

Salem 62881

ZIP code · IL · Illinois · Marion County · Salem

BALANCED MARKET

\$133K

MEDIAN SALE PRICE

-10.3%

1-YR CHANGE

168

SALES (12 MO)

\$132K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



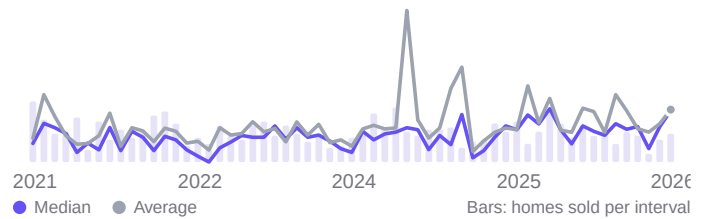
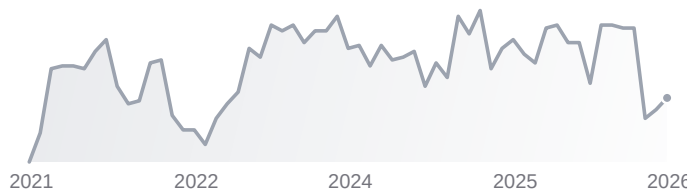
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$180K · Average \$183K

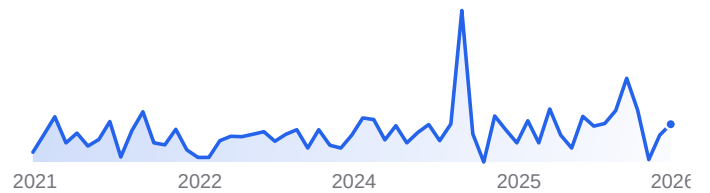
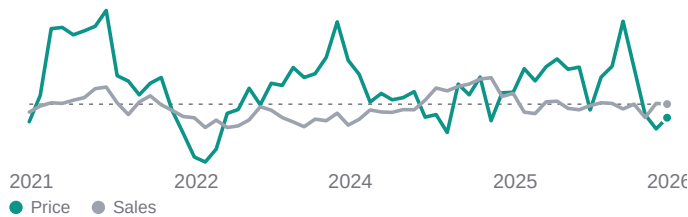


Growth (year over year)

Price -10.3% · Sales +0.0%

Price per square foot

\$111/ft²

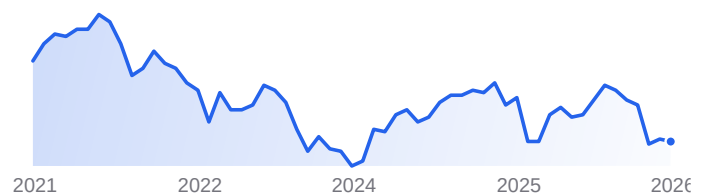
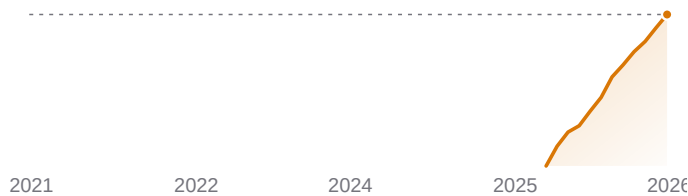


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

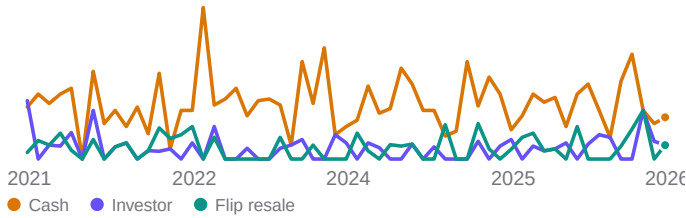
4.0%



BUYERS & OUTCOMES

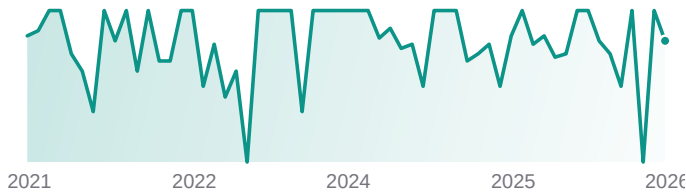
Buyer mix

Cash 21% · Investor 7.1% · Flip resale 7.1%



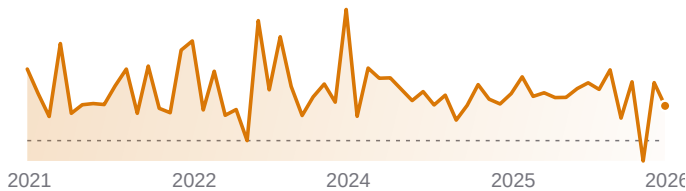
Sellers who sold at a gain

90%

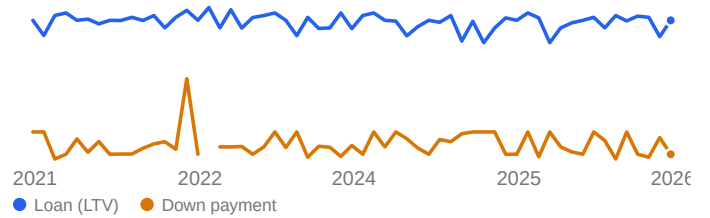


Median annualized return at resale

+5.8%

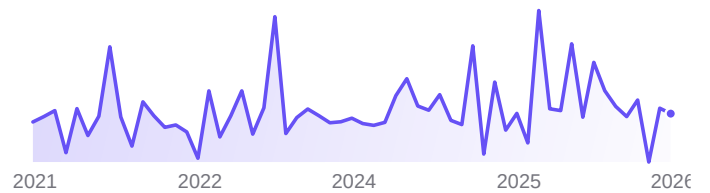


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



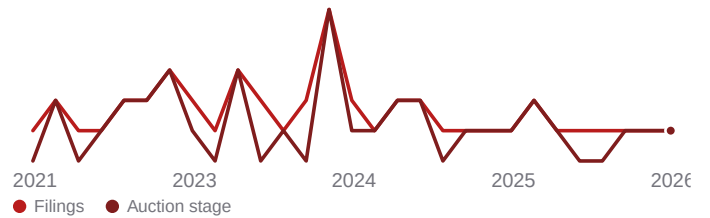
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,217
Median value (AVM)	\$132K
Median size	1,316 ft²
Median year built	1975
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	3.6%
Owner occupied	79%
Company owned	13%
Median loan-to-value	42%
Typical ownership tenure	19.3 yrs

COMMUNITY

Population	10,212
Density	104 / mi²
Median household income	\$62K
Average household income	\$80K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	85
Earthquake index (US avg 100)	178
Homes occupied	91%
Bachelor's or higher	12%
Poverty rate	16.3%
Unemployment	1.6%
Average temp	55°F
Annual precip	42 in
Sunshine	59%

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.