ZIP 97404, Eugene, Oregon.

Current market data.

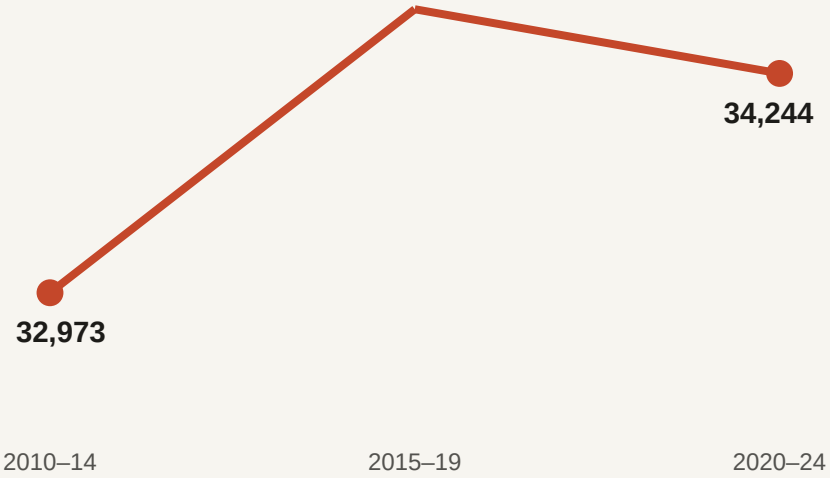
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

34,244 people call ZIP 97404 home.

34,244

people.



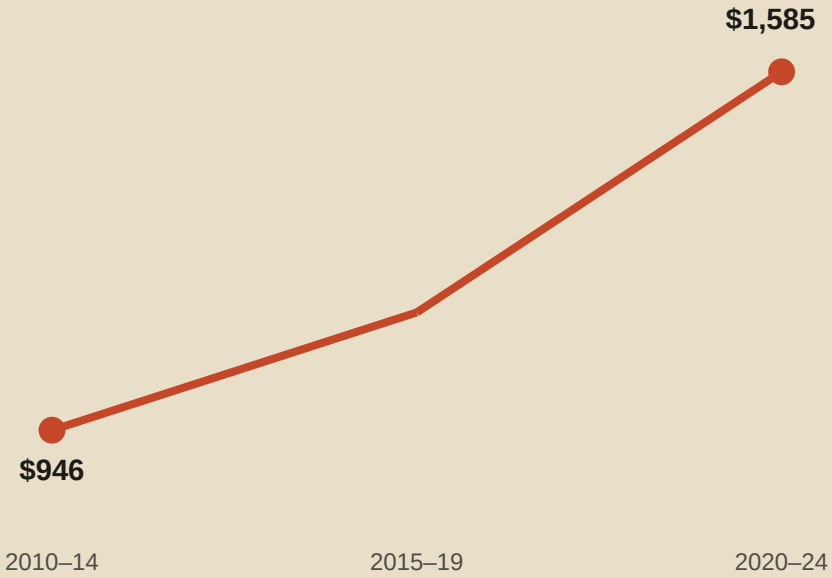
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 68% since the 2010–2014 survey, before inflation.

$1,585

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



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

77%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.3–0.4% to the 14,025 homes here.

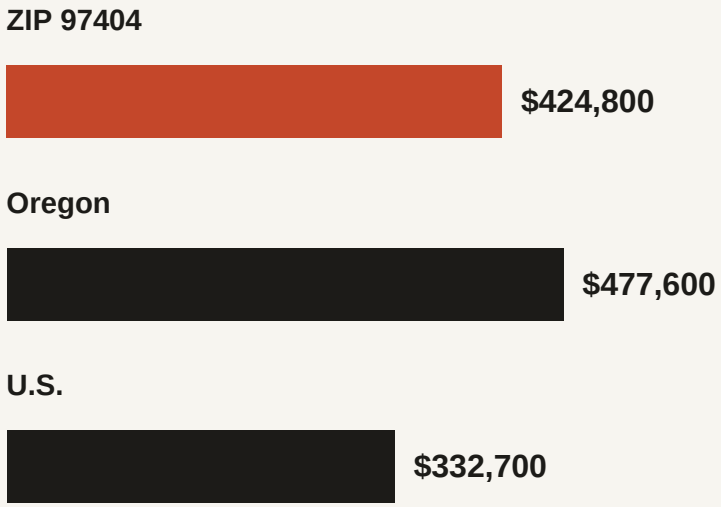
41–54

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

Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 11% less than Oregon's.



$424,800

median home value in ZIP 97404.

Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 97404'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/zip/97404/**