

Salem 97305

ZIP code · OR · Oregon > Marion County > Salem

BALANCED MARKET

\$391K

MEDIAN SALE PRICE

-2.8%

1-YR CHANGE

339

SALES (12 MO)

\$419K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



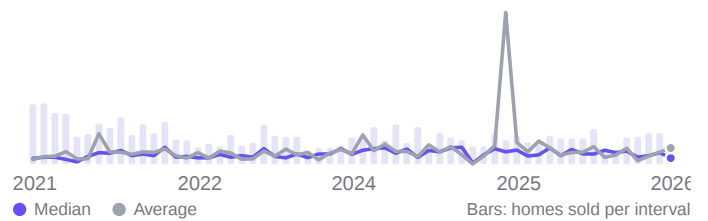
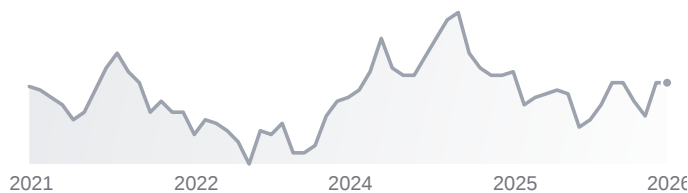
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$374K · Average \$439K

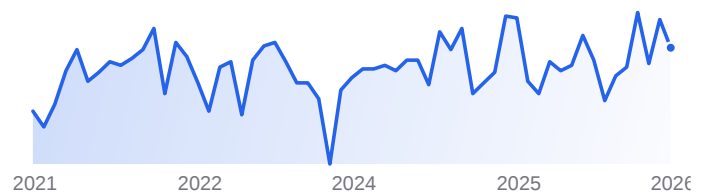
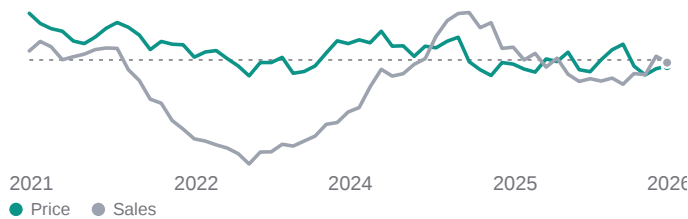


Growth (year over year)

Price -2.8% · Sales -1.2%

Price per square foot

\$266/ft²

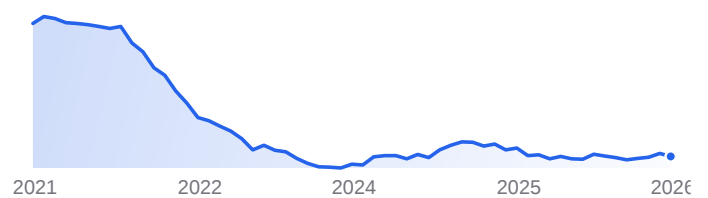
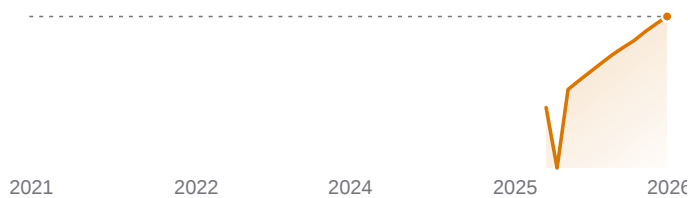


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

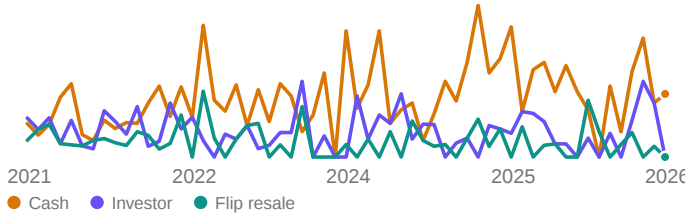
3.5%



BUYERS & OUTCOMES

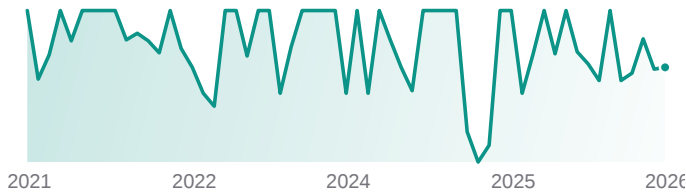
Buyer mix

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



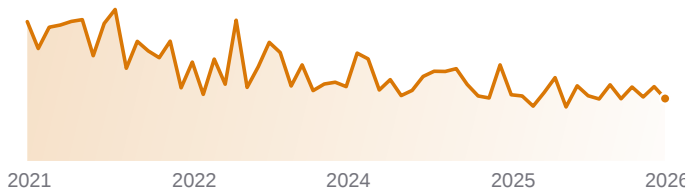
Sellers who sold at a gain

94%

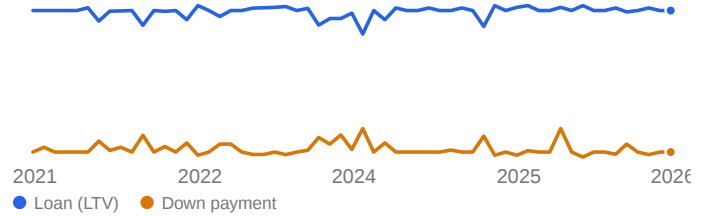


Median annualized return at resale

+4.9%

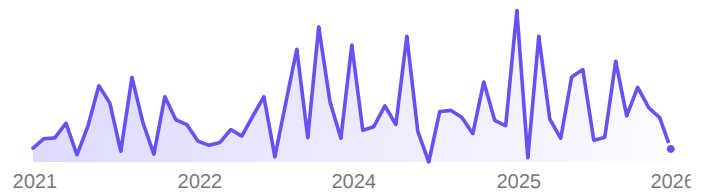


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



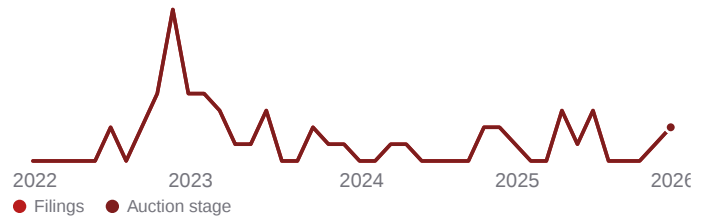
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	9,616
Median value (AVM)	\$419K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1979
Single family	86%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.0%
Owner occupied	79%
Company owned	15%
Median loan-to-value	45%

Typical ownership tenure

10.4 yrs

COMMUNITY

Population	46,058
Density	941 / mi²
Median household income	\$67K
Average household income	\$80K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	165
Homes occupied	97%
Bachelor's or higher	11%
Poverty rate	15.0%
Unemployment	1.3%
Average temp	53°F
Annual precip	42 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.