

# Salem 97303

ZIP code · OR · Oregon > Marion County > Salem

BALANCED MARKET

**\$450K**

MEDIAN SALE PRICE

**-1.1%**

1-YR CHANGE

**372**

SALES (12 MO)

**\$443K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



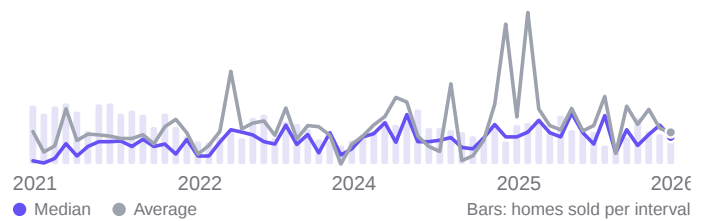
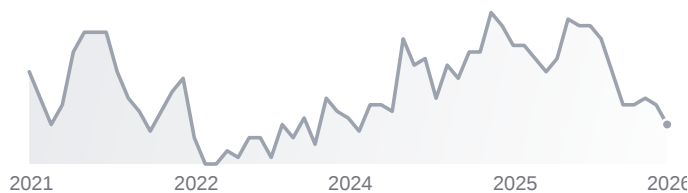
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$440K · Average \$450K

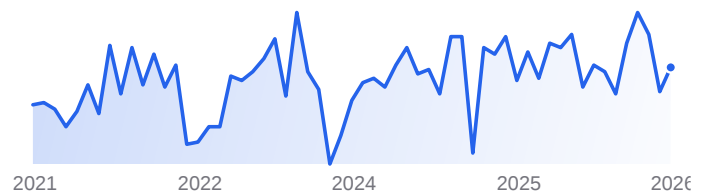
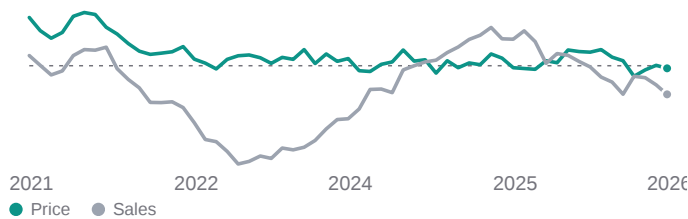


Growth (year over year)

Price -1.1% · Sales -12.1%

Price per square foot

\$268/ft²

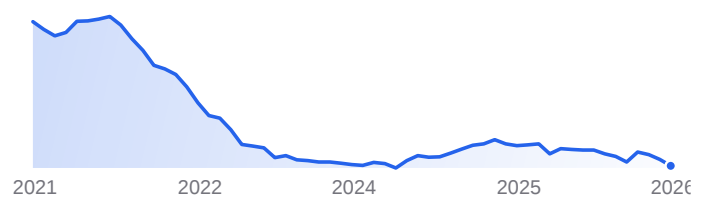
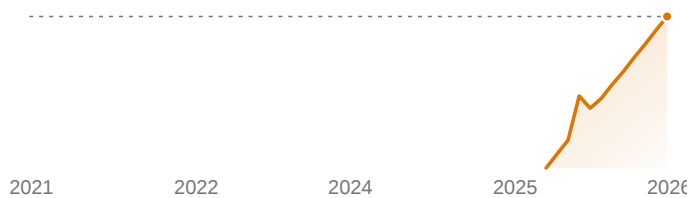


