



Salem, Oregon.

Current market data.

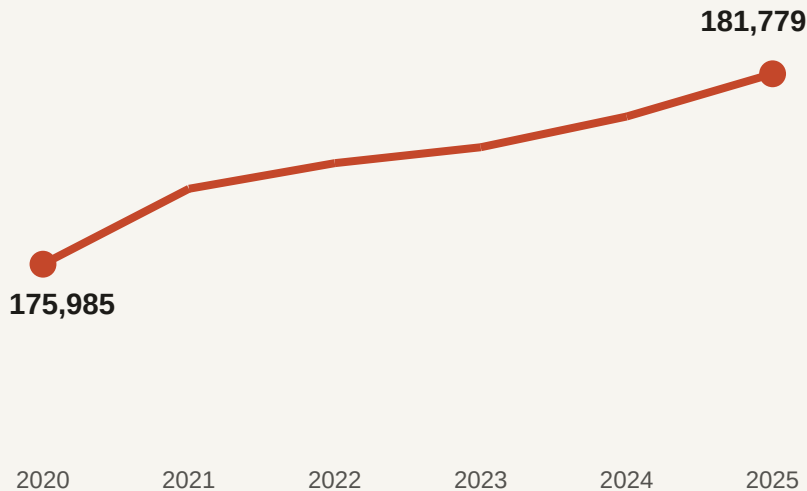
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.3% since 2020.

181,779

people, the 2nd-largest of Oregon's cities and towns.

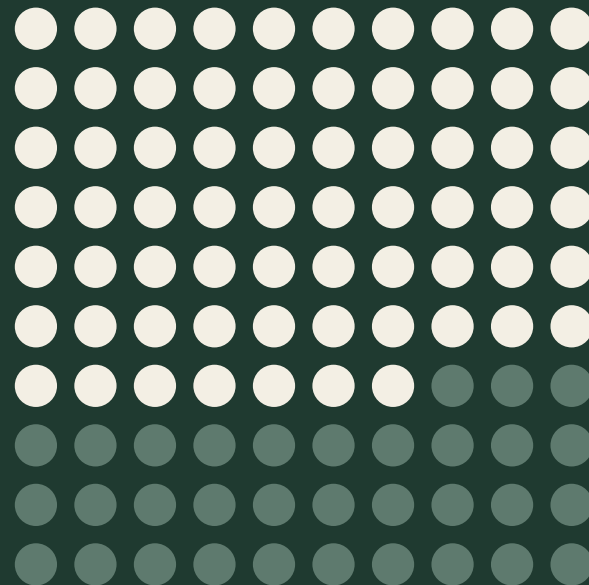


THE WORKDAY

7 in 10 jobs here go to people who live somewhere else.

67.1%

of 112,784 jobs located in Salem are filled by in-commuters.



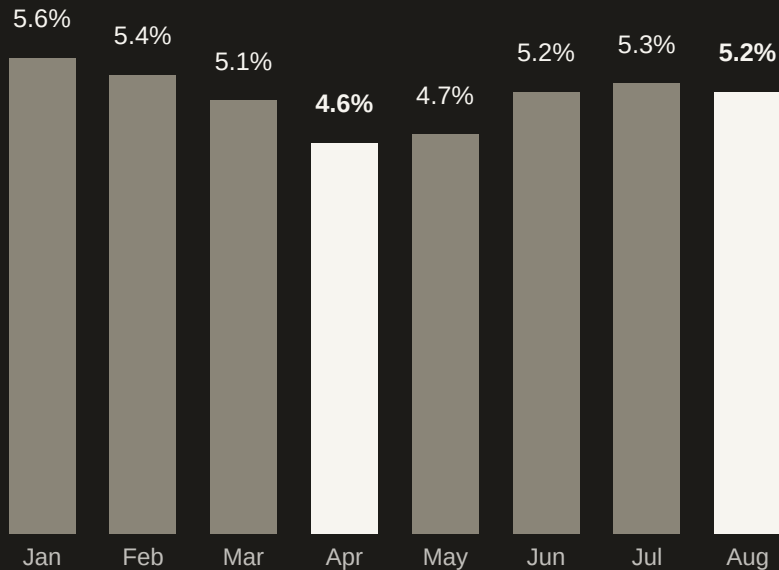
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
4.6%.

5.2%

in August 2026, the latest month released. A year earlier it was 5.4%.

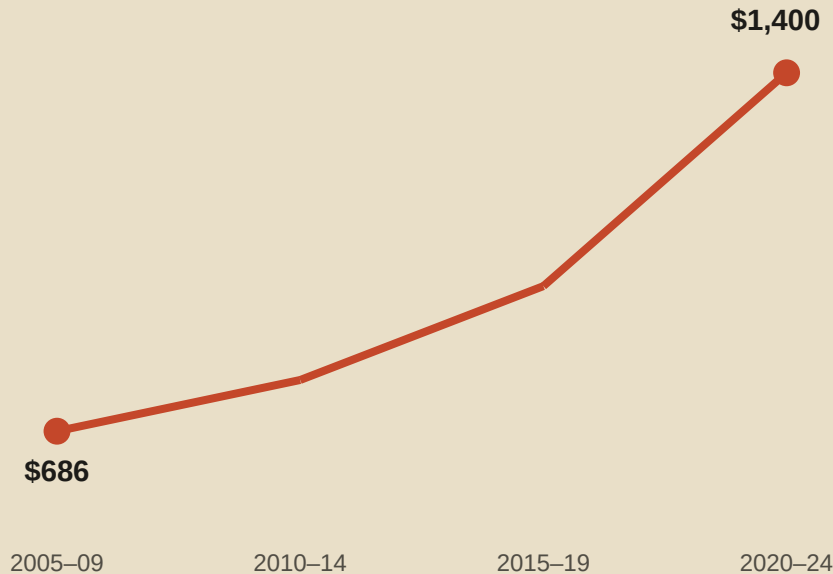


RENT

Median rent is up 104%
since the 2005–2009
survey, before inflation.

\$1,400

a month. Oregon's median is \$1,525.



THE SEAM

Cross one tract line and median rent jumps \$688.

A \$688 gap between neighbors, the sharpest rent edge between adjacent tracts in Marion County.

TRACT 25.03

\$1,454

TRACT 25.04

\$2,142

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,160–\$1,741



is the monthly rent range local workforce wages support.

BUILDING

74% of the housing here was built before 2000.

9,390

homes permitted in ten years,
2016–2025

59%

of those were in multifamily
buildings

74%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.6% to the 71,124 homes here.

333–1,128

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs **13%**
less than Oregon's.

\$416,900

median home value in Salem.

Salem



\$416,900

Oregon



\$477,600

U.S.



\$332,700

THAT WAS SALEM'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [**almanacdata.ai/e/or/salem/**](https://almanacdata.ai/e/or/salem/)

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