



Eugene, Oregon.

Current market data.

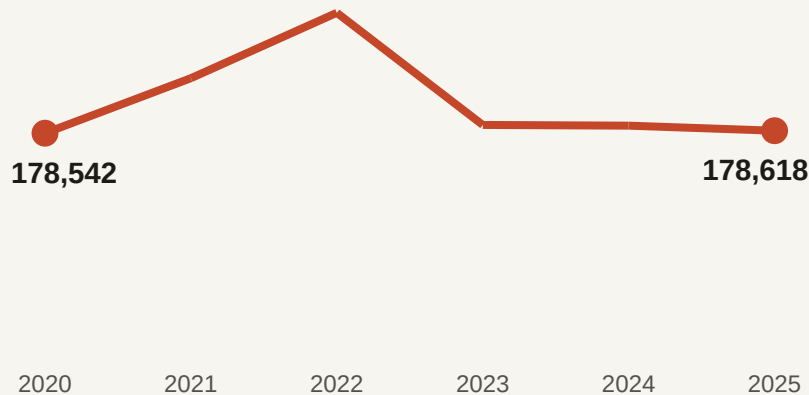
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 0.0% since 2020.

178,618

people, the 3rd-largest of Oregon's cities and towns.

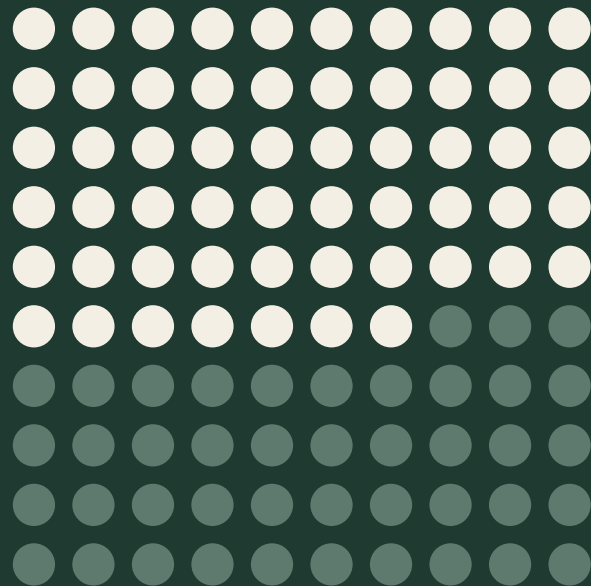


THE WORKDAY

6 in 10 jobs here go to people who live somewhere else.

56.8%

of 93,571 jobs located in Eugene are filled by in-commuters.



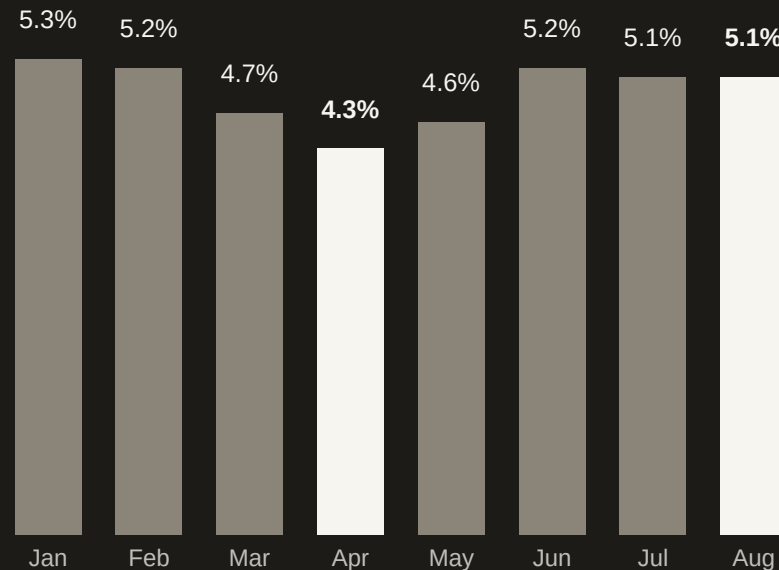
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
4.3%.

5.1%

in August 2026, the latest month released. A year earlier it was 5.3%.

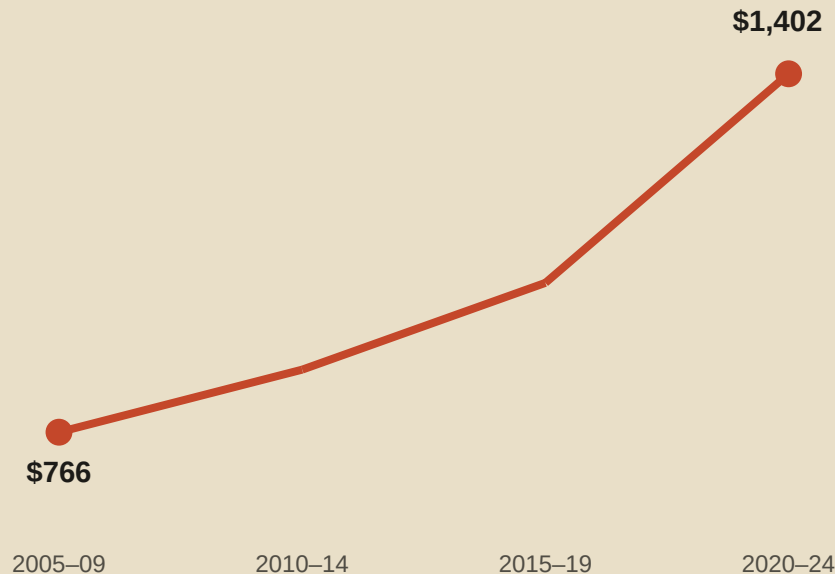


RENT

Median rent is up 83%
since the 2005–2009
survey, before inflation.

\$1,402

a month. Oregon's median is \$1,525.



THE SEAM

Cross one tract line and median rent doubles.

A \$1,201 gap between neighbors, the sharpest rent edge between adjacent tracts in Lane County.

TRACT 36

\$927

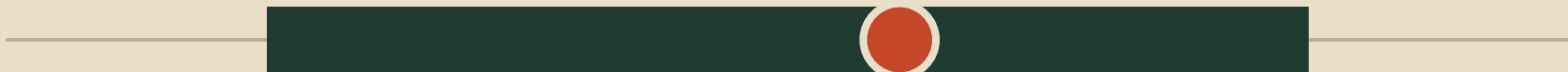
TRACT 50

\$2,128

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,075–\$1,613



\$1,402 median

is the monthly rent range local workforce wages support.

BUILDING

74% of the housing here was built before 2000.

8,250

homes permitted in ten years,
2016–2025

63%

of those were in multifamily
buildings

74%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.2% to the 80,856 homes here.

386–936

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 4% less than Oregon's.

\$460,400

median home value in Eugene.

Eugene



\$460,400

Oregon



\$477,600

U.S.



\$332,700

THAT WAS EUGENE'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/or/eugene/

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