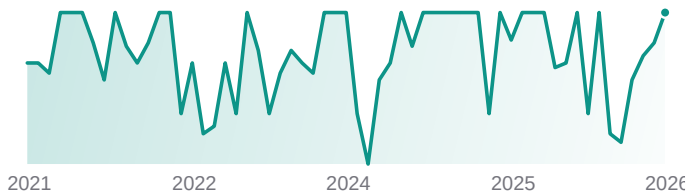
Buyer mix

Cash 0% · Investor 0% · Flip resale 0%



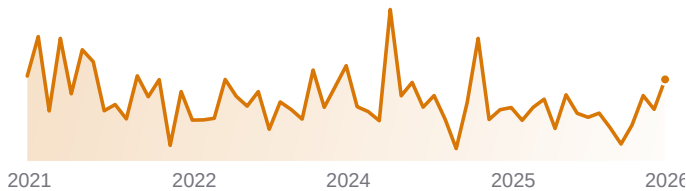
Sellers who sold at a gain

100%

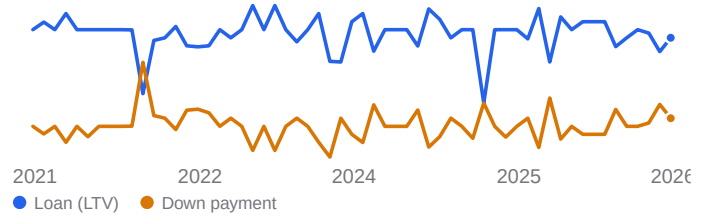


Median annualized return at resale

+7.7%

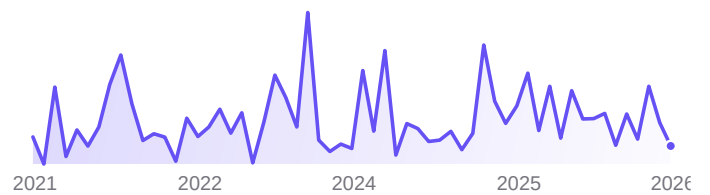


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Typical hold before selling

3.6 yrs



HOUSING STOCK

Homes	3,050
Median value (AVM)	\$640K
Median size	1,835 ft²
Median bedrooms	3
Median year built	1953
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.3%
Owner occupied	65%
Company owned	32%
Median loan-to-value	34%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	13,557
Density	3,114 / mi²
Median household income	\$64K
Average household income	\$87K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	124
Homes occupied	93%
Bachelor's or higher	26%
Poverty rate	24.2%
Unemployment	0.9%
Average temp	52°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.