

Springfield 97478

ZIP code · OR · Oregon > Lane County > Springfield

BALANCED MARKET

\$433K

MEDIAN SALE PRICE

-3.4%

1-YR CHANGE

406

SALES (12 MO)

\$439K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



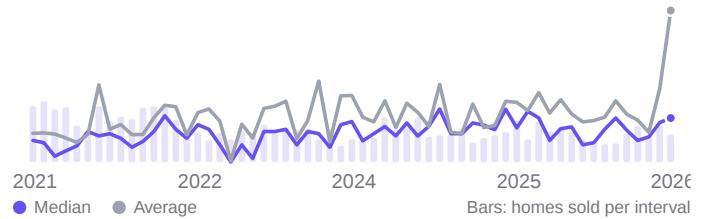
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

41 / 100

Sale prices

Median \$450K · Average \$690K

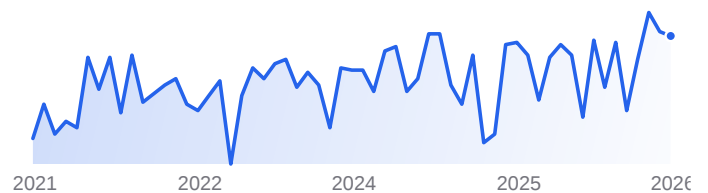
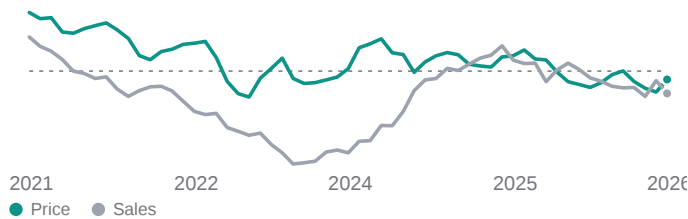


Growth (year over year)

Price -3.4% · Sales -9.0%

Price per square foot

\$306/ft²

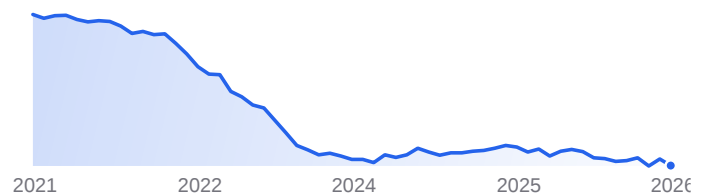
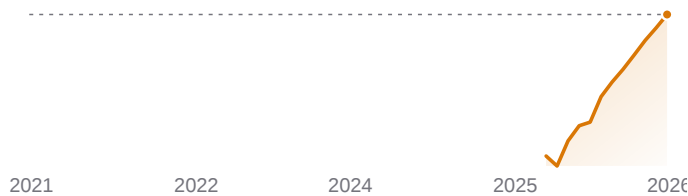


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

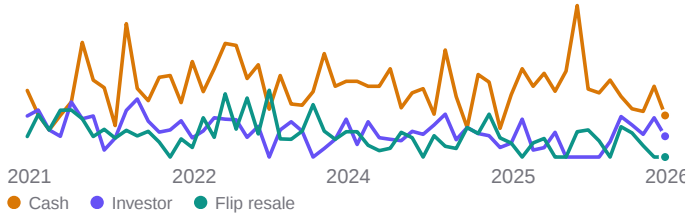
3.0%



BUYERS & OUTCOMES

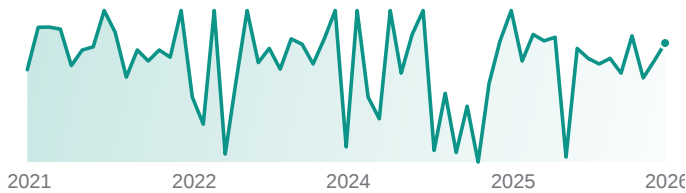
Buyer mix

Cash 12% · Investor 5.9% · Flip resale 0%



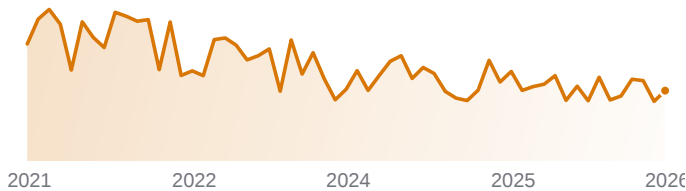
Sellers who sold at a gain

96%

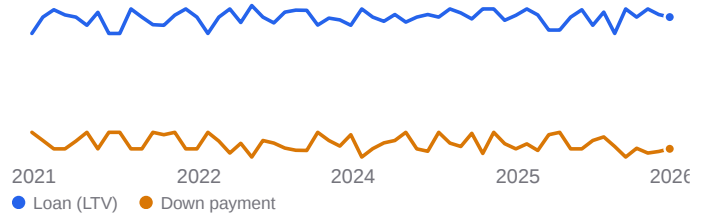


Median annualized return at resale

+5.2%

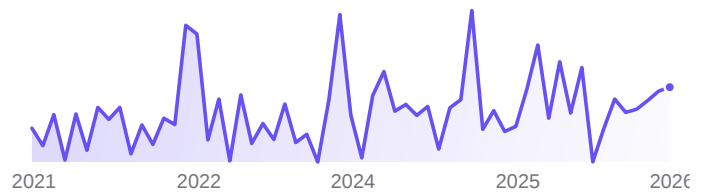


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	13,455
Median value (AVM)	\$439K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1979
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.2%
Owner occupied	78%
Company owned	19%
Median loan-to-value	46%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	39,071
Density	211 / mi²
Median household income	\$77K
Average household income	\$90K
Crime index (US avg 100)	68
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	128
Homes occupied	97%
Bachelor's or higher	16%
Poverty rate	13.0%
Unemployment	1.4%
Average temp	52°F
Annual precip	56 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.