

Salem 97304

ZIP code · OR · Oregon > Polk County > Salem

SELLER'S MARKET

\$513K

MEDIAN SALE PRICE

+4.1%

1-YR CHANGE

460

SALES (12 MO)

\$493K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100



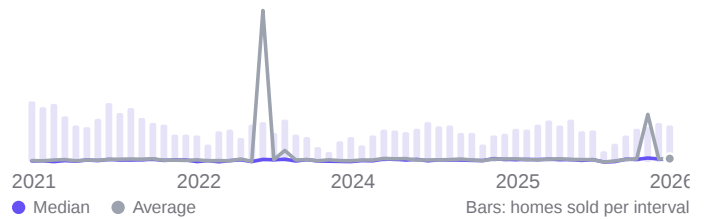
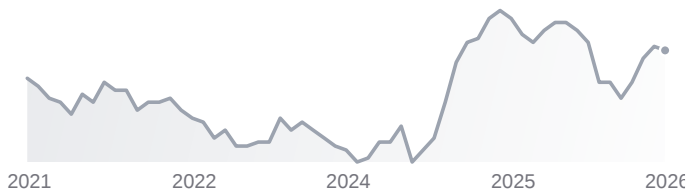
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$480K · Average \$527K

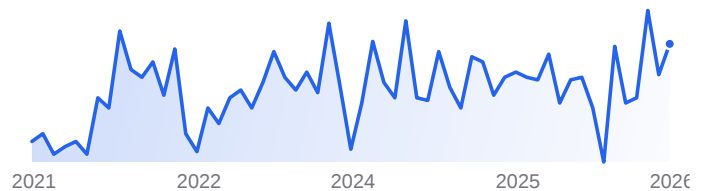
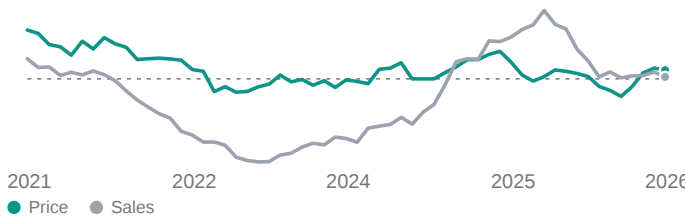


Growth (year over year)

Price +4.1% · Sales +0.9%

Price per square foot

\$266/ft²

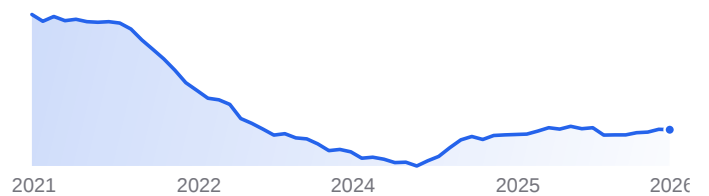
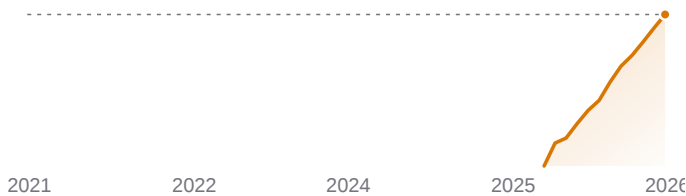


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

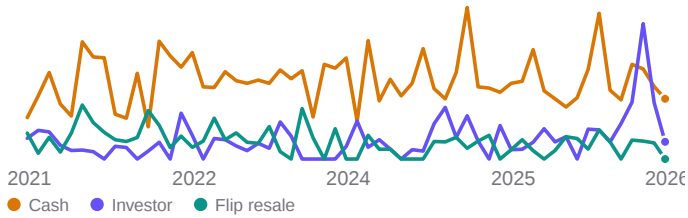
4.5%



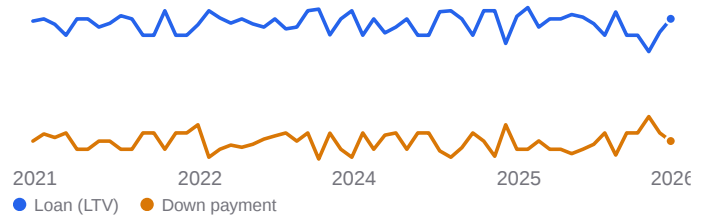
BUYERS & OUTCOMES

Buyer mix

Cash 16% · Investor 4.5% · Flip resale 0%

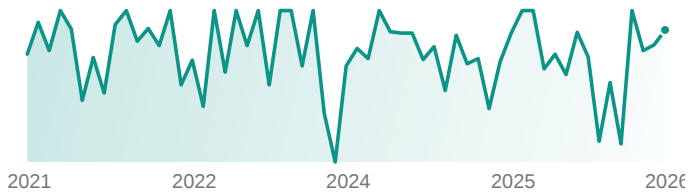


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



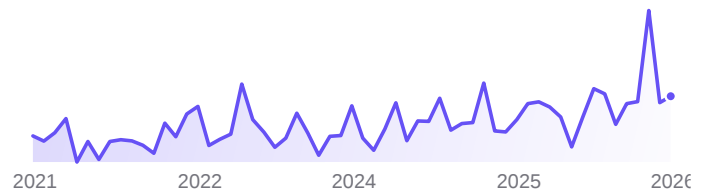
Sellers who sold at a gain

97%



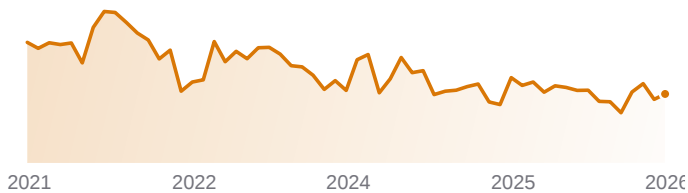
Typical hold before selling

10.6 yrs



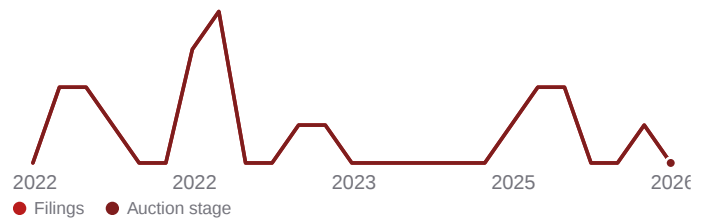
Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,282
Median value (AVM)	\$493K
Median size	1,933 ft²
Median bedrooms	3
Median year built	1992
Single family	90%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.0%
Owner occupied	70%
Company owned	23%
Median loan-to-value	48%

Typical ownership tenure

11.1 yrs

COMMUNITY

Population	35,242
Density	621 / mi²
Median household income	\$90K
Average household income	\$123K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	167
Homes occupied	95%
Bachelor's or higher	22%
Poverty rate	7.9%
Unemployment	1.2%
Average temp	52°F
Annual precip	47 in
Sunshine	47%

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.