

Eugene 97405

ZIP code · OR · Oregon · Lane County · Eugene

BALANCED MARKET

\$550K

MEDIAN SALE PRICE

+4.4%

1-YR CHANGE

631

SALES (12 MO)

\$546K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

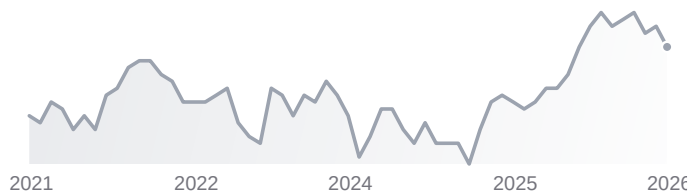
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

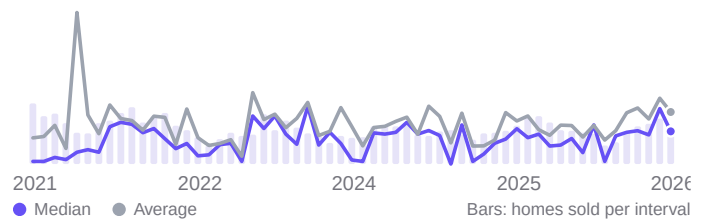
Market temperature (0–100)

58 / 100



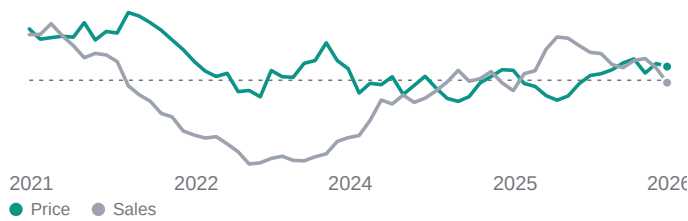
Sale prices

Median \$533K · Average \$586K



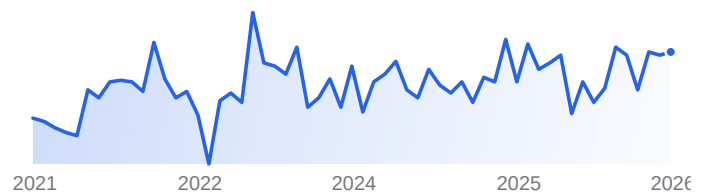
Growth (year over year)

Price +4.4% · Sales -0.8%



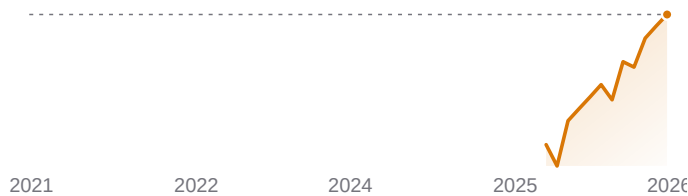
Price per square foot

\$316/ft²



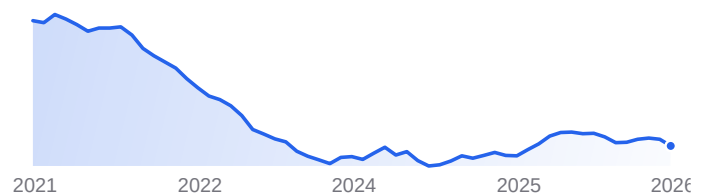
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

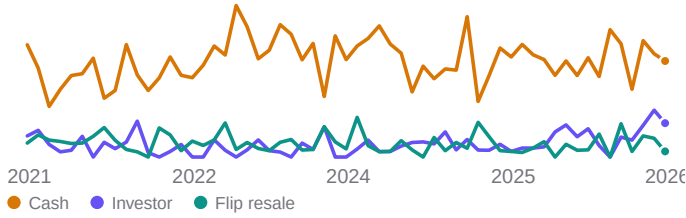
3.5%



BUYERS & OUTCOMES

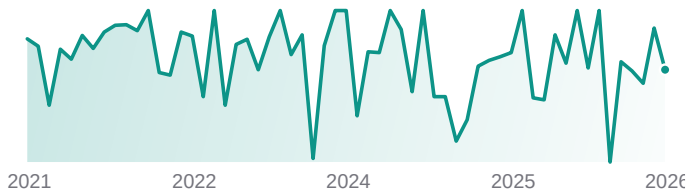
Buyer mix

Cash 29% · Investor 10% · Flip resale 1.7%



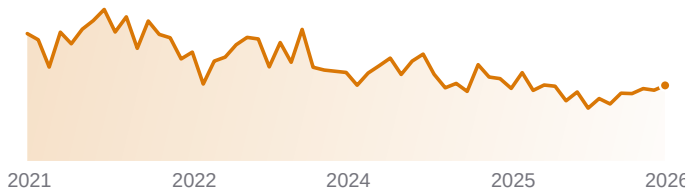
Sellers who sold at a gain

94%

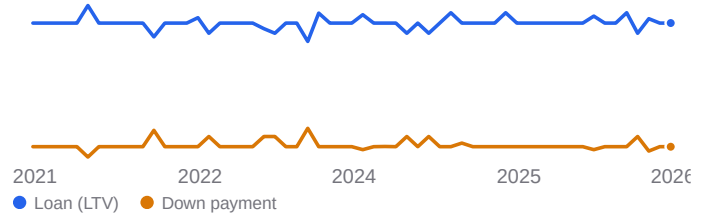


Median annualized return at resale

+5.1%

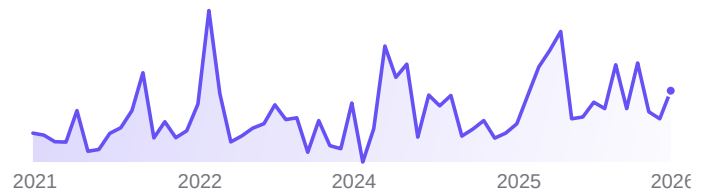


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

8.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	17,778
Median value (AVM)	\$546K
Median size	1,746 ft²
Median bedrooms	3
Median year built	1970
Single family	87%
Condos	2.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.9%
Owner occupied	77%
Company owned	26%
Median loan-to-value	37%

Typical ownership tenure

10.3 yrs

COMMUNITY

Population	47,451
Density	331 / mi²
Median household income	\$86K
Average household income	\$115K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	137
Homes occupied	94%
Bachelor's or higher	28%
Poverty rate	11.2%
Unemployment	1.2%
Average temp	52°F
Annual precip	50 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.