

Salem 08079

ZIP code · NJ · New Jersey > Salem County > Salem

SELLER'S MARKET

\$198K

MEDIAN SALE PRICE

+28.2%

1-YR CHANGE

203

SALES (12 MO)

\$212K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

Balanced

Seller's market

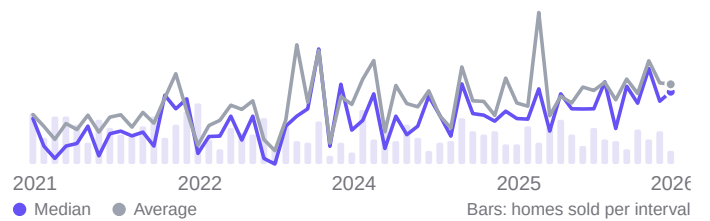
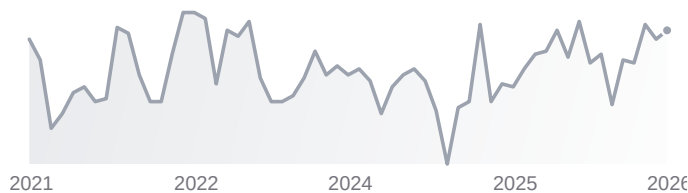
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

74 / 100

Sale prices

Median \$189K · Average \$204K

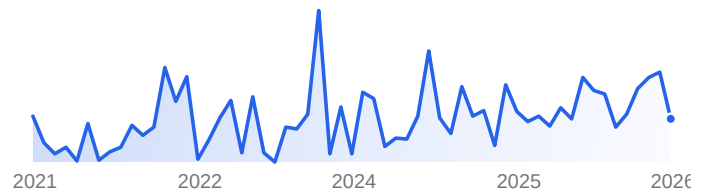
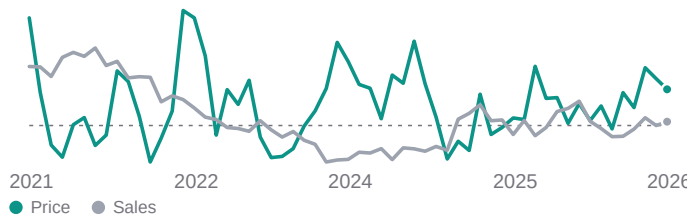


Growth (year over year)

Price +28.2% · Sales +3.0%

Price per square foot

\$87/ft²

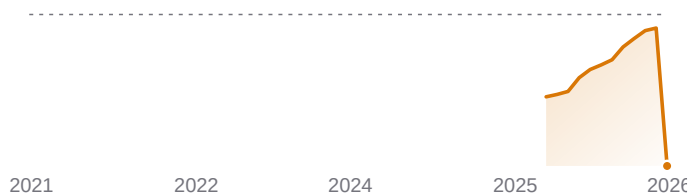


Sale premium vs estimated value

-5.1%

Annual turnover (share of homes sold)

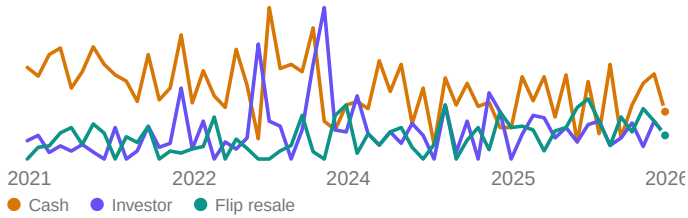
6.3%



BUYERS & OUTCOMES

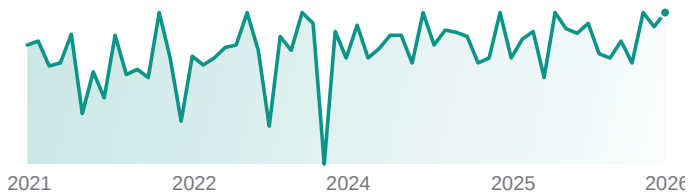
Buyer mix

Cash 25% · Investor 13% · Flip resale 13%



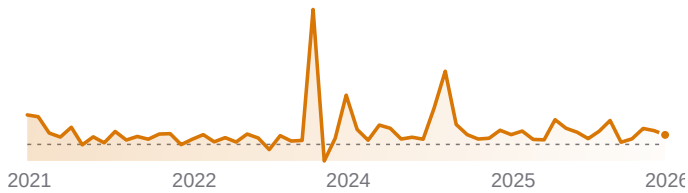
Sellers who sold at a gain

100%

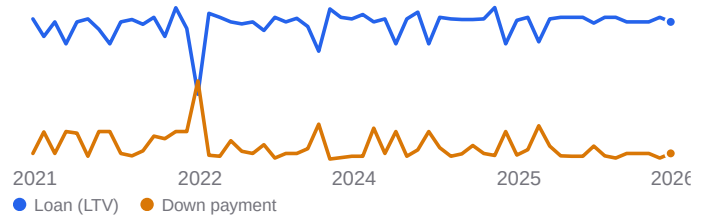


Median annualized return at resale

+7.2%

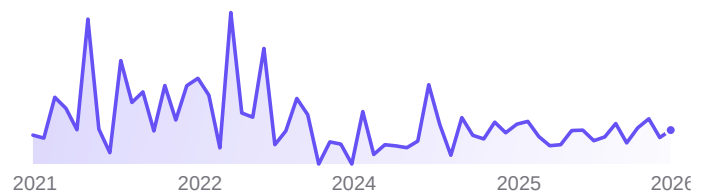


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



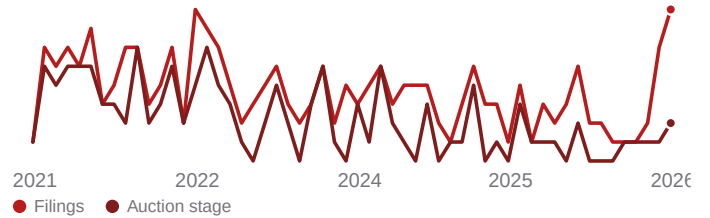
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 8 · Auction stage 2



HOUSING STOCK

Homes	3,227
Median value (AVM)	\$212K
Median size	1,472 ft²
Median year built	1945
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.9%
Owner occupied	61%
Company owned	17%
Median loan-to-value	37%
Typical ownership tenure	14.0 yrs

COMMUNITY

Population	11,815
Density	97 / mi²
Median household income	\$66K
Average household income	\$82K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	69
Homes occupied	87%
Bachelor's or higher	9%
Poverty rate	16.5%
Unemployment	1.4%
Average temp	55°F
Annual precip	44 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.