

Springfield 97477

ZIP code · OR · Oregon > Lane County > Springfield

BALANCED MARKET

\$413K

MEDIAN SALE PRICE

+2.9%

1-YR CHANGE

410

SALES (12 MO)

\$387K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



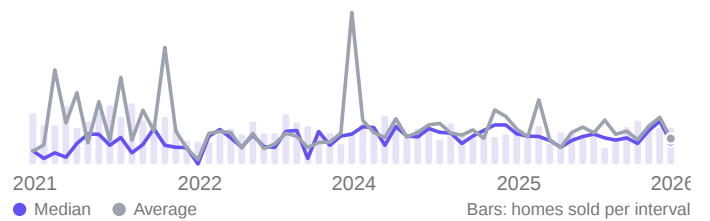
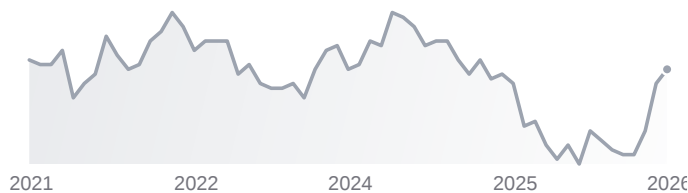
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$385K · Average \$393K

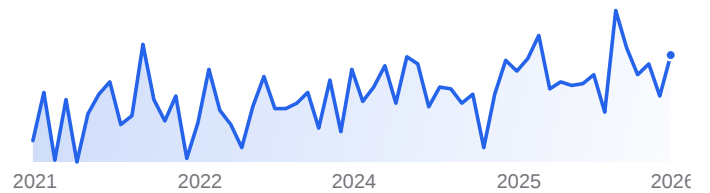
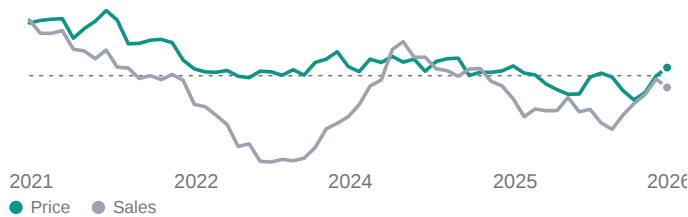


Growth (year over year)

Price +2.9% · Sales -4.2%

Price per square foot

\$299/ft²

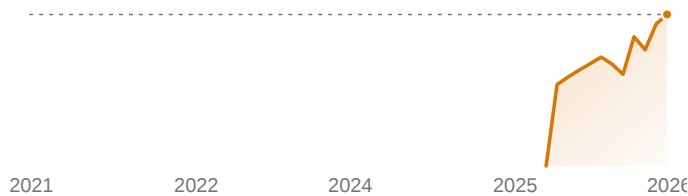


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

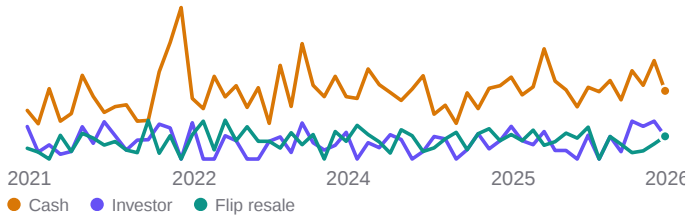
3.4%



BUYERS & OUTCOMES

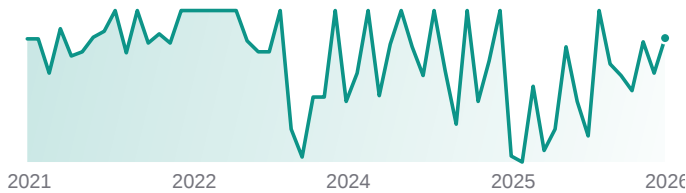
Buyer mix

Cash 23% · Investor 7.5% · Flip resale 7.5%



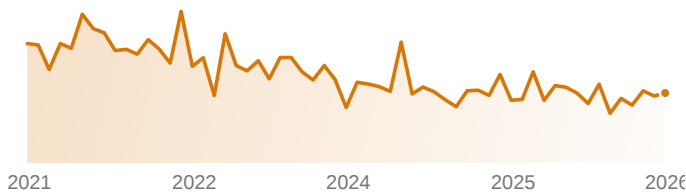
Sellers who sold at a gain

97%

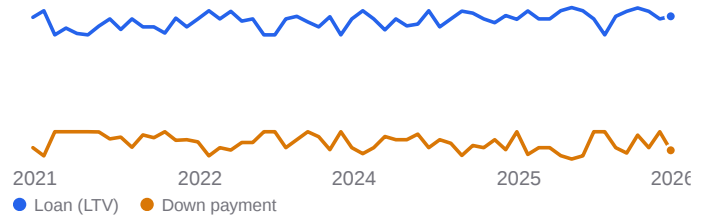


Median annualized return at resale

+5.6%

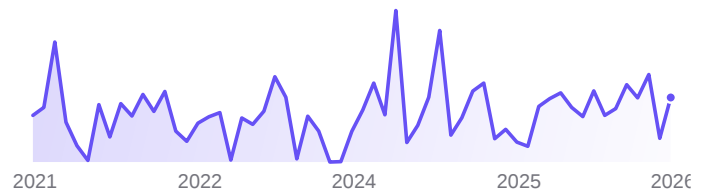


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.4%



Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	11,992
Median value (AVM)	\$387K
Median size	1,364 ft²
Median bedrooms	3
Median year built	1965
Single family	79%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.2%
Owner occupied	74%
Company owned	21%
Median loan-to-value	43%

Typical ownership tenure

9.7 yrs

COMMUNITY

Population	36,844
Density	2,938 / mi²
Median household income	\$60K
Average household income	\$72K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	133
Homes occupied	96%
Bachelor's or higher	15%
Poverty rate	13.8%
Unemployment	1.3%
Average temp	53°F
Annual precip	46 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.