Salem 97306

ZIP code · OR · Oregon › Marion County › Salem

BALANCED MARKET

$481K	-3.5%	405	$494K
MEDIAN SALE PRICE	1-YR CHANGE	SALES (12 MO)	MEDIAN VALUE (AVM)

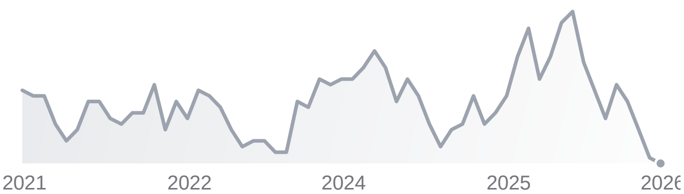
Market temperature

Balanced market · 42 / 100

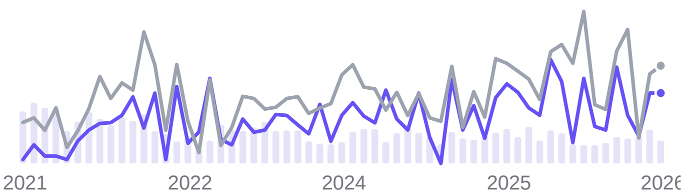
Buyer's market | Balanced | Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100) — 42 / 100



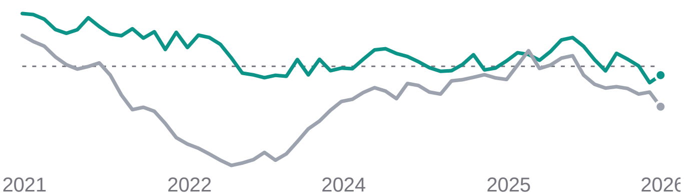
Sale prices — Median $500K · Average $537K



Median · Average

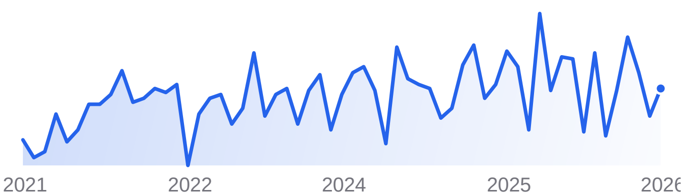
Bars: homes sold per interval

Growth (year over year) — Price -3.5% · Sales -15.6%



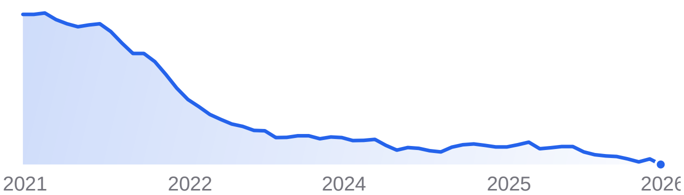
Price · Sales

Price per square foot — $266/ft²



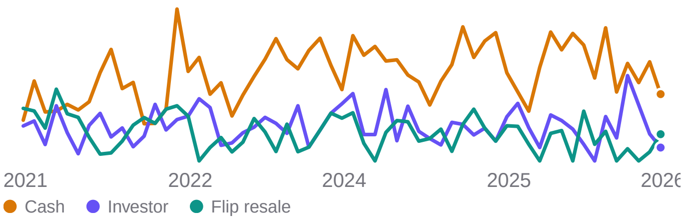
Sale premium vs estimated value — +0.0%

Annual turnover (share of homes sold) — 3.9%

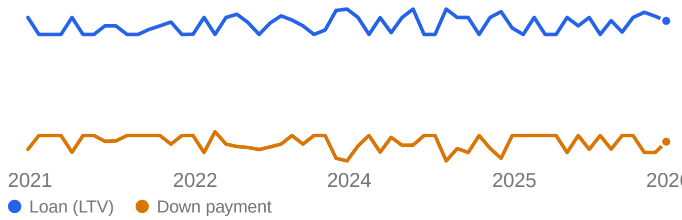


BUYERS & OUTCOMES

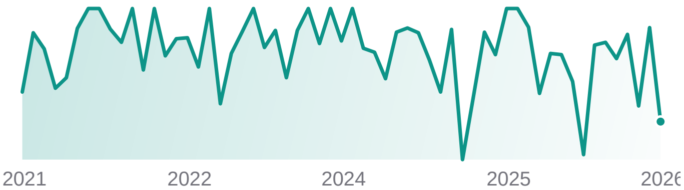
Buyer mix Cash 16% · Investor 3.2% · Flip resale 6.5%



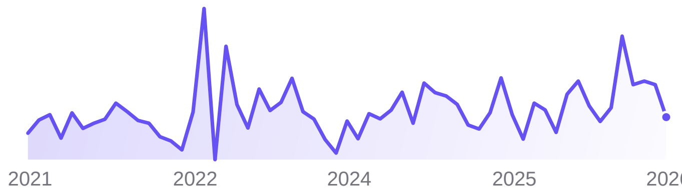
Financing (share of purchase price) Loan (LTV) 88% · Down payment 16%



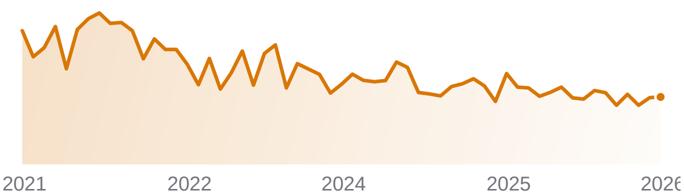
Sellers who sold at a gain 87%



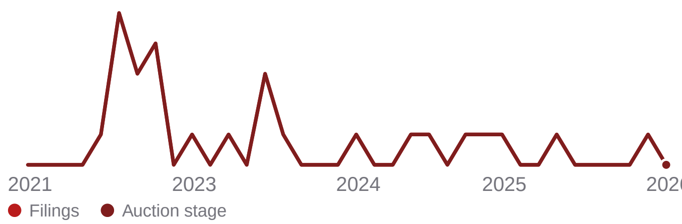
Typical hold before selling 6.5 yrs



Median annualized return at resale +4.7%



Preforeclosure filings Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,462
Median value (AVM)	$494K
Median size	1,829 ft²
Median bedrooms	3
Median year built	1993
Single family	90%
Condos	2.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.0%
Owner occupied	80%
Company owned	21%
Median loan-to-value	46%

Typical ownership tenure	**9.7 yrs**

COMMUNITY

Population	**34,391**
Density	**1,021 / mi²**
Median household income	**$91K**
Average household income	**$111K**
Crime index (US avg 100)	**82**
Air pollution index (US avg 100)	**108**
Earthquake index (US avg 100)	**164**
Homes occupied	**97%**
Bachelor's or higher	**26%**
Poverty rate	**9.5%**
Unemployment	**1.3%**
Average temp	**52°F**
Annual precip	**49 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.