

Eugene 97404

ZIP code · OR · Oregon · Lane County · Eugene

SELLER'S MARKET

\$459K

MEDIAN SALE PRICE

+5.3%

1-YR CHANGE

444

SALES (12 MO)

\$444K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

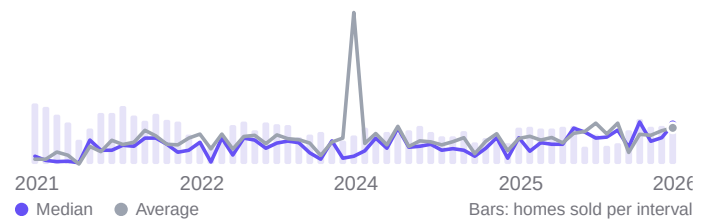
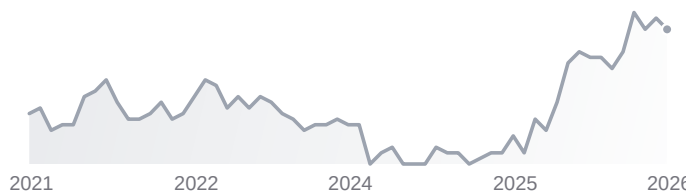
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$484K · Average \$476K

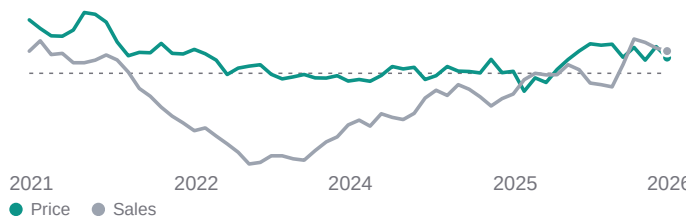


Growth (year over year)

Price +5.3% · Sales +7.5%

Price per square foot

\$307/ft²

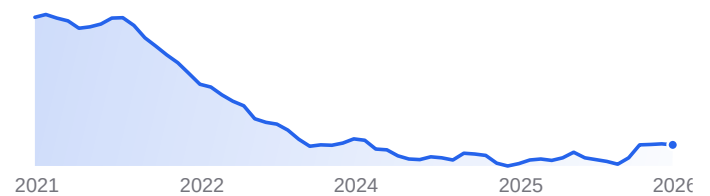
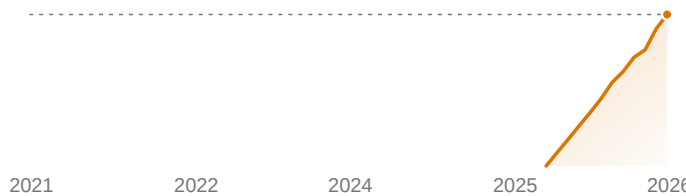


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

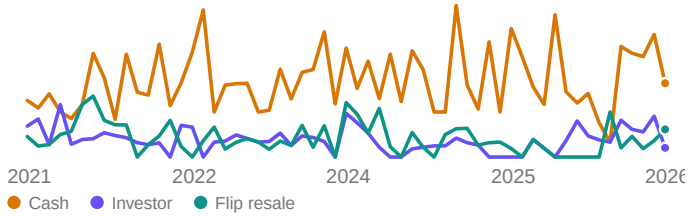
3.5%



BUYERS & OUTCOMES

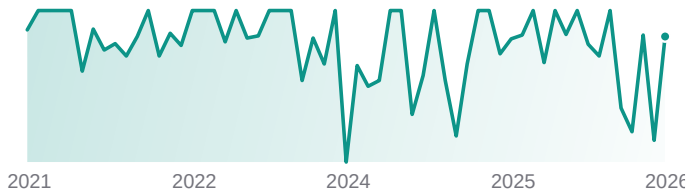
Buyer mix

Cash 21% · Investor 2.6% · Flip resale 7.7%



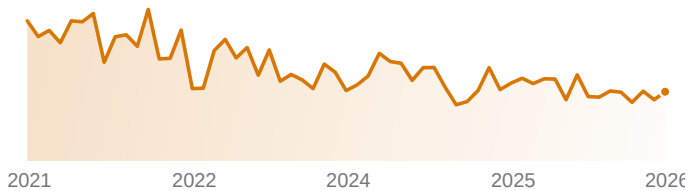
Sellers who sold at a gain

97%

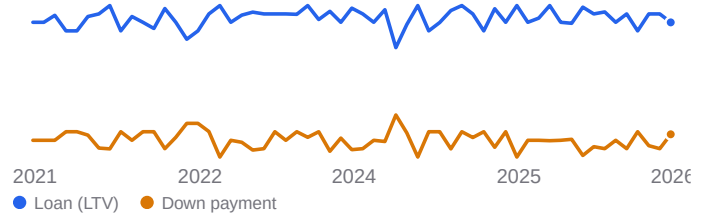


Median annualized return at resale

+5.0%

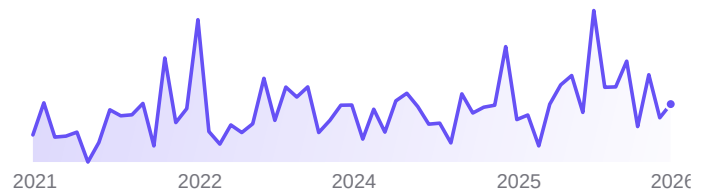


Financing (share of purchase price) Loan (LTV) 85% · Down payment 19%



Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	12,654
Median value (AVM)	\$444K
Median size	1,541 ft²
Median bedrooms	3
Median year built	1970
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.1%
Owner occupied	80%
Company owned	21%
Median loan-to-value	44%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	33,558
Density	3,142 / mi²
Median household income	\$77K
Average household income	\$93K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	149
Homes occupied	97%
Bachelor's or higher	21%
Poverty rate	10.5%
Unemployment	1.3%
Average temp	53°F
Annual precip	45 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.