

Salem 06420

ZIP code · CT · Connecticut > Southeastern Connecticut

BALANCED MARKET

\$582K

MEDIAN SALE PRICE

+118.4%

1-YR CHANGE

56

SALES (12 MO)

\$492K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

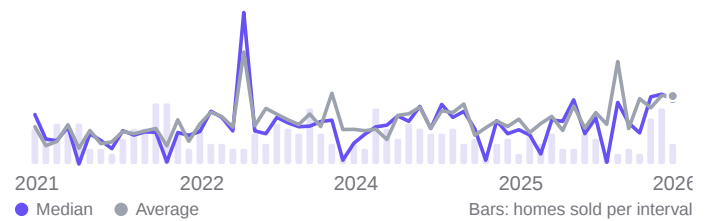
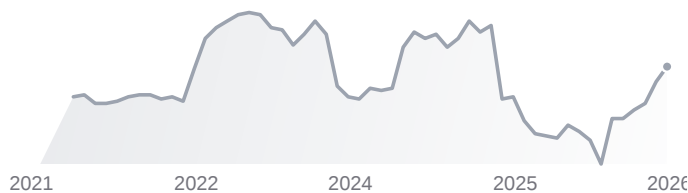
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$565K · Average \$586K

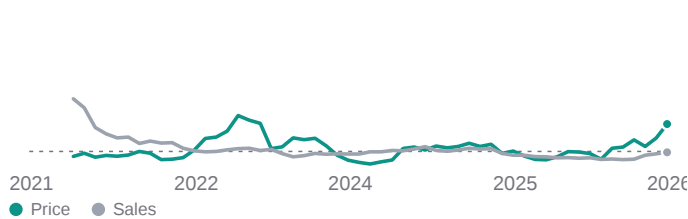


Growth (year over year)

Price +118.4% · Sales -3.4%

Price per square foot

\$240/ft²

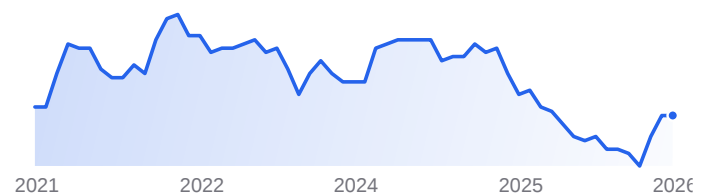
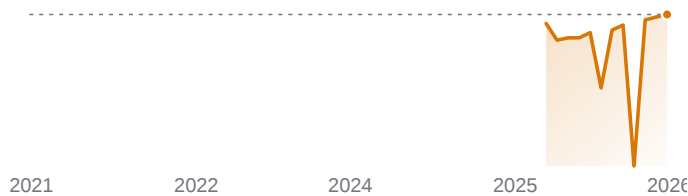


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

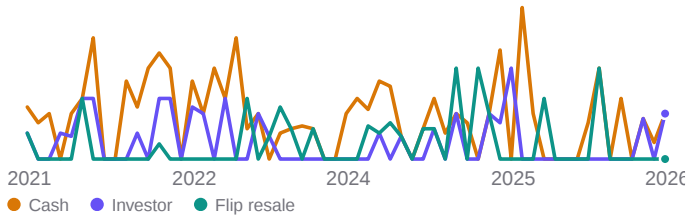
3.3%



BUYERS & OUTCOMES

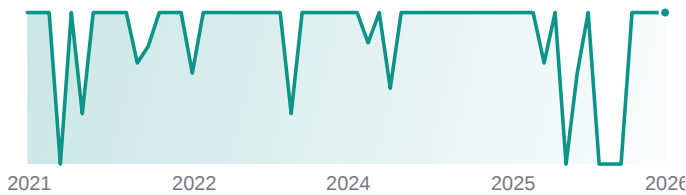
Buyer mix

Cash 25% · Investor 25% · Flip resale 0%



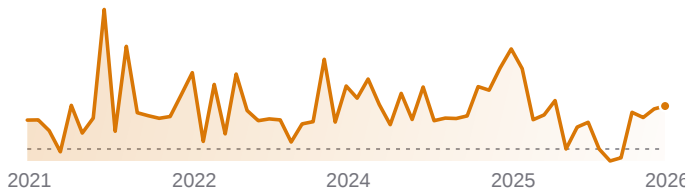
Sellers who sold at a gain

100%

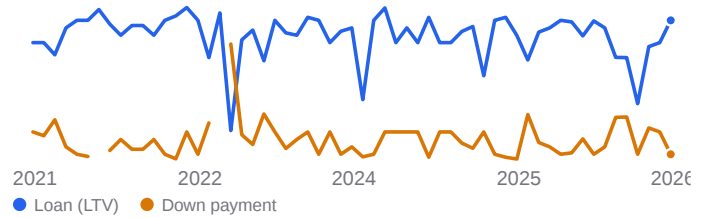


Median annualized return at resale

+4.6%

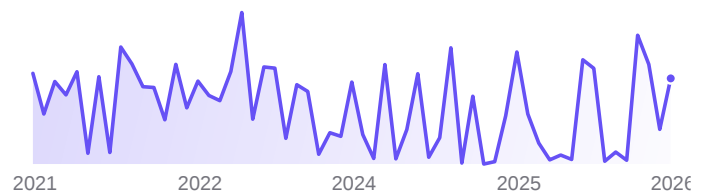


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



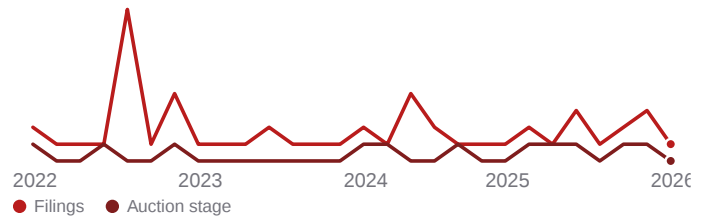
Typical hold before selling

19.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,720
Median value (AVM)	\$492K
Median size	1,806 ft²
Median bedrooms	3
Median year built	1985
Single family	87%
Condos	5.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	0.7%
Owner occupied	84%
Company owned	7.2%
Median loan-to-value	41%

Typical ownership tenure

20.3 yrs

COMMUNITY

Population	4,100
Density	136 / mi ²
Median household income	\$125K
Average household income	\$143K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	61
Homes occupied	94%
Bachelor's or higher	40%
Poverty rate	4.1%
Unemployment	0.8%
Average temp	49°F
Annual precip	52 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.