

Salem 97302

ZIP code · OR · Oregon > Marion County > Salem

BALANCED MARKET

\$466K

MEDIAN SALE PRICE

+0.7%

1-YR CHANGE

522

SALES (12 MO)

\$461K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



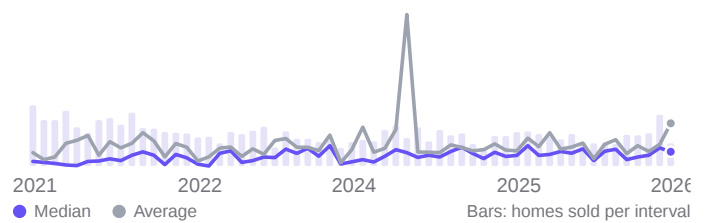
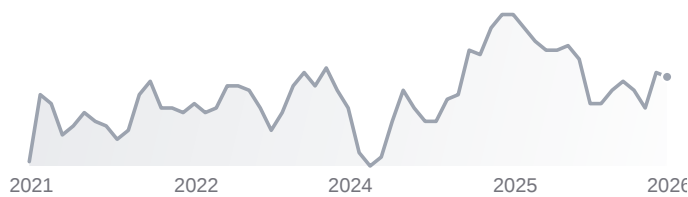
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$465K · Average \$627K

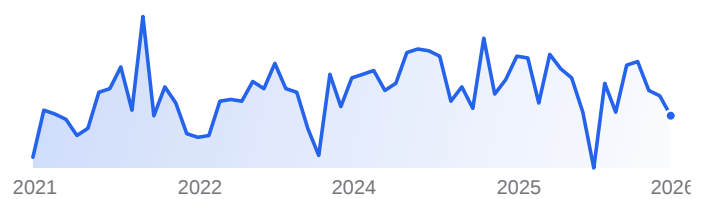
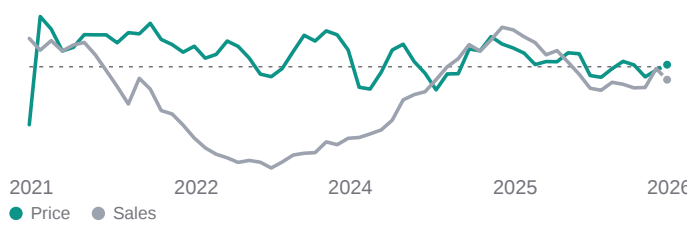


Growth (year over year)

Price +0.7% · Sales -4.2%

Price per square foot

\$247/ft²

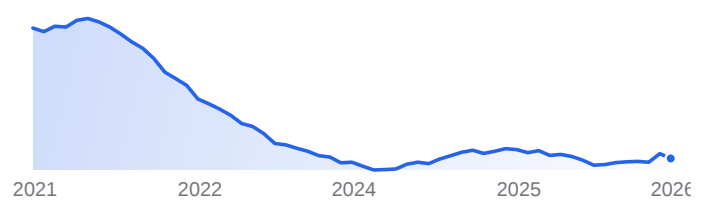
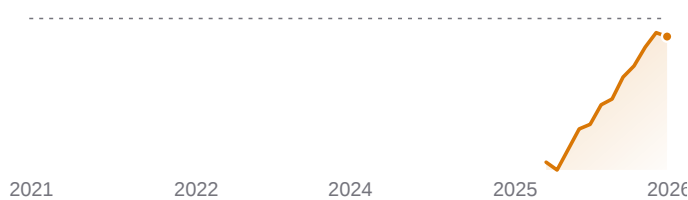


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

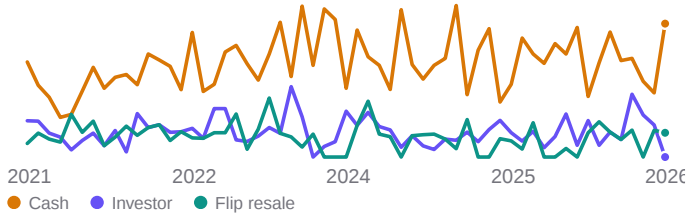
4.2%



BUYERS & OUTCOMES

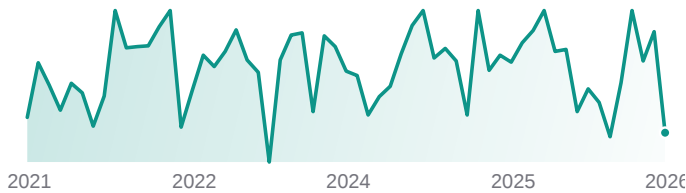
Buyer mix

Cash 32% · Investor 0% · Flip resale 5.9%



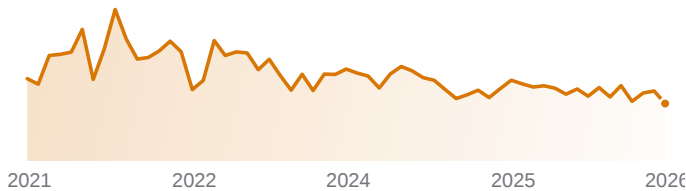
Sellers who sold at a gain

84%

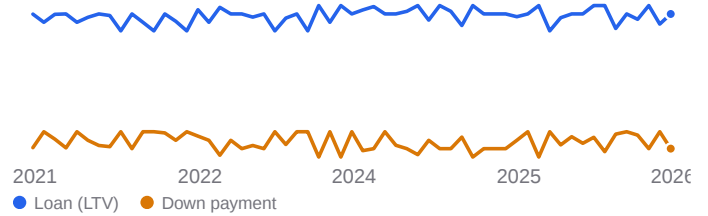


Median annualized return at resale

+4.2%

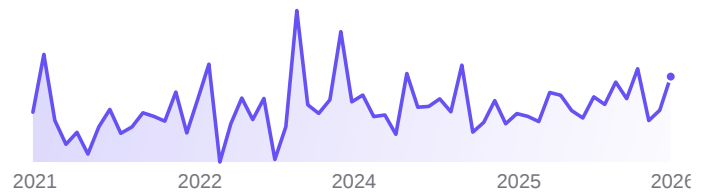


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



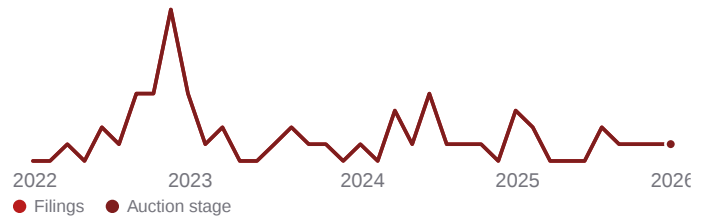
Typical hold before selling

10.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	12,452
Median value (AVM)	\$461K
Median size	1,786 ft²
Median bedrooms	3
Median year built	1967
Single family	93%
Condos	1.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.0%
Owner occupied	79%
Company owned	23%
Median loan-to-value	43%

Typical ownership tenure

10.2 yrs

COMMUNITY

Population	41,979
Density	1,708 / mi²
Median household income	\$80K
Average household income	\$103K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	164
Homes occupied	96%
Bachelor's or higher	26%
Poverty rate	10.8%
Unemployment	1.2%
Average temp	52°F
Annual precip	45 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.