

Salem County, NJ

County · NJ · New Jersey

SELLER'S MARKET

\$265K

MEDIAN SALE PRICE

+14.4%

1-YR CHANGE

945

SALES (12 MO)

\$286K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100



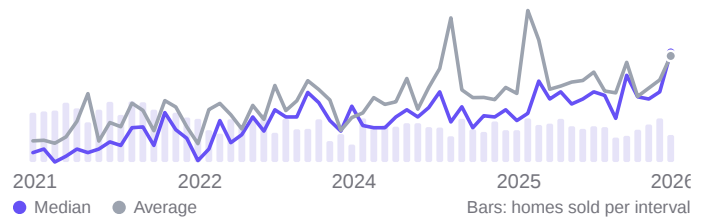
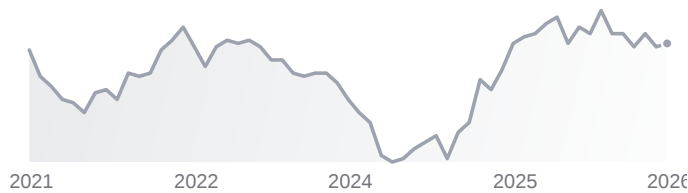
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$305K · Average \$300K

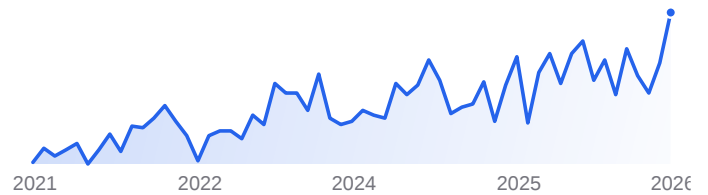
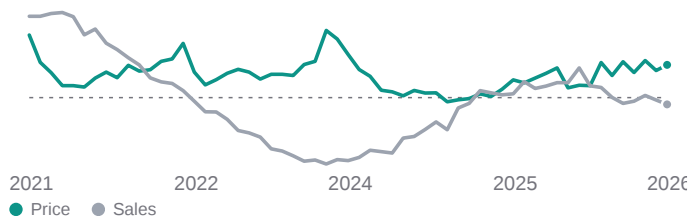


Growth (year over year)

Price +14.4% · Sales -3.0%

Price per square foot

\$208/ft²

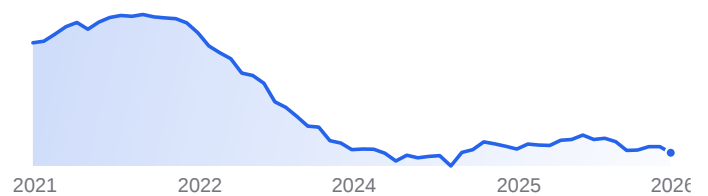
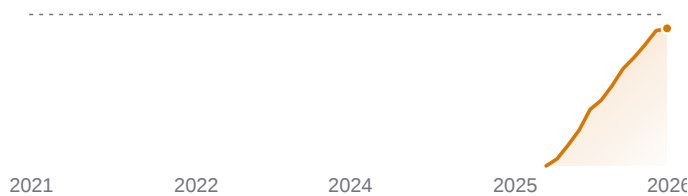


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

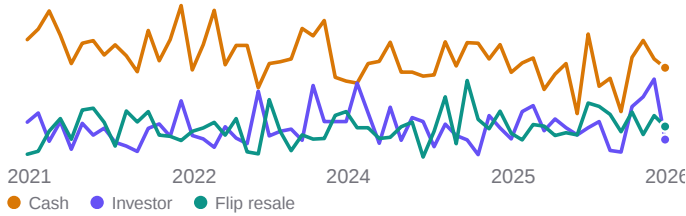
4.7%



BUYERS & OUTCOMES

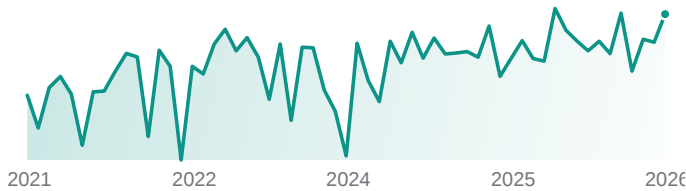
Buyer mix

Cash 26% · Investor 8.1% · Flip resale 11%



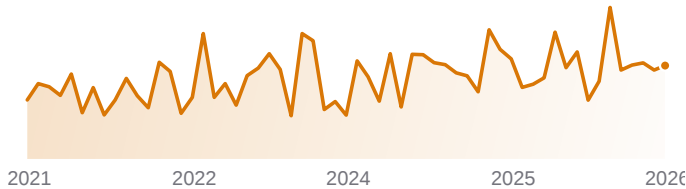
Sellers who sold at a gain

98%

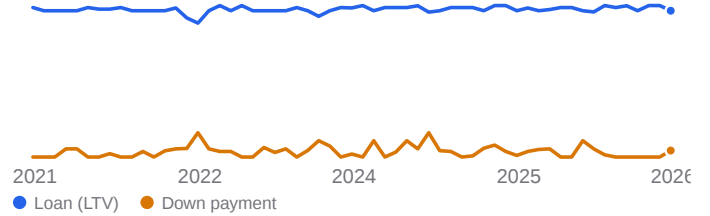


Median annualized return at resale

+7.4%

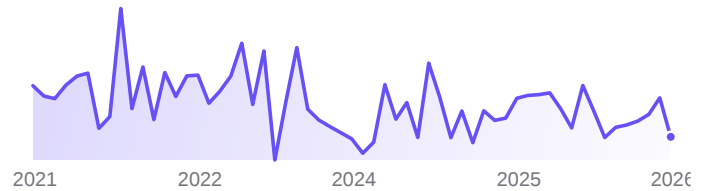


Financing (share of purchase price) Loan (LTV) 95% · Down payment 9.0%



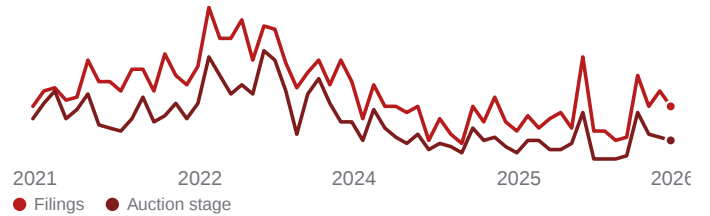
Typical hold before selling

4.1 yrs



Preforeclosure filings

Filings 17 · Auction stage 6



HOUSING STOCK

Homes	20,271
Median value (AVM)	\$286K
Median size	1,552 ft²
Median year built	1956
Single family	98%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.5%
Owner occupied	71%
Company owned	11%
Median loan-to-value	45%
Typical ownership tenure	15.3 yrs

COMMUNITY

Population	66,175
Density	199 / mi²
Median household income	\$75K
Average household income	\$96K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	90
Earthquake index (US avg 100)	68
Homes occupied	91%
Bachelor's or higher	14%
Poverty rate	12.1%
Unemployment	1.6%
Average temp	55°F
Annual precip	45 in
Sunshine	56%

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.