

Salem 01970

ZIP code · MA · Massachusetts › Essex County › Salem

BALANCED MARKET

\$608K

MEDIAN SALE PRICE

-3.0%

1-YR CHANGE

488

SALES (12 MO)

\$609K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



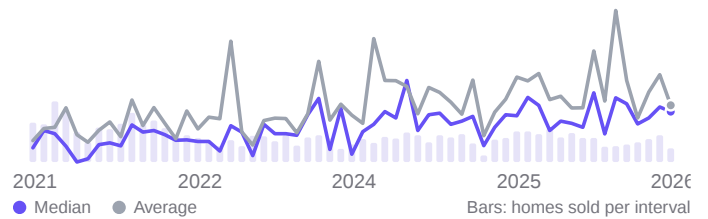
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$610K · Average \$630K

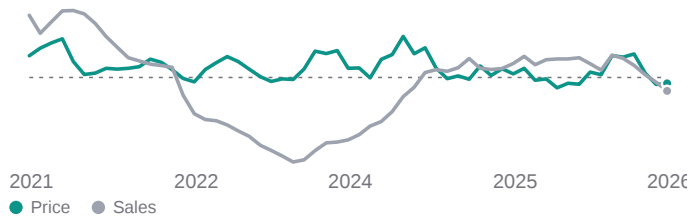


Growth (year over year)

Price -3.0% · Sales -6.9%

Price per square foot

\$397/ft²

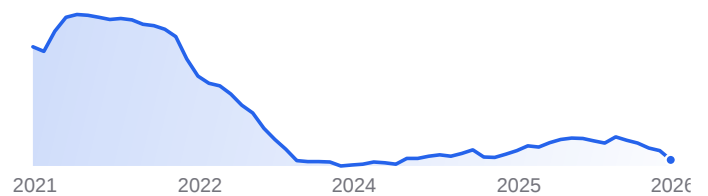
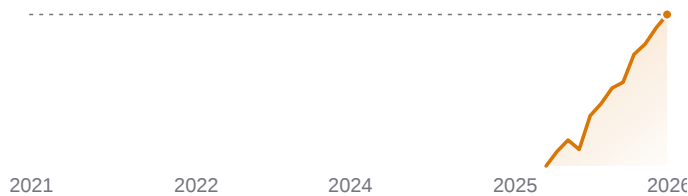


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

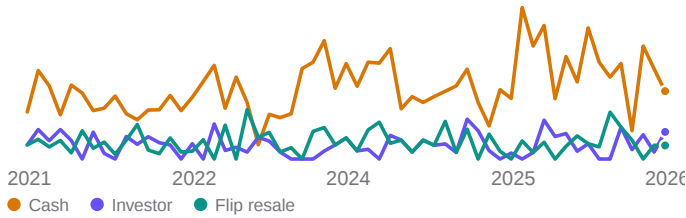
4.0%



BUYERS & OUTCOMES

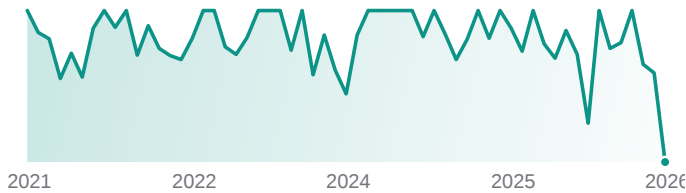
Buyer mix

Cash 20% · Investor 8.0% · Flip resale 4.0%



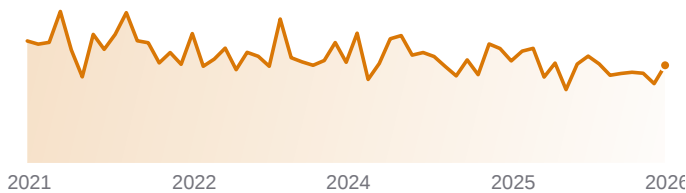
Sellers who sold at a gain

82%

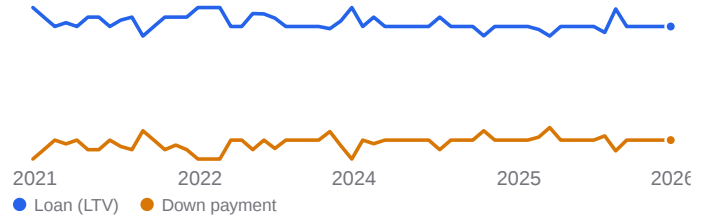


Median annualized return at resale

+5.4%

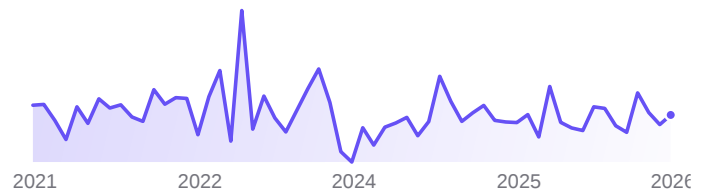


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



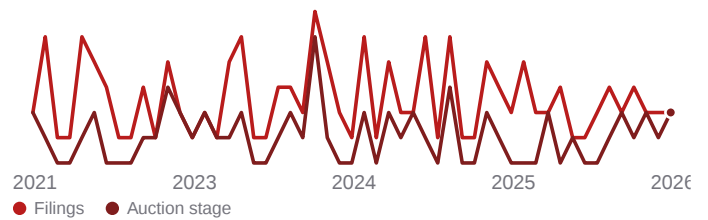
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	12,071
Median value (AVM)	\$609K
Median size	1,661 ft²
Median bedrooms	3
Median year built	1920
Single family	42%
Condos	39%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	0.7%
Owner occupied	79%
Company owned	17%
Median loan-to-value	46%

Typical ownership tenure

11.3 yrs

COMMUNITY

Population	44,728
Density	4,443 / mi²
Median household income	\$85K
Average household income	\$108K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	93
Earthquake index (US avg 100)	87
Homes occupied	95%
Bachelor's or higher	29%
Poverty rate	11.3%
Unemployment	1.2%
Average temp	50°F
Annual precip	46 in
Sunshine	58%

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.