

Salem 97301

ZIP code · OR · Oregon · Marion County · Salem

BUYER'S MARKET

\$372K

MEDIAN SALE PRICE

-3.7%

1-YR CHANGE

485

SALES (12 MO)

\$365K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



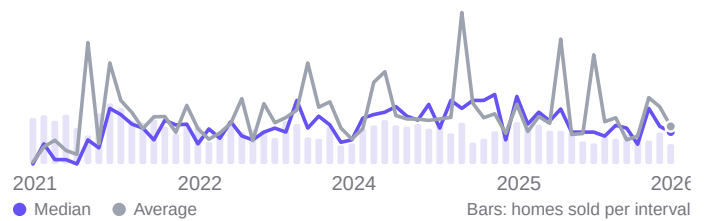
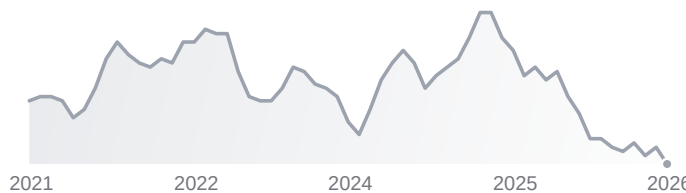
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$360K · Average \$367K

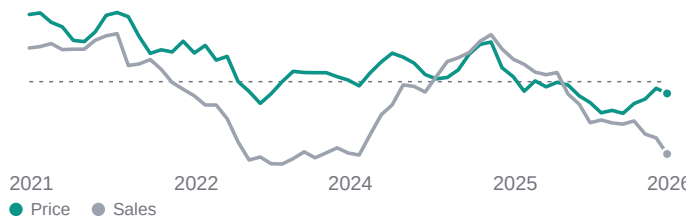


Growth (year over year)

Price -3.7% · Sales -22.5%

Price per square foot

\$276/ft²

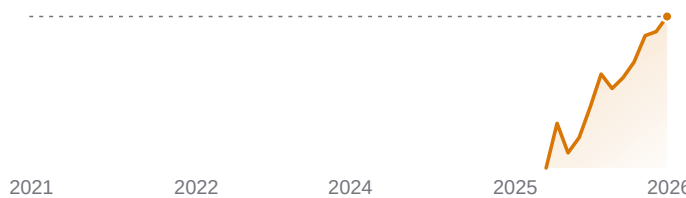


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

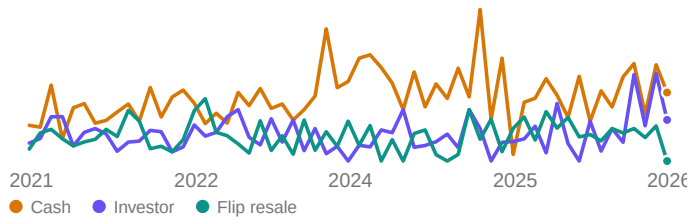
3.8%



BUYERS & OUTCOMES

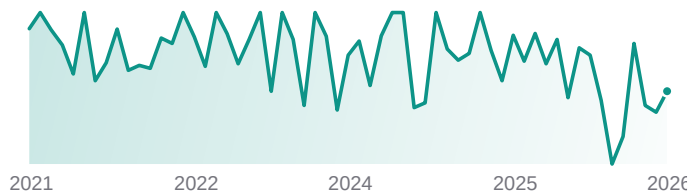
Buyer mix

Cash 17% · Investor 10% · Flip resale 0%



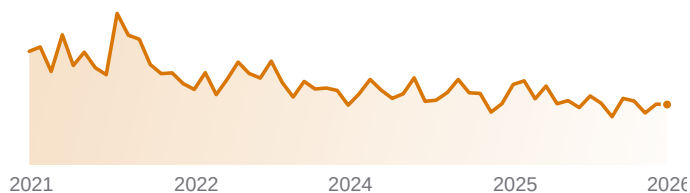
Sellers who sold at a gain

92%

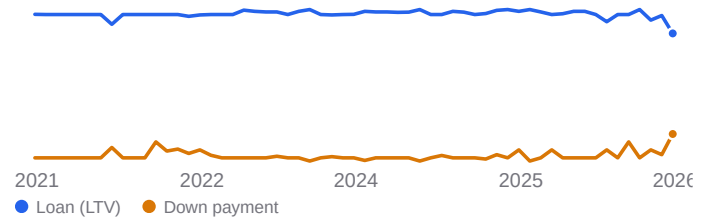


Median annualized return at resale

+5.0%

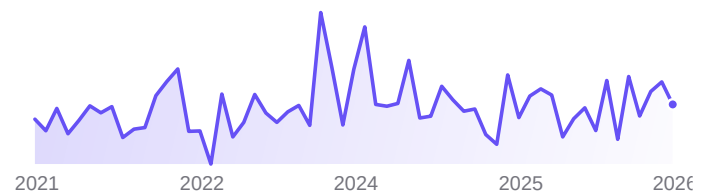


Financing (share of purchase price) Loan (LTV) 83% · Down payment 20%



Typical hold before selling

8.8 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	12,702
Median value (AVM)	\$365K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1953
Single family	90%
Condos	2.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.0%
Owner occupied	71%
Company owned	17%
Median loan-to-value	41%

Typical ownership tenure

10.4 yrs

COMMUNITY

Population	58,660
Density	5,082 / mi²
Median household income	\$53K
Average household income	\$69K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	168
Homes occupied	96%
Bachelor's or higher	13%
Poverty rate	17.6%
Unemployment	1.2%
Average temp	53°F
Annual precip	40 in
Sunshine	48%

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.