

Salem 44460

ZIP code · OH · Ohio > Columbiana County > Salem

SELLER'S MARKET

\$184K

MEDIAN SALE PRICE

+10.4%

1-YR CHANGE

388

SALES (12 MO)

\$180K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100



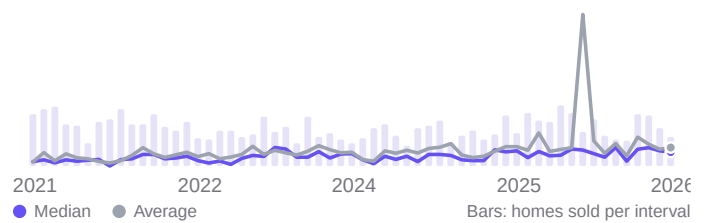
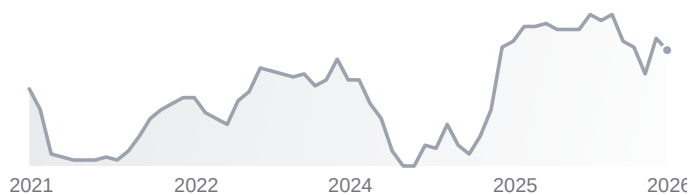
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$174K · Average \$199K

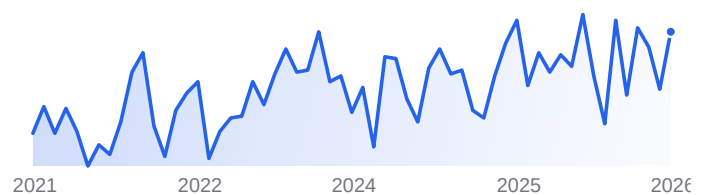
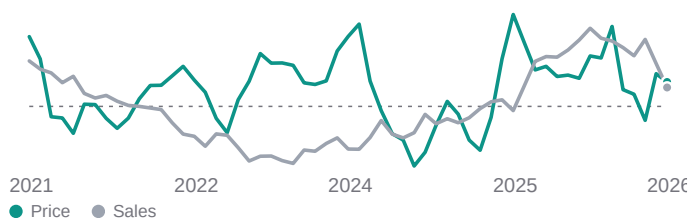


Growth (year over year)

Price +10.4% · Sales +8.1%

Price per square foot

\$145/ft²

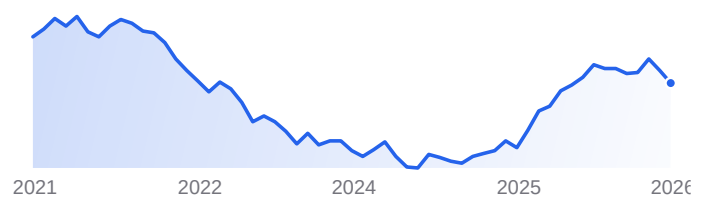
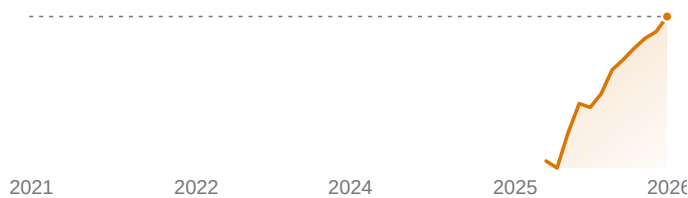


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

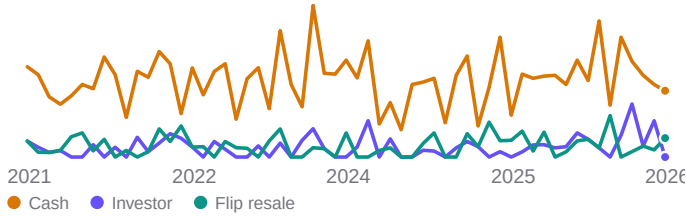
4.0%



BUYERS & OUTCOMES

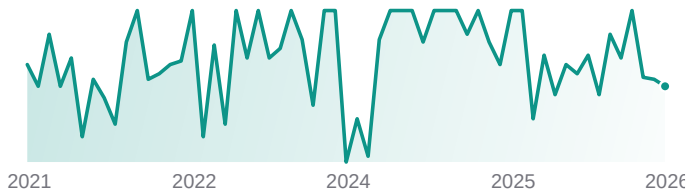
Buyer mix

Cash 30% · Investor 0% · Flip resale 8.7%



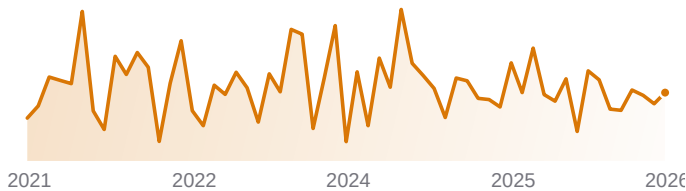
Sellers who sold at a gain

80%

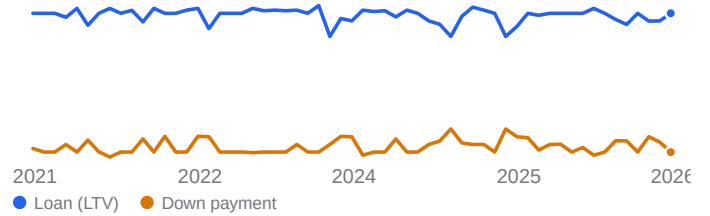


Median annualized return at resale

+6.2%

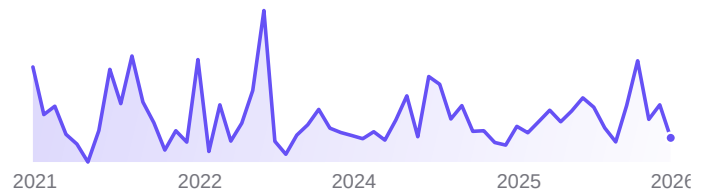


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



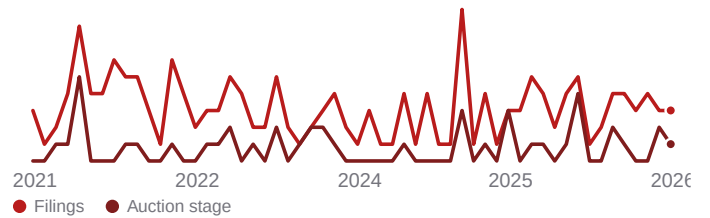
Typical hold before selling

2.7 yrs



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	9,802
Median value (AVM)	\$180K
Median size	1,428 ft²
Median bedrooms	3
Median year built	1958
Single family	86%
Condos	4.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.6%
Owner occupied	81%
Company owned	13%
Median loan-to-value	37%

Typical ownership tenure

10.4 yrs

COMMUNITY

Population	26,562
Density	240 / mi²
Median household income	\$63K
Average household income	\$74K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	30
Homes occupied	91%
Bachelor's or higher	16%
Poverty rate	12.6%
Unemployment	1.6%
Average temp	49°F
Annual precip	39 in
Sunshine	50%

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.