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

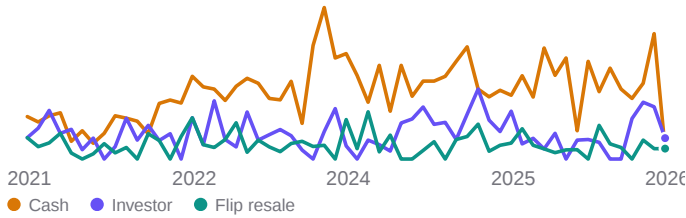
3.4%



## BUYERS & OUTCOMES

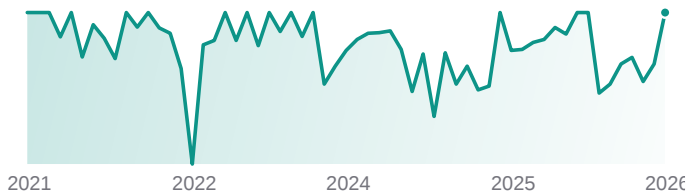
### Buyer mix

Cash 3.4% · Investor 6.9% · Flip resale 3.4%



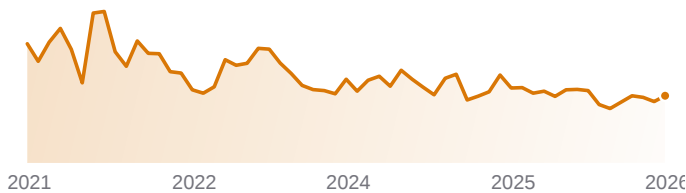
### Sellers who sold at a gain

100%

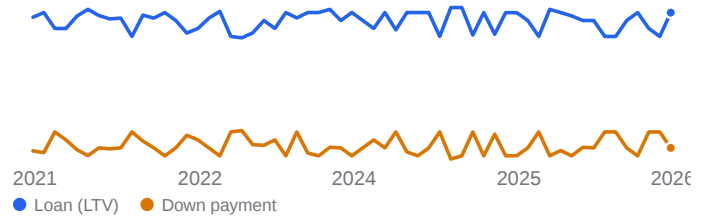


### Median annualized return at resale

+4.9%

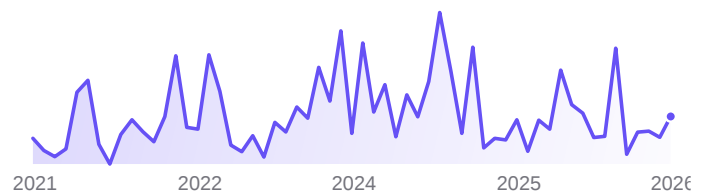


### Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



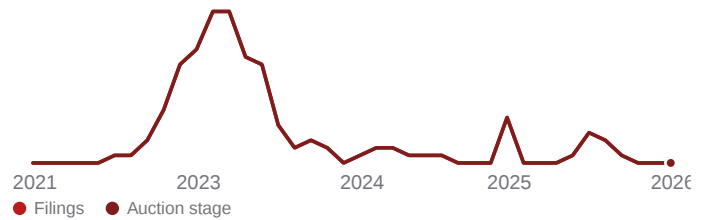
### Typical hold before selling

9.2 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 11,061    |
| Median value (AVM) | \$443K    |
| Median size        | 1,658 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1979      |
| Single family      | 92%       |
| Condos             | 0.7%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 58%  |
| Underwater (LTV 125% or more) | 1.0% |
| Owner occupied                | 80%  |
| Company owned                 | 20%  |
| Median loan-to-value          | 43%  |

Typical ownership tenure

**11.2 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>40,152</b>      |
| Density                          | <b>1,422 / mi²</b> |
| Median household income          | <b>\$79K</b>       |
| Average household income         | <b>\$94K</b>       |
| Crime index (US avg 100)         | <b>92</b>          |
| Air pollution index (US avg 100) | <b>112</b>         |
| Earthquake index (US avg 100)    | <b>173</b>         |
| Homes occupied                   | <b>97%</b>         |
| Bachelor's or higher             | <b>19%</b>         |
| Poverty rate                     | <b>8.9%</b>        |
| Unemployment                     | <b>1.2%</b>        |
| Average temp                     | <b>53°F</b>        |
| Annual precip                    | <b>42 in</b>       |
| Sunshine                         | <b>48%</b>         |

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.