

Eugene 97408

ZIP code · OR · Oregon · Lane County · Eugene

BALANCED MARKET

\$735K

MEDIAN SALE PRICE

+26.8%

1-YR CHANGE

163

SALES (12 MO)

\$634K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



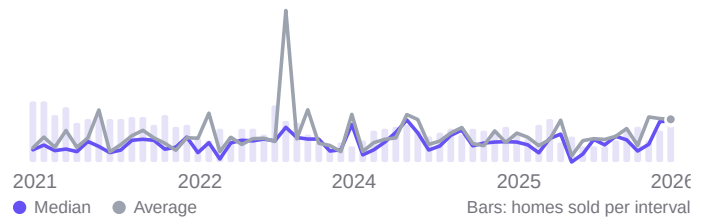
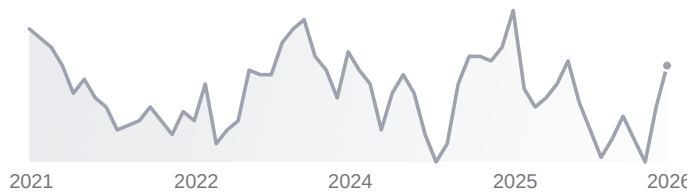
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$805K · Average \$820K

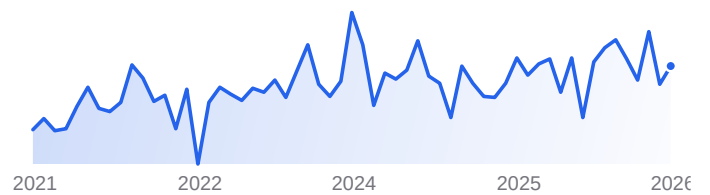
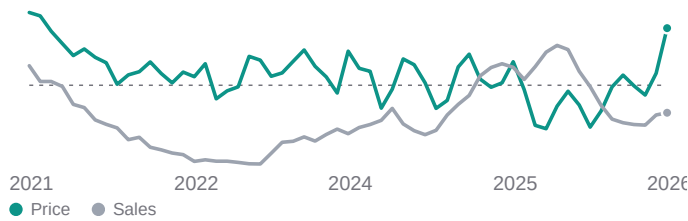


Growth (year over year)

Price +26.8% · Sales -12.8%

Price per square foot

\$333/ft²

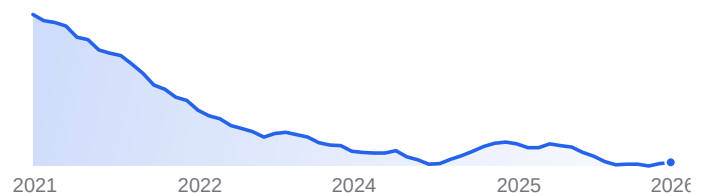


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

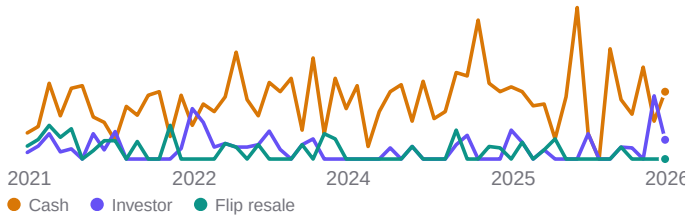
3.0%



BUYERS & OUTCOMES

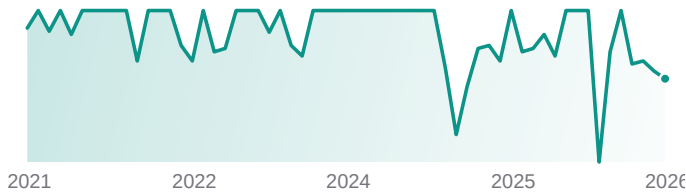
Buyer mix

Cash 33% · Investor 9.5% · Flip resale 0%



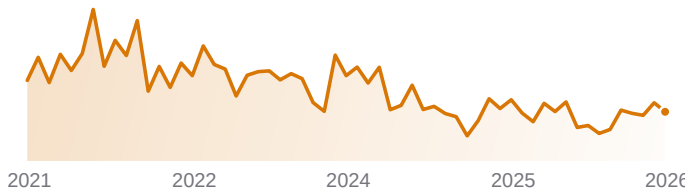
Sellers who sold at a gain

85%

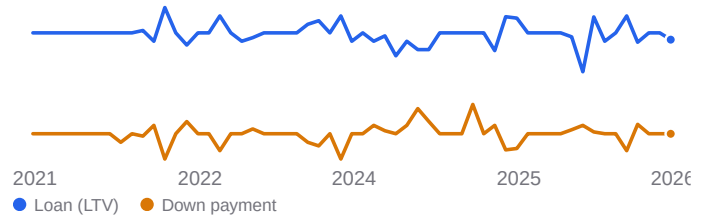


Median annualized return at resale

+4.7%

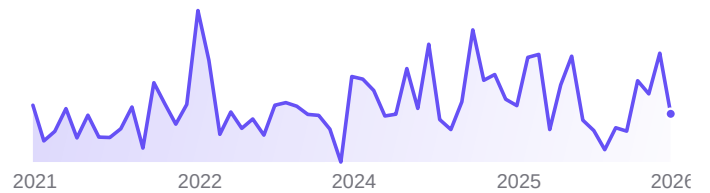


Financing (share of purchase price) Loan (LTV) 76% · Down payment 20%



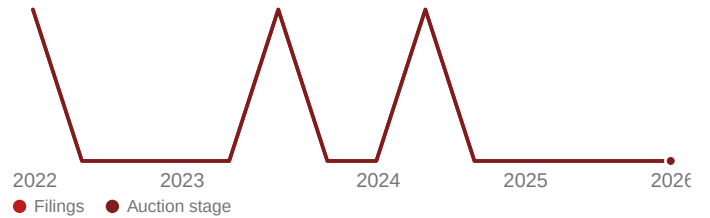
Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,356
Median value (AVM)	\$634K
Median size	1,836 ft²
Median bedrooms	3
Median year built	1993
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.2%
Owner occupied	81%
Company owned	27%
Median loan-to-value	45%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	14,796
Density	284 / mi²
Median household income	\$101K
Average household income	\$119K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	131
Homes occupied	95%
Bachelor's or higher	27%
Poverty rate	4.7%
Unemployment	1.3%
Average temp	52°F
Annual precip	48 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